

PROGRAMME ADMISSION PARTICULARS



PLATFORM HG FINANCING PLC

(Incorporated in England and Wales with limited liability under the Companies Act 2006, registered number 12743517)

£1,000,000,000

Secured Note Programme

Under this £1,000,000,000 Secured Note Programme (the **Programme**) Platform HG Financing plc (the **Issuer**) may from time to time issue notes (the **Notes**) denominated in any currency agreed between the Issuer and the relevant Dealer (as defined below).

The maximum aggregate principal amount of all Notes from time to time outstanding under the Programme will not exceed £1,000,000,000 (or its equivalent in other currencies calculated as described in the Programme Agreement (as defined below)), subject to increase as described herein.

The Notes may be issued on a continuing basis to one or more of the Dealers specified below and any additional Dealer appointed under the Programme from time to time by the Issuer (each a **Dealer** and, together, the **Dealers**), which appointment may be for a specific issue or on an ongoing basis. References in these Programme Admission Particulars to the **relevant Dealer** shall, in the case of an issue of Notes being (or intended to be) subscribed for by more than one Dealer, be to all Dealers agreeing to subscribe for such Notes.

The proceeds of each Series of Notes will be advanced by the Issuer to Platform Housing Limited (the **Original Borrower**) and/or one or more other members of the Group (as defined below) that has charitable (or exempt charitable) status, is a Registered Provider of Social Housing (as defined below) and has acceded to the Security Trust Deed (as defined below) as a borrower in respect of such Series of Notes (each an **Additional Borrower** and, together with the Original Borrower, the **Borrowers**), subject to the terms of the Loan Agreements entered into between, *inter alios*, the Issuer and such Borrower in respect thereof (each a **Loan Agreement**). The Borrowers will create, or procure the creation of, security over certain housing properties to secure their obligations under their Loan Agreements.

An investment in Notes issued under the Programme involves certain risks. For a discussion of these risks see "Risk Factors" below.

Application has been made to the London Stock Exchange plc (the **London Stock Exchange**) for Notes issued under the Programme during the period of 12 months from the date of these Programme Admission Particulars to be admitted to trading on the London Stock Exchange's International Securities Market (the **ISM**). The ISM is not a regulated market for the purposes of the Markets in Financial Instruments Directive 2014/65/EU (**MiFID II**) or for the purposes of Regulation (EU) No. 600/2014 on markets in financial instruments as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (as amended, the **EUWA**) (**UK MiFIR**). In respect of any Series of Notes which are specified in the applicable Pricing Supplement as "Sustainability Bonds", application may also (if so specified in the applicable Pricing Supplement) be made for such Notes to be admitted to trading on the London Stock Exchange's Sustainable Bond Market (the **SBM**).

The ISM is a market designated for professional investors. Notes admitted to trading on the ISM are not admitted to the Official List of the Financial Conduct Authority. The London Stock Exchange has not approved or verified the contents of these Programme Admission Particulars.

References in these Programme Admission Particulars to Notes being **admitted to trading** (and all related references) shall mean that such Notes have been admitted to trading on the ISM, so far as the context permits.

Notice of the aggregate principal amount of Notes, interest payable in respect of Notes, the issue price of Notes and certain other information which is applicable to each Tranche (as defined under "*Conditions of the Notes*") of Notes will be set out in a pricing supplement (the **Pricing Supplement**) which, with respect to Notes to be admitted to trading on the ISM, will be delivered to the London Stock Exchange. Copies of Pricing Supplements in relation to Notes to be admitted to trading on the ISM will also be published on the website of the London Stock Exchange through a regulatory information service or will be published in such other manner permitted by the International Securities Market Rulebook effective as of 1 January 2021 (as may be modified and/or supplemented and/or restated from time to time, the **ISM Rulebook**).

These Programme Admission Particulars do not constitute a base prospectus for the purposes of a listing or an admission to trading on any market in the European Economic Area (the **EEA**) or the United Kingdom (the **UK**) which has been designated as a regulated market for the purposes of MiFID II or UK MiFIR, respectively. The Programme provides that Notes may be listed or admitted to trading, as the case may be, on such other or further stock exchanges or markets as may be agreed between the Issuer and the relevant Dealer. The Issuer may also issue unlisted Notes and/or Notes not admitted to trading on any market.

The Notes have not been and will not be registered under the U.S. Securities Act of 1933, as amended, (the **Securities Act**) or any U.S. State securities laws and may not be offered or sold in the United States or to, or for the account or the benefit of, U.S. persons as defined in Regulation S under the Securities Act unless an exemption from the registration requirements of the Securities Act is available and in accordance with all applicable securities laws of any state of the United States and any other jurisdiction.

The Group and the Programme have each been rated "A+" by S&P Global Ratings UK Limited (**S&P**) and "A+" by Fitch Ratings Ltd (**Fitch** and, together with S&P, the **Rating Agencies**). Notes issued under the Programme may be rated by S&P and/or Fitch or unrated. Where a Tranche of Notes is rated, such rating will be disclosed in the Pricing Supplement and will not necessarily be the same as the rating assigned to the Programme by S&P or Fitch. A security rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.

Arranger

NATWEST MARKETS

Dealers

ABN AMRO

BARCLAYS

LLOYDS BANK CORPORATE MARKETS

MUFG

NATIONAL AUSTRALIA BANK LIMITED

NATWEST MARKETS

The date of these Programme Admission Particulars is 23 February 2024.

IMPORTANT INFORMATION

These Programme Admission Particulars comprise programme admission particulars in respect of all Notes issued under the Programme and admitted to trading in accordance with the ISM Rulebook.

The Issuer and each Borrower (each an *Obligor* and, together, the *Obligors*) accepts responsibility for the information contained in these Programme Admission Particulars and the Pricing Supplement for each Tranche of Notes issued under the Programme. Having taken all reasonable care to ensure that such is the case, the information contained in these Programme Admission Particulars is, to the best of the knowledge of each Obligor, in accordance with the facts and contains no omission likely to affect its import.

These Programme Admission Particulars are to be read in conjunction with all documents which are deemed to be incorporated by reference (see "*Documents Incorporated by Reference*" below). These Programme Admission Particulars should be read and construed on the basis that such documents are incorporated in, and form part of, these Programme Admission Particulars.

Other than in relation to the documents which are deemed to be incorporated by reference (see "*Documents Incorporated by Reference*"), the information on the websites to which these Programme Admission Particulars refer does not form part of these Programme Admission Particulars.

The figure referred to in the second paragraph under the heading "*Operational profile*" in the section headed "*Description of the Group and the Original Borrower*" was obtained from Statista. The Issuer and the Original Borrower each confirms that such figure has been accurately reproduced and that, as far as the Issuer and the Original Borrower are aware and are able to ascertain from information published by Statista, no facts have been omitted which would render the reproduced figures or information inaccurate or misleading.

The figures referred to and information contained in the Valuation Reports prepared by Avison Young (UK) Limited (AY) in the section entitled "*Market Conditions*" of each such Valuation Report were obtained from the Bank of England, the Royal Institute of Chartered Surveyors (RICS), Nationwide, HM Land Registry and Homelet. The figures referred to and information contained in the Valuation Reports prepared by Jones Lang LaSalle Limited (JLL and, together with AY, the *Valuers*) in the sections entitled "*Market Research*" and "*Market Commentary*" of each such Valuation Report were obtained from Rightmove, Nationwide and Lifetime Capital. The Issuer and the Original Borrower each confirms that such figures and information have been accurately reproduced and that, as far as the Issuer and the Original Borrower are aware and are able to ascertain from information published by Bank of England, RICS, Nationwide, HM Land Registry, Homelet, Rightmove and Lifetime Capital, no facts have been omitted which would render the reproduced figures and information inaccurate or misleading.

Each Valuer accepts responsibility for the information contained in the section headed "*Valuation Reports*" relating to the Valuation Reports prepared by it. Having taken all reasonable care to ensure that such is the case, the information contained in the section headed "*Valuation Reports*" relating to the Valuation Report prepared by each Valuer is, to the best of such Valuer's knowledge, in accordance with the facts and contains no omission likely to affect its import.

With the exception of the information contained in the section headed "*Valuation Reports*" (and subject to the terms on which the Valuation Reports were issued), neither Valuer accepts any liability in relation to the information contained in these Programme Admission Particulars or any other information provided by the Obligors, M&G Trustee Company Limited (formerly Prudential Trustee Company Limited) (the *Note Trustee* and the *Security Trustee*), NatWest Markets Plc (the *Arranger*) or ABN AMRO Bank N.V., Barclays Bank PLC, Lloyds Bank Corporate

Markets plc, MUFG Securities EMEA plc, National Australia Bank Limited (ABN 12 004 044 937) and NatWest Markets Plc (together, the *Dealers*) in connection with the offering of the Notes.

Each Valuation Report refers to the position at the date stipulated therein, and the Valuers are not obliged to take any action after the date of any Valuation Report to review or to update such Valuation Report. To the extent that the Issuer has summarised or included any part of a Valuation Report in these Programme Admission Particulars, such summary or extract should be considered in conjunction with the entire Valuation Report.

None of the Arranger, the Dealers and the Note Trustee have independently verified (a) the information contained herein or (b) any matter which is the subject of any statement, representation, warranty or covenant of any Obligor contained in the Notes or any of the Programme Documents (as defined below). Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by the Arranger, the Dealers (or any of their respective affiliates) or the Note Trustee as to (i) the accuracy, adequacy or completeness of the information contained or incorporated in these Programme Admission Particulars or any other information provided by any Obligor in connection with the Programme, (ii) the execution, legality, effectiveness, adequacy, genuineness, validity, enforceability or admissibility in evidence of the Notes or any Programme Document or (iii) any acts or omissions of any Obligor or any other person in connection with the Programme (other than the Arranger and the Dealers). None of the Arranger, the Dealers and any of their respective affiliates and the Note Trustee accepts any liability in relation to the information contained or incorporated by reference in these Programme Admission Particulars or any other information provided by any Obligor in connection with the Programme.

No person is or has been authorised by the Obligors, the Arranger, any Dealer or any of their respective affiliates or the Note Trustee to give any information or to make any representation not contained in or not consistent with these Programme Admission Particulars or any other information supplied in connection with the Programme or the Notes and, if given or made, such information or representation must not be relied upon as having been authorised by any Obligor, the Arranger, any Dealer or any of their respective affiliates or the Note Trustee.

If a jurisdiction requires that the offering be made by a licensed broker or dealer and the Dealers or any affiliate of the Dealers is a licensed broker or dealer in that jurisdiction, the offering shall be deemed to be made by the Dealers or such affiliate on behalf of the Issuer in such jurisdiction.

Neither these Programme Admission Particulars nor any other information supplied in connection with the Programme or any Notes (a) is intended to provide the basis of any credit or other evaluation, (b) should be considered as a recommendation by any Obligor, the Arranger, any Dealer or any of their respective affiliates or the Note Trustee that any recipient of these Programme Admission Particulars or any other information supplied in connection with the Programme or any Notes should purchase any Notes or (c) should be construed as legal, business, tax or other advice. Each investor contemplating purchasing any Notes should make its own independent investigation of the financial condition and affairs, and its own appraisal of the creditworthiness, of the Obligors. Neither these Programme Admission Particulars nor any other information supplied in connection with the Programme or the issue of any Notes constitutes an offer or invitation by or on behalf of any Obligor, the Arranger, any Dealer or any of their respective affiliates or the Note Trustee to any person to subscribe for or to purchase any Notes.

Neither the delivery of these Programme Admission Particulars nor the offering, sale or delivery of any Notes shall in any circumstances imply that the information contained in it concerning the Obligors is correct at any time subsequent to its date or that any other information supplied in connection with the Programme is correct as of any time subsequent to the date indicated in the document containing the same. The Arranger, the Dealers and the Note Trustee expressly do not undertake to review the financial condition or affairs of the Obligors during the life of the

Programme or to advise any investor in Notes issued under the Programme of any information coming to their attention.

Each Obligor has confirmed to the Arranger and the Dealers that these Programme Admission Particulars contain all information which is (in the context of the Programme and the issue, offering and sale of the Notes) material; that such information is true and accurate in all material respects and is not misleading in any material respect; that any opinions, predictions, or intentions expressed herein are honestly held or made and are not misleading in any material respect; that these Programme Admission Particulars do not omit to state any material fact necessary to make such information, opinions, predictions or intentions (in the context of the Programme and the issue, offering and sale of the Notes) not misleading in any material respect; and that all proper enquiries have been made to verify the foregoing.

To the extent so specified in the applicable Pricing Supplement, Notes issued under the Programme are intended to be Sustainability Bonds (as defined in the International Capital Market Association's (ICMA) Sustainability Bond Guidelines) and the net proceeds from the issue of Notes of each Series will be used by the relevant Borrower for sustainable purposes as set out in the applicable Pricing Supplement. None of the Arranger, the Dealers or any of their respective affiliates and the Note Trustee will verify or monitor the proposed use of proceeds for any such Notes and no assurance is given by the Arranger, the Dealers, any of their respective affiliates, the Note Trustee or any other person that the use of the proceeds of issue of any such Notes will satisfy, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which any investor or its investments are required to comply. See further "*Risk Factors – Use of Proceeds/Sustainability*" below.

PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the EEA. For these purposes, a *retail investor* means a person who is one (or both) of: (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended or superseded, the *Insurance Distribution Directive*), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently, no key information document required by Regulation (EU) No 1286/2014 (as amended or superseded, the *PRIIPs Regulation*) for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS- The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the UK. For these purposes, a *retail investor* means a person who is one (or both) of the following (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the EUWA or (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000, as amended (the *FSMA*) and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA. Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the *UK PRIIPs Regulation*) for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

MIFID II PRODUCT GOVERNANCE / TARGET MARKET – The Pricing Supplement in respect of any Notes will include a legend entitled "MiFID II product governance" which will outline the

target market assessment in respect of the Notes and which channels for distribution of the Notes are appropriate. Any person subsequently offering, selling or recommending the Notes (a *distributor*) should take into consideration the target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the target market assessment) and determining appropriate distribution channels.

A determination will be made in relation to each issue about whether, for the purpose of the Product Governance Rules under EU Delegated Directive 2017/593 (as amended or superseded, the *MiFID Product Governance Rules*), any Dealer subscribing for any Notes is a manufacturer in respect of such Notes, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the MiFID Product Governance Rules.

UK MiFIR PRODUCT GOVERNANCE / TARGET MARKET – The Pricing Supplement in respect of any Notes will include a legend entitled "UK MiFIR product governance" which will outline the target market assessment in respect of the Notes and which channels for distribution of the Notes are appropriate. Any person subsequently offering, selling or recommending the Notes (a *UK distributor*) should take into consideration the target market assessment; however, a UK distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (as amended or superseded, the *UK MiFIR Product Governance Rules*) is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the target market assessment) and determining appropriate distribution channels.

A determination will be made in relation to each issue about whether, for the purpose of the UK MiFIR product governance rules, any Dealer subscribing for any Notes is a manufacturer in respect of such Notes, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the UK MiFIR Product Governance Rules.

IMPORTANT INFORMATION RELATING TO THE USE OF THESE PROGRAMME ADMISSION PARTICULARS AND OFFERS OF NOTES GENERALLY

These Programme Admission Particulars do not constitute an offer to sell or the solicitation of an offer to buy any Notes in any jurisdiction to any person to whom it is unlawful to make the offer or solicitation in such jurisdiction. The distribution of these Programme Admission Particulars and the offer or sale of Notes may be restricted by law in certain jurisdictions. The Obligors, the Arranger, the Dealers and any of their respective affiliates and the Note Trustee do not represent that these Programme Admission Particulars may be lawfully distributed, or that any Notes may be lawfully offered, in compliance with any applicable registration or other requirements in any such jurisdiction, or pursuant to an exemption available thereunder, or assume any responsibility for facilitating any such distribution or offering. In particular, no action has been taken by the Obligors, the Arranger, the Dealers or any of their respective affiliates or the Note Trustee which is intended to permit a public offering of any Notes or distribution of these Programme Admission Particulars in any jurisdiction where action for that purpose is required. Accordingly, no Notes may be offered or sold, directly or indirectly, and neither these Programme Admission Particulars nor any advertisement or other offering material may be distributed or published in any jurisdiction, except under circumstances that will result in compliance with any applicable laws and regulations. Persons into whose possession these Programme Admission Particulars or any Notes may come must inform themselves about, and observe, any such restrictions on the distribution of these Programme Admission Particulars and the offering and sale of Notes. In particular, there are restrictions on the distribution of these Programme Admission Particulars and the offer or sale of Notes in the United States and the UK

and a prohibition on the sale of any Notes to EEA and UK retail investors. See "*Subscription and Sale*" below.

PRESENTATION OF FINANCIAL AND OTHER INFORMATION

Presentation of Financial Information

Unless otherwise indicated, the financial information in these Programme Admission Particulars has been derived from the Financial Statements (as defined below).

The Issuer's and the Original Borrower's financial year ends on 31 March, and references in these Programme Admission Particulars to any specific year are to the 12-month period ended on 31 March of such year. The Financial Statements have been prepared and audited in accordance with applicable United Kingdom Accounting Generally Accepted Accounting Practice (*UK GAAP*), Financial Reporting Standard 102 (*FRS 102*), the Financial Reporting Standard applicable in the UK and the Republic of Ireland, the Statement of Recommended Practice "*Accounting by registered social housing providers*" 2018 and the Accounting Direction for Private Registered Providers of Social Housing 2022 (together, the *Original Borrower Accounting Standards*).

Certain Defined Terms and Conventions

Capitalised terms which are used but not defined in any particular section of these Programme Admission Particulars will have the meaning attributed to them in "*Conditions of the Notes*" or any other section of these Programme Admission Particulars. In addition, the following terms as used in these Programme Admission Particulars have the meanings defined below:

- *Sterling* and £ refer to pounds sterling;
- *euro* and € refer to the currency introduced at the start of the third stage of European economic and monetary union pursuant to the Treaty on the Functioning of the European Union, as amended;
- *U.S. dollars*, *U.S.\$* and \$ refer to United States dollars; and
- *billion* refers to a thousand million.

Certain figures and percentages included in these Programme Admission Particulars have been subject to rounding adjustments.

SUITABILITY OF INVESTMENT

The Notes may not be a suitable investment for all investors. Each potential investor in the Notes must determine the suitability of that investment in light of its own circumstances. In particular, each potential investor may wish to consider, either on its own or with the help of its financial and other professional advisers, whether it:

- (a) has sufficient knowledge and experience to make a meaningful evaluation of the Notes, the merits and risks of investing in the Notes and the information contained or incorporated by reference in these Programme Admission Particulars or any applicable supplement;
- (b) has access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the Notes and the impact the Notes will have on its overall investment portfolio;
- (c) has sufficient financial resources and liquidity to bear all of the risks of an investment in the Notes, including Notes where the currency for principal or interest payments is different from the potential investor's currency;
- (d) understands thoroughly the terms of the Notes and is familiar with the behaviour of financial markets;

- (e) is able to evaluate possible scenarios for economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks; and
- (f) understands the accounting, legal, regulatory and tax implications of a purchase, holding and disposal of an interest in the Notes.

Legal investment considerations may restrict certain investments. The investment activities of certain investors are subject to investment laws and regulations, or review or regulation by certain authorities. Each potential investor should consult its legal advisers and/or any other adviser that such potential investor considers appropriate to determine whether and to what extent (a) Notes are legal investments for it, (b) Notes can be used as collateral for various types of borrowing and (c) other restrictions apply to its purchase or pledge of any Notes. Financial institutions should consult their legal advisers or the appropriate regulators to determine the appropriate treatment of Notes under any applicable risk-based capital or similar rules.

STABILISATION

In connection with the issue of any Tranche of Notes, the Dealer or Dealers (if any) named as the Stabilisation Manager(s) (or persons acting on behalf of any Stabilisation Manager(s)) in the applicable Pricing Supplement may over-allot Notes or effect transactions with a view to supporting the market price of the Notes at a level higher than that which might otherwise prevail. However, stabilisation may not necessarily occur. Any stabilisation action may begin on or after the date on which adequate public disclosure of the terms of the offer of the relevant Tranche of Notes is made and, if begun, may cease at any time, but it must end no later than the earlier of 30 days after the issue date of the relevant Tranche of Notes and 60 days after the date of the allotment of the relevant Tranche of Notes. Any stabilisation action or over-allotment must be conducted by the relevant Stabilisation Manager(s) (or persons acting on behalf of any Stabilisation Manager(s)) in accordance with all applicable laws and rules. Any loss resulting from over-allotment and stabilisation shall be borne, and any net profit arising therefrom shall be retained, as against the Issuer, by any Stabilisation Manager for its own account.

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Overview of the Programme

The following overview does not purport to be complete and is taken from, and is qualified in its entirety by, the remainder of these Programme Admission Particulars and, in relation to the terms and conditions of any particular Tranche of Notes, the applicable Pricing Supplement. The Obligors and any relevant Dealer may agree that Notes shall be issued in a form other than that contemplated in the Conditions, in which event, and if appropriate, a new Programme Admission Particulars or a supplement to these Programme Admission Particulars will be published.

Words and expressions defined in "Form of the Notes" and "Conditions of the Notes" shall have the same meanings in this Overview.

- Issuer:** Platform HG Financing plc
Legal Entity Identifier (**LEI**): 213800UCFCI3SEDD1530
- Description:** £1,000,000,000 Secured Note Programme
- Use of Proceeds:** This note issuance programme is intended to raise finance for the Borrowers through the issuance of Notes by the Issuer.
- The Issuer will issue the Notes and on-lend the net issue proceeds (and, in the case of the Retained Notes (if specified as being applicable in the applicable Pricing Supplement), on-lend the net proceeds of the sale of such Retained Notes to one or more third parties) to the Borrowers. The Borrowers will use the proceeds in the achievement of their charitable objects, as permitted by their respective constitutional documents.
- If, in respect of an issue, there is a particular identified use of proceeds, this will be stated in the applicable Pricing Supplement.
- If the Notes are specified as "Sustainability Bonds" in the applicable Pricing Supplement, the net proceeds from the issue of the Notes (or, in the case of any Retained Notes, the net proceeds of the sale of such Retained Notes to a third party) (each after deduction of expenses payable by the Issuer) will be used for sustainable purposes and, unless otherwise specified in the applicable Pricing Supplement, will be applied in accordance with the Sustainable Finance Framework as described in "Use of Proceeds and Sustainable Finance Framework" below.
- Borrowers:** In respect of each Series of Notes:
- (a) Platform Homes Limited (the **Original Borrower**)
LEI: 213800IYWA1TT6GDLK71; and/or
 - (b) each member of the Group, other than the Original Borrower, that has charitable (or exempt charitable) status; is a Registered Provider of Social Housing; and has acceded to the Security Trust Deed as a borrower in respect of such Series of Notes (each an **Additional**

Borrower and, together with the Original Borrower, the **Borrowers**).

Upon the accession of an Additional Borrower, a new Programme Admission Particulars or a supplement to these Programme Admission Particulars will be published.

Status of the Notes: The Notes of each Series will constitute direct, unconditional, unsubordinated and secured obligations of the Issuer and will rank *pari passu* among themselves.

Programme Size: Up to £1,000,000,000 (or its equivalent in other currencies calculated as described in the Programme Agreement) outstanding at any time. The Issuer may increase the amount of the Programme in accordance with the terms of the Programme Agreement.

Distribution: Notes may be distributed by way of private or public placement and, in each case, on a syndicated or non-syndicated basis.

Certain Restrictions: Each issue of Notes denominated in a currency in respect of which particular laws, guidelines, regulations, restrictions or reporting requirements apply will only be issued in circumstances which comply with such laws, guidelines, regulations, restrictions or reporting requirements from time to time (see "*Subscription and Sale*") including the following restrictions applicable at the date of these Programme Admission Particulars.

Notes having a maturity of less than one year: Notes having a maturity of less than one year will, if the proceeds of the issue are accepted in the UK, constitute deposits for the purposes of the prohibition on accepting deposits contained in section 19 of the FSMA unless they are issued to a limited class of professional investors and have a denomination of at least £100,000 or its equivalent, see "*Subscription and Sale*".

Currencies: Subject to any applicable legal or regulatory restrictions, Notes may be denominated in Sterling and any other currency agreed between the Issuer and the relevant Dealer.

Notwithstanding the foregoing, Notes will not be issued in any currency other than Sterling unless and until a replacement or a supplement to these Programme Admission Particulars is published.

Denomination: The Notes will be issued in such denominations as may be agreed between the Issuer and the relevant Dealer save that the minimum denomination of each Note will be such amount as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to the relevant Specified Currency (see "*Certain Restrictions – Notes having a maturity of less than one year*" above), and save that the

minimum denomination of each Note will be €100,000 (or, if the Notes are denominated in a currency other than euro, the equivalent amount in such currency).

Maturities: The Notes will have such maturities as may be agreed between the Issuer and the relevant Dealer, subject to such minimum or maximum maturities as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to the Issuer or the relevant Specified Currency.

Issue Price: Notes may be issued on a fully-paid basis and at an issue price which is at par or at a discount to, or premium over, par.

Form of Notes: The Notes will be issued in bearer form as described in "*Form of the Notes*".

Interest Basis: The Notes may be either Fixed Rate Notes or Floating Rate Notes.

Fixed Rate Notes: Fixed interest will be payable on such date or dates as may be agreed between the Issuer and the relevant Dealer and on redemption and will be calculated on the basis of such Day Count Fraction as may be agreed between the Issuer and the relevant Dealer.

Floating Rate Notes: Floating Rate Notes will bear interest at a rate determined:

- (a) on the same basis as the floating rate under a notional interest rate swap transaction in the relevant Specified Currency governed by an agreement incorporating the 2006 ISDA Definitions (as published by the International Swaps and Derivatives Association, Inc. (**ISDA**), and as amended and updated as at the Issue Date of the first Tranche of the Notes of the relevant Series) or the latest version of the 2021 ISDA Interest Rate Derivatives Definitions (as published by ISDA as at the Issue Date of the first Tranche of the Notes of the relevant Series) as specified in the applicable Pricing Supplement; or
- (b) on the basis of the reference rate set out in the applicable Pricing Supplement.

Interest on Floating Rate Notes in respect of each Interest Period, as agreed prior to issue by the Issuer and the relevant Dealer, will be payable on such Interest Payment Dates, and will be calculated on the basis of such Day Count Fraction, as may be agreed between the Issuer and the relevant Dealer.

The margin (if any) relating to such floating rate will be agreed between the Issuer and the relevant Dealer for each Series of Floating Rate Notes.

Floating Rate Notes may also have a maximum interest rate, a minimum interest rate or both. For the avoidance of doubt, the

interest rate in respect of Floating Rate Notes shall not be less than zero.

Where Screen Rate Determination is specified in the applicable Pricing Supplement as the manner in which the Rate of Interest is to be determined for Floating Rate Notes, on the occurrence of a Benchmark Event the Issuer shall use its reasonable endeavours to appoint, as soon as reasonably practicable, an Independent Adviser that may (subject to certain conditions and following consultation with the Issuer) determine a Successor Rate, failing which an Alternative Rate and, in either case, an Adjustment Spread, and Benchmark Amendments (if any) in accordance with Condition 7.2(c) (*Benchmark Replacement*).

Final Redemption:

Unless previously redeemed in accordance with Condition 9 (*Redemption and Purchase*) the Notes will be redeemed:

- (a) at the Final Redemption Amount on the Maturity Date specified in the applicable Pricing Supplement; or
- (b) where Instalment Redemption is specified as applicable in the applicable Pricing Supplement, in the Instalment Amounts on the Instalment Dates specified in the applicable Pricing Supplement.

Notes having a maturity of less than one year are subject to restrictions on their denomination and distribution. See "*Certain Restrictions – Notes having a maturity of less than one year*" above.

Early Redemption:

The applicable Pricing Supplement will indicate either that the relevant Notes cannot be redeemed prior to their stated maturity or stated instalment dates (other than for taxation reasons or following an Event of Default, a Borrower Default or a Borrower ceasing to be a Registered Provider of Social Housing) or that such Notes will be redeemable at the option of the Issuer (where Retained Notes are specified to be applicable in the applicable Pricing Supplement, at any time after the relevant Final Retained Note Disposal Date) in accordance with Condition 9.3 (*Redemption at the option of the Borrowers (Borrower Call)*), Condition 9.4 (*Maturity Call Par Option*) and/or Condition 9.5 (*Residual Call Option*), upon giving notice to the Noteholders on a date or dates specified prior to such stated maturity and at a price or prices and on such other terms as may be agreed between the Issuer and the relevant Dealer and specified in the applicable Pricing Supplement.

Early Redemption for Tax Reasons:

The Issuer shall redeem the Notes of a Series in whole, but not in part, at their principal amount, together with any interest accrued, if, as a result of any actual or proposed change in tax law, the Issuer determines that it would be required to make a withholding or deduction on account of tax in respect of payments to be made by it in respect of the Notes and the Issuer does not opt to pay additional amounts pursuant to Condition 10(b) (*Taxation*) or,

having so opted, notifies the Note Trustee of its intention to cease paying such additional amounts.

Mandatory Early Redemption:

The Notes of each Series shall be redeemed at their principal amount, plus accrued interest, in an aggregate principal amount equal to the principal amount of the relevant Loan, upon the mandatory prepayment of a Loan advanced in connection with such Series following the relevant Borrower ceasing to be a Registered Provider of Social Housing (other than if such Borrower regains its status as a Registered Provider of Social Housing within 180 days).

In addition, if a Loan becomes repayable as a result of a Borrower Default, the Notes of the relevant Series shall be redeemed at their principal amount, plus accrued interest, in an aggregate principal amount equal to the principal amount of the relevant Loan.

A **Borrower Default** includes non-payment, breach of other obligations, cross-acceleration, winding-up, cessation of business, insolvency, unlawfulness and breach of the asset cover ratio, in each case as set out in Clause 14 (*Borrower Default*) of the Loan Agreement Standard Terms and described further in "Description of the Loan Agreements".

Purchases:

The Retained Notes (if specified as being applicable in any Pricing Supplement) will be immediately purchased by the Issuer on the applicable Issue Date.

Any Borrower and any other member of the Group (other than the Issuer) may, at any time, purchase Notes in accordance with the provisions of Condition 9.10 (*Purchase of Notes by the Borrowers*). Any Notes of a Series purchased by any Borrower or other member of the Group may be surrendered to the Issuer for cancellation in consideration for an amount equal to the principal amount of the Notes being surrendered being deemed to be prepaid under a Loan Agreement entered into in connection with such Series of Notes or, to the extent that the relevant Loan is not then outstanding, an amount of the Undrawn Commitment (as defined below) in respect of such Loan Agreement equal to the Outstanding Balance of the Notes surrendered being deemed to be cancelled.

For so long as any Notes are held by or on behalf of or for the benefit of the Issuer (including, for the avoidance of doubt, the Retained Notes for so long as they are held by or on behalf of the Issuer), a Borrower or any other member of the Group, in each case as beneficial owner, such Notes shall (unless and until ceasing to be so held) be deemed not to be outstanding for the purpose of, *inter alia*, voting in accordance with the Note Trust Deed.

Retained Notes:

Pursuant to the terms of the Retained Note Custody Agreement, the Custodian will hold the Retained Notes (if any) of each Series on the Issuer's behalf and the Issuer has instructed the Custodian to waive its rights to receive payments (of interest, principal or otherwise) on the Retained Notes for so long as the Retained Notes

are held on the Issuer's behalf. Such waiver may not be revoked without the consent of the Note Trustee.

Pursuant to the Note Trust Deed, the Issuer has covenanted with the Note Trustee that it will, immediately prior to a sale of any Retained Notes by the Issuer, deliver to the Note Trustee a certificate in writing signed by two directors of the Issuer addressed to the Note Trustee confirming that, immediately following the sale of such Retained Notes, the Borrowers will be in compliance with the Asset Cover Test in respect of such Series of Notes. For the purpose of giving such confirmation, the Issuer will require the relevant Borrowers to deliver a Retained Note Compliance Certificate pursuant to the relevant Loan Agreements, as described further in "*Description of the Loan Agreements*".

The Retained Notes may only be held on the Issuer's behalf until (but not including) the Retained Note Cancellation Date specified in the applicable Pricing Supplement (if any), and the Issuer must therefore sell the Retained Notes prior to that Retained Note Cancellation Date, or else any Retained Notes that have not been so sold will be cancelled in accordance with Condition 9.9 (*Calculations*).

Events of Default:

Following an Event of Default in respect of any Series, the Note Trustee may, and if so requested by the holders of at least one-fourth in principal amount of the Notes of such Series then outstanding shall (subject to it being secured and/or indemnified and/or pre-funded to its satisfaction and, upon certain events, the Note Trustee having certified to the Issuer that such event is, in its opinion, materially prejudicial to the interests of the Noteholders), give notice to the Issuer and the Notes shall become immediately due and repayable.

The Events of Default include, *inter alia*, non-payment of any principal and interest due in respect of the Notes, failure of the Issuer to perform or observe any of its other obligations under the Conditions and the Note Trust Deed, insolvency, unlawfulness and acceleration, or non-payment, in respect of other indebtedness in an aggregate amount equal to or in excess of £15,000,000 (or its equivalent).

Upon the Notes becoming repayable prior to the Maturity Date (other than as a result of a prepayment or termination of any Loan Agreement), each Borrower is required to prepay its Loan in full together with accrued interest and commitment fee to and including the date of redemption. Each Borrower is also required to pay to the Issuer, within three Business Days of demand, its *pro rata* share of the Issuer's reasonable costs, expenses and liabilities throughout the life of the Notes.

Series Security

The Issuer's obligations in respect of each Series of Notes are secured pursuant to the Note Trust Deed in favour of the Note Trustee for the benefit of itself and the Noteholders and the other Series Secured Parties by the following (the **Series Security**):

- (a) an assignment by way of security of the Issuer's rights, title and interest arising under the Loan Agreements, the Security Trust Deed, the Legal Mortgages, the Agency Agreement, the Account Agreement and the Custody Agreement, in each case to the extent that they relate to such Series;
- (b) a charge by way of first fixed charge over all moneys and/or securities from time to time standing to the credit of the Series Transaction Account, the Series Ongoing Cash Security Account, the Series Initial Cash Security Account and the Series Custody Account, in each case of such Series, and all debts represented thereby and any other bank or other accounts in which the Issuer may at any time have an interest in relation to such Series; and
- (c) a charge by way of first fixed charge over all sums held from time to time by the Paying Agents for the payment of principal or interest in respect of the Series.

No Series of Notes will have access to the Series Security securing another Series of Notes, including, in particular, security over the rights, title and interest arising under any Loan Agreement or Series Underlying Security not specifically allocated to such Series whether prior to or after the Note Trustee has served a notice of enforcement on the Issuer in relation to any Series of Notes.

Series Initial Cash Security Account:

For so long as insufficient security has been granted (or procured to be granted) by the Borrowers in favour of the Security Trustee, and allocated for the benefit of the Issuer, to permit the drawing of any Commitment in full or the Borrowers have not otherwise drawn any part of the Initial Commitment, the amount of the Commitment that remains undrawn (in respect of each Commitment, the **Undrawn Commitment**) shall (subject, in the case of any portion of the Commitment which is to be funded by a sale of Retained Notes, to receipt by the Issuer of the net sale proceeds thereof) be retained in a charged account (the **Series Initial Cash Security Account**) of the Issuer in respect of the relevant Series (and may be invested in Permitted Investments) in accordance with the terms of the Account Agreement and the Custody Agreement (the **Retained Proceeds**).

Any Retained Proceeds shall be advanced to one or more Borrowers at a later date pursuant to the relevant Loan Agreement(s) to the extent that Properties of a corresponding value have been charged in favour of the Security Trustee, and allocated

for the benefit of the Issuer, and, if applicable, subject to the sale by the Issuer of Retained Notes.

Funds standing to the credit of each Series Initial Cash Security Account may:

- (a) be held on deposit, in which case it shall accrue interest at the positive, negative or zero rate set by the Account Bank (as defined below) pursuant to the Account Agreement; or
- (b) be invested in Permitted Investments in accordance with the Custody Agreement.

See "*Permitted Investments*" below.

Series Ongoing Cash Security Account:

Pursuant to the Loan Agreements, each Borrower is (or will be) required to procure that the specified asset cover ratio is maintained (see "*Description of the Loan Agreements*" below). In the event that the value of the Apportioned Property multiplied by the Issuer's Security Percentage in respect of the relevant Loan Agreement(s) is insufficient to maintain the relevant asset cover ratio, the Borrowers may deposit (or procure the deposit of) moneys into the relevant Series Ongoing Cash Security Account. Such moneys will be charged in favour of the Note Trustee pursuant to the terms of the Note Trust Deed.

Funds standing to the credit of each Series Ongoing Cash Security Account may:

- (a) be held on deposit, in which case they shall accrue interest at the positive, negative or zero rate set by the Account Bank pursuant to the Account Agreement; or
- (b) be invested in Permitted Investments in accordance with the Custody Agreement.

See "*Permitted Investments*" below.

Moneys standing to the credit of a Series Ongoing Cash Security Account may be withdrawn:

- (i) to be applied in the acquisition of Property to be charged in favour of the Security Trustee, and allocated for the benefit of the Issuer in respect of the relevant Series; or
- (ii) otherwise, to the extent that the specified asset cover ratio would not be breached immediately after such withdrawal,

and, in any event, if no Borrower Default or Potential Borrower Default has occurred and is continuing.

Permitted Investments:

Permitted Investments shall consist of:

- (a) direct obligations of the United Kingdom or of any agency or instrumentality of the United Kingdom which are guaranteed by the United Kingdom;
- (b) demand and time deposits in, certificates of deposit of and bankers' acceptances issued by any depositary institution or trust company with a maturity of no more than 360 days subject to, *inter alia*, such issuer's debt obligations having:
 - (i) any two of the following long term debt credit ratings:
 - (A) not less than "AA" from S&P;
 - (B) not less than "Aa2" from Moody's Investors Service Limited (**Moody's**); and
 - (C) not less than "AA" from Fitch Ratings Ltd (**Fitch**),or (in each case), if lower, the UK sovereign rating (together, the **Permitted Investments Minimum Long-Term Rating**); or
 - (ii) any two of the following short term debt or issuer (as applicable) credit ratings:
 - (A) not less than "A-1" from S&P;
 - (B) not less than "P-1" from Moody's; and
 - (C) not less than "F1" from Fitch,or (in each case), if lower, the UK sovereign rating (together, the **Permitted Investments Minimum Short-Term Rating**);
- (c) securities bearing interest or sold at a discount to the face amount thereof issued by any corporation that has a credit rating of not less than the Permitted Investments Minimum Long-Term Rating;
- (d) commercial paper or other short-term obligations which, *inter alia*, have a credit rating of not less than the Permitted Investments Minimum Short-Term Rating;
- (e) triple-A rated off-shore money market funds; and
- (f) any other investments similar to (a) to (e) above, in respect of which confirmation has been received by each rating agency which has assigned a solicited rating to the Notes at

the relevant time as to its inclusion as a Permitted Investment and which has, in the case of an investment with a maturity of longer than 360 days, a long-term credit rating of not less than the Permitted Investments Minimum Long-Term Rating or, in the case of an investment with a maturity of 360 days or less, a short-term credit rating of not less than the Permitted Investments Minimum Short-Term Rating,

provided that, in the case of (a) to (d) (and (f) insofar as it relates to the investments described in (a) to (d)) above, such investment shall be an investment which is an obligation of the United Kingdom or a company incorporated in the United Kingdom, and (i) in all cases, such investment shall be an investment which is denominated in Sterling and (ii) in all cases other than where a Permitted Investment is the Benchmark Gilt specified in the applicable Pricing Supplement (if any) such investment shall have a maturity which is no later than the Maturity Date.

In the event that any Permitted Investments are sold to fund a drawing by a Borrower pursuant to a Loan Agreement and such sale results in a loss realised by the Issuer, such drawing to be made by the Issuer to such Borrower pursuant to such Loan Agreement shall be advanced at a discount in an amount equal to the Actual Advance Amount.

In the event that any Permitted Investments are sold to fund an advance to a Borrower pursuant to a Loan Agreement and such sale results in a gain realised by the Issuer (such gain, the **Permitted Investment Profit**), the Issuer shall advance monies to such Borrower in an amount equal to the Actual Advance Amount and may (at its discretion) make a Gift Aid Payment to a charitable member of the Group which is connected with the Group Parent (the Issuer being its wholly owned subsidiary) for the purposes of section 939G of the Corporation Tax Act 2010 (a **Charitable Group Member**) in an amount equal to the Permitted Investment Profit.

Immediately prior to the end of each accounting period, to the extent that the Issuer would otherwise be required to recognise a profit for tax purposes in respect of its Permitted Investments and/or Retained Notes as a result of the movement in the fair value recognised in its accounts of such Permitted Investments and/or Retained Notes for that accounting period, the Issuer shall sell Permitted Investments in an aggregate amount equal to the amount required to offset or discharge any corporation tax liability (either by the payment of such corporation tax liability or by making a Gift Aid Payment to a Charitable Group Member) in respect of the Accounting Profit and may (at its discretion), in the same accounting period or such later period permitted under section 199 of the Corporation Tax Act 2010, make a Gift Aid Payment to any

Charitable Group Member in an amount equal to the Accounting Profit.

The Issuer's right to make a Gift Aid Payment exists to the extent that there are distributable reserves available for such purpose in the Issuer and, prior to taking into account the Gift Aid Payment, the Issuer has taxable profits for corporation tax purposes in the accounting period in which the Gift Aid Payment is or would but for the above otherwise be made or treated as made by section 199 of the Corporation Tax Act 2010.

See "*Description of the Loan Agreements*".

**Account Agreement,
Custody Agreement and
Retained Note Custody
Agreement:**

The Issuer has appointed HSBC Bank plc as its account bank (the **Account Bank**), its custodian in respect of its Permitted Investments (the **Custodian**) and its custodian in respect of the Retained Notes (the **Retained Note Custodian**) pursuant to the Account Agreement, the Custody Agreement and the Retained Note Custody Agreement, respectively.

Pursuant to the Account Agreement, the Account Bank shall open and maintain a Series Transaction Account, a Series Initial Cash Security Account (if required) and a Series Ongoing Cash Security Account in respect of each Series of Notes. Pursuant to the Account Agreement and the Note Trust Deed, the Issuer has entered into certain covenants in respect of the monies which may be credited to and debited from each Account.

Pursuant to the Custody Agreement, the Custodian shall, subject to receipt of such documents as it may require, open a Custody Account (consisting of a Series Initial Cash Security Custody Sub-Account and a Series Initial Cash Security Cash Sub-Account (if required) and a Series Ongoing Cash Security Custody Sub-Account and a Series Ongoing Cash Security Cash Sub-Account). The Issuer has authorised the Custodian to make payments and delivery out of the Custody Account only for the purpose of any acquisition or sale of Permitted Investments or as set out therein.

Pursuant to the Retained Note Custody Agreement, the Retained Note Custodian shall, subject to receipt of such documents as it may require, open the Retained Note Custody Account (consisting of the Retained Note Custody Sub-Account and the Retained Note Cash Sub-Account). The Retained Note Custodian has agreed not to effect a transfer of any Retained Notes except with the prior written consent of the Note Trustee, and the Issuer has authorised the Retained Note Custodian to make other payments and delivery out of the Retained Note Custody Account only as set out therein.

See "*Description of the Account Agreement, the Custody Agreement and the Retained Note Custody Agreement*" below.

Guarantee and Indemnity:

Each Borrower of a Loan Agreement entered into in connection with a Series of Notes will irrevocably and unconditionally:

- (a) guarantee to the Issuer the punctual performance by each other Borrower of all such Borrowers' obligations under, *inter alia*, their respective Loan Agreements, the Security Trust Deed and their respective Legal Mortgages, other than each other Borrowers' obligations to repay principal and any prepayment premium thereon pursuant to their respective Loan Agreements entered into in connection with such Series of Notes (such amounts being the **Guaranteed Interest and Fee Amounts**);
- (b) undertake with the Issuer that, whenever any other Borrower does not pay any Guaranteed Interest and Fee Amounts when due under its respective Loan Agreement entered into in connection with such Series of Notes, the Security Trust Deed or its respective Legal Mortgage(s), it must, promptly on demand by the Security Trustee and/or the Issuer, pay the Guaranteed Interest and Fee Amounts as if it were the principal obligor;
- (c) undertake with the Issuer that, to the extent that the proceeds of the enforcement of the Series Underlying Security are insufficient to satisfy the Borrowers' obligations under their respective Loan Agreements entered into in connection with such Series of Notes in full (the shortfall being the **Guaranteed Principal Amount**), it must, promptly on demand by the Security Trustee and/or the Issuer, pay the Guaranteed Principal Amount as if it were the principal obligor; and
- (d) agreed to indemnify the Issuer immediately on demand against any loss or liability suffered by the Issuer if any obligation guaranteed by it is or becomes illegal or invalid.

Series Underlying Security:

Pursuant to the Legal Mortgages and the Security Trust Deed, each Borrower will create or procure the creation by an Eligible Group Member of the following security in favour of the Security Trustee and allocate for the benefit of, *inter alios*, itself and the Issuer:

- (a) first fixed legal mortgages over all of the right, title and interest from time to time in the properties specified in each Legal Mortgage; and
- (b) first fixed charges over, *inter alia*, the benefit of all plant and machinery, the Insurances (as defined in the Legal Mortgages) and all present and future licences, consents and authorisations in respect thereof,

and will also covenant that it will (following an Enforcement Event (as defined in the Legal Mortgages) which has occurred and is continuing unremedied or unwaived and has not been remedied within any applicable grace period) assign or procure the assignment to the Security Trustee for the benefit of itself and, *inter alios*, the Issuer, all of the rights, title and interest in and to certain agreements and covenants held by such Borrower, in each case in respect of the Loan Agreements entered into in connection with each Series of Notes.

See "*Description of the Legal Mortgages and the Security Trust Deed*" below.

Additions, substitution and release of Apportioned Properties:

The Borrowers and any Eligible Group Members may charge (and/or allocate) or release (and/or reallocate) Charged Properties from any Series Underlying Security (and the Issuer shall consent to such charging (and/or allocation) or release (and/or reallocation)) subject to, and in accordance with, the requirements of the Loan Agreements entered into in connection with the relevant Series and the Security Trust Deed.

See "*Description of the Loan Agreements*" and "*Description of the Legal Mortgages and the Security Trust Deed*" below.

Enforcement of the Series Underlying Security and the Series Security:

Following a Borrower Default in respect of a Loan Agreement entered into in connection with a Series of Notes, the Issuer may declare the Series Underlying Security in respect of such Series immediately enforceable and/or declare the Loan immediately repayable. Pursuant to Clause 6 (*Default procedure*) of the Security Trust Deed, the Security Trustee shall only be required to take action to enforce or protect the security in respect of the Loan Agreements if instructed to do so by the Issuer (and then only if it has been indemnified and/or secured and/or pre-funded to its satisfaction).

The Issuer has assigned its rights under, *inter alia*, the Legal Mortgages and the Security Trust Deed, and, pursuant to Condition 6.3 (*Loan Agreements, Legal Mortgages and Security Trust Deed Consents Covenant*), has covenanted not to take any action or direct the Security Trustee to take any action pursuant thereto except with the prior consent of the Note Trustee. The Note Trustee may, but is not obliged to, seek the consent of the Noteholders in accordance with the Note Trust Deed prior to giving any such consent.

In enforcing the Series Security (including the Issuer's rights, title and interests in the Legal Mortgages and the Security Trust Deed insofar as they relate to the relevant Series) the Note Trustee may act in its discretion. It is, however, required to take action, pursuant to Condition 12.2 (*Enforcement*), where so directed by the requisite

majority of the Noteholders provided, however, that it is secured and/or indemnified and/or pre-funded to its satisfaction.

See "*Description of the Legal Mortgages and the Security Trust Deed*" below.

Priorities of Payments:

Prior to the enforcement of the Series Security in respect of a Series of Notes, the Issuer shall apply the monies standing to the credit of the Series Transaction Account on each Interest Payment Date and such other dates on which a payment is due in respect of the Notes or otherwise permitted in accordance with the Programme Documents in the order of priority set out in Condition 5.1 (*Pre-enforcement*).

Following the enforcement of the Series Security in respect of a Series of Notes, all monies standing to the credit of the Series Transaction Account, the Series Ongoing Cash Security Account and the Series Initial Cash Security Account in respect of such Series and the net proceeds of enforcement of the Series Security shall be applied in the order of priority set out in Condition 5.2 (*Post-enforcement*).

Covenants:

Pursuant to Condition 6.1 (*General Covenants*), the Issuer has covenanted not to engage in any activity or do anything other than carry out the business of a company which has as its purpose raising finance and on-lending such finance to or for the benefit of the Group or perform any act incidental to or necessary in connection with the aforesaid, without the consent of the Note Trustee.

The Issuer has also covenanted to deliver to the Note Trustee and, upon request by a Noteholder to the Issuer, to make available to any of the Noteholders, a copy of the Compliance Certificates received from the Borrowers pursuant to the terms of the Loan Agreements and a copy of the annual reports of each Borrower following publication of the same. In addition to the rights of Noteholders to convene a meeting pursuant to Condition 18 (*Meetings of Noteholders, Modification and Waiver*), at the request of the requisite majority of the Noteholders of any Series, the Issuer shall hold a meeting of the Noteholders to discuss the financial position of the Issuer and the Group, provided that the Issuer shall not be required to hold any such meeting more than once in any calendar year.

In addition, the Issuer has covenanted that, for so long as any of the Notes remain outstanding, it shall not consent to any waiver, amendment or modification of, or take any action or direct the Security Trustee to take any action pursuant to, the Loan Agreements, the Legal Mortgages or the Security Trust Deed except with the prior consent of the Note Trustee. The Note Trustee

may seek the consent of the Noteholders in accordance with the Note Trust Deed prior to giving any such consent.

Meetings of Noteholders: The Conditions of the Notes and the Note Trust Deed contain provisions for calling meetings of Noteholders to consider matters affecting their interests generally. These provisions permit defined majorities to bind all Noteholders of the relevant Series including Noteholders who did not attend and vote at the relevant meeting and Noteholders who voted in a manner contrary to the majority.

Risk Factors: There are certain factors that may affect the Issuer's and/or a Borrower's and/or an Eligible Group Member's ability to fulfil their obligations under Notes issued under the Programme and/or the Loan Agreements and/or the Legal Mortgages. In addition, there are certain factors which are material for the purpose of assessing the market risks associated with Notes issued under the Programme and risks relating to the structure of a particular Series of Notes issued under the Programme. All of these are set out under "*Risk Factors*".

Rating: The Group and the Programme have each been rated "A+" by S&P and "A+" by Fitch. Series of Notes issued under the Programme may be rated by S&P and/or Fitch or unrated. Where a Series of Notes is rated, such rating(s) will be disclosed in the applicable Pricing Supplement and will not necessarily be the same as the rating(s) assigned to the Programme. A security rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.

Admission to trading: Application has been made for Notes issued under the Programme to be admitted to trading on the ISM and, in respect of any Notes which are specified as "Sustainability Bonds" in the applicable Pricing Supplement, application may also (if so specified in the applicable Pricing Supplement) be made for such Notes to be admitted to trading on the SBM.

Notes may be listed or admitted to trading, as the case may be, on other or further stock exchanges or markets agreed between the Issuer and the relevant Dealer in relation to the relevant Series. Notes which are neither listed nor admitted to trading on any market may also be issued.

The applicable Pricing Supplement will state whether or not the relevant Notes are to be listed and/or admitted to trading and, if so, on which stock exchanges and/or markets.

Arranger: NatWest Markets Plc

Dealers: ABN AMRO Bank N.V.
Barclays Bank PLC
Lloyds Bank Corporate Markets plc

MUFG Securities EMEA plc
National Australia Bank Limited (ABN 12 004 044 937)
NatWest Markets Plc

and any other Dealers appointed in accordance with the Programme Agreement.

Note Trustee and Security Trustee:

M&G Trustee Company Limited (formerly Prudential Trustee Company Limited)

Principal Paying Agent, Agent Bank, Account Bank, Custodian and Retained Note Custodian:

HSBC Bank plc

Governing Law:

The Notes and any non-contractual obligations arising out of or in connection with the Notes will be governed by, and shall be construed in accordance with, English law.

Selling Restrictions:

There are restrictions on the offer, sale and transfer of the Notes in the United States and the UK and a prohibition on the sale of Notes to EEA and UK retail investors and such other restrictions as may be required in connection with the offering and sale of a particular Tranche of Notes, see "*Subscription and Sale*".

United States Selling Restrictions:

Regulation S, Category 2. TEFRA C or TEFRA D, as specified in the applicable Pricing Supplement.

Risk Factors

In purchasing Notes, investors assume the risk that the Obligors may become insolvent or otherwise be unable to make all payments due in respect of the Notes or the Guarantee. There is a wide range of factors which individually or together could result in the Obligors becoming unable to make all payments due. It is not possible to identify all such factors or to determine which factors are most likely to occur, as the Obligors may not be aware of all relevant factors and certain factors which they currently deem not to be material may become material as a result of the occurrence of events outside the Obligors' control. The Issuer has identified in these Programme Admission Particulars a number of factors which could materially adversely affect the business of the Obligors and their ability to make payments due.

In addition, factors which are material for the purpose of assessing the market risks associated with Notes issued under the Programme are also described below.

Prospective investors should also read the detailed information set out elsewhere in these Programme Admission Particulars and reach their own views prior to making any investment decision.

Factors that may affect the Issuer's ability to fulfil its obligations under Notes issued under the Programme

Special Purpose Vehicle Issuer. The Issuer is a special purpose finance entity with no business operations other than the incurrence of financial indebtedness, including the issuance of the Notes, on-lending the proceeds thereof to or for the benefit of the Group and investing in Permitted Investments. As such the Issuer is entirely dependent upon receipt of funds from the Borrowers in order to fulfil its obligations under the Notes.

Credit Risk. The Issuer, and therefore payments by the Issuer in respect of the Notes, will be subject to the credit risk of the Borrowers. The Issuer will be subject to the risk of delays in the receipt, or risk of defaults in the making, of payments due from the Borrowers in respect of the Loan Agreements. Delays in the receipt of payments due from any Borrower under its Loan Agreement entered into in connection with a Series of Notes could adversely affect the ability of the Issuer to fulfil its payment obligations under the Notes of such Series.

Effect of Losses on Loan on Interest Payments and Repayments on the Notes: There can be no assurance that the levels or timeliness of payments or collections received in respect of the Loans will be adequate to ensure fulfilment of the Issuer's obligations to the Noteholders in respect of the Notes on each Interest Payment Date, any Instalment Date or the Maturity Date. In addition, a default by a Borrower under its Loan Agreement could ultimately result in the enforcement of the Series Underlying Security in relation to the Notes of the relevant Series. The proceeds of any such enforcement may be insufficient to cover the full amount due from the Borrowers resulting in a shortfall in funds available to repay the Notes of the relevant Series. However, it is expected that, in the event that any Borrower's payment obligations under its Loan Agreement are not fulfilled, the other Borrowers will fulfil such obligations, in accordance with their respective guarantees, without the need to enforce the Series Underlying Security or seek recourse through the courts.

Factors which may affect the Borrowers' ability to fulfil their obligations under the Loan Agreements

Risks Related to the Borrowers' Business Activities and Industry

Commercial development and market risk. The majority of the properties developed or owned by the Original Borrower are social rented (general needs social rent, affordable rent and supported housing)

all of which have a limited exposure to housing market downturn risk. There are also properties developed by the Original Borrower for shared ownership first tranche sales or, generally less frequently and on a more modest scale, open market sale. As a result, the Original Borrower has some exposure to housing rental market risks and more modest exposure to housing sales market risk. In the financial year ended 31 March 2023, the Original Borrower's turnover from social housing lettings was £248.2 million (2022: £234.6 million) whilst turnover from shared ownership first tranche sales or open market sales was £33.3 million (2022: £48.8 million) in the context of total turnover for the year of £285.5 million (2022: £288.2 million).

Residential property is subject to varying degrees of market and development risk, including the economic environment and the ending of the Help to Buy programme on 31 March 2023. There are also risks arising from changes to UK Government regulation including, but not limited to, regulation relating to planning, taxation, landlords and tenants and welfare benefits, which could affect, positively and negatively, trends in the United Kingdom. Development and regeneration of existing sites (some can be large in scale and complex, spanning over many years) and acquisition of additional sites may be subject to economic and political conditions, the availability of finance facilities and the cost of facilities where interest rates and inflation may also have an effect.

Market risks which may impact the values of properties for partial or full sale include overall conditions in the economy; political factors and systemic events, including the condition of the financial markets; the cost and availability of mortgage finance to prospective purchasers; fiscal and monetary policies; changes in government legislation; political developments, including changes in regulatory or tax regimes; changes in unemployment, gilt yields, interest rates and credit spreads; levels of prevailing inflation; changes in consumer spending; infrastructure quality; the returns from alternative assets as compared to residential property; environmental considerations; changes in planning laws and practices; the impact of a pandemic and the perceived threat from terrorism.

The residential housing rental and sales markets are also affected by factors that can be both national in nature or specific to each local market in which the property is located, including an increase in the supply of, or a reduction in demand for, available residential property.

Any of the above factors could adversely affect the ability of a Borrower to meet its payment obligations on a timely basis under its Loan Agreement(s) which, in turn, may have an adverse effect on the Issuer's ability to meet its obligations to the Noteholders in respect of the Notes.

Income collection: The Original Borrower's turnover depends (and any Additional Borrower's turnover will depend) on its ability to collect rents due and to let properties that are void – if rental arrears or voids increase it could adversely affect its ability to meet its payment obligations.

The majority of the Original Borrower's turnover is derived from social housing rents. The tenants of the social housing properties are personally responsible for their rental payments. Therefore, the Original Borrower is (and any Additional Borrower will be) exposed to the risk of arrears and bad debts. The Original Borrower receives a substantial proportion of its rental income from housing benefit payable by local authorities. Any welfare reform that reduces rental income from local authorities could expose the Original Borrower and any other Borrower to the risk of a reduction in rental income and an increase in arrears.

The ability of the Original Borrower to let properties that are void depends on demand for the Original Borrower's properties, which is a function of local housing need and property condition relative to alternatives. A net reduction in demand for the Original Borrower's properties could reduce overall rental income. However, UK household formation historically and presently outpaces the provision of new

housing supply and there is high demand for rented housing regionally and nationally. Additionally, the Original Borrower strives to deliver excellent maintenance services, the majority of which are delivered through its property care business, in order to maintain the attractiveness of its properties in the rental market.

The Original Borrower's turnover depends on permitted levels of rent and its ability to collect rents due and to let properties that are void. These factors are influenced by either or both effective operations and a sound policy framework.

Social housing rents: On 17 November 2022 it was announced that a cap on social housing rent increases of 7 per cent. would be put in place for rent periods that begin in the 12 months from 1 April 2023 to 31 March 2024. The Original Borrower also implemented a voluntary rent cap of 7 per cent in respect of its shared ownership properties for that period, as recommended by the National Housing Federation. From 1 April 2024, social housing rents can be increased in accordance with the UK Government's Policy Statement on Rents for Social Housing by up to the level of the Consumer Price Index plus 1 per cent. The effect of the 7 per cent. rent cap during 2023/24 is to limit the Issuer's income at a time when the cost of providing services is higher due to inflation, the increasing cost of materials for repairs and maintenance works and higher energy costs. Any reduction in social rental income which is fixed by regulation, and could change at any time, could have an adverse impact on the ability of a Borrower to comply with its obligations under its Loan Agreement(s), which in turn, could affect the ability of the Issuer to comply with its obligations under the Notes.

Rental income risk: The tenants of a Borrower's properties are personally responsible for the rental payments on the relevant occupied properties, and consequently the Original Borrower is (and each Additional Borrower will be) exposed to the risk of arrears and bad debts. For the financial year ended 31 March 2023, the Original Borrower's turnover from social housing lettings was £248.2 million of the Original Borrower's £285.5 million of total turnover, and operating surpluses from social housing lettings were £79.6 million of £82.1 million of total operating surpluses. As at 31 March 2023, the Original Borrower's tenant arrears balance was £12.2 million of which £9 million has been fully provided for.

The Original Borrower receives (and any Additional Borrower is expected to receive) a proportion of its regulated rental income from housing benefit payable by local authorities. For the nine months ended 31 December 2023, 19.3 per cent. of the Original Borrower's rental income was received in the form of housing benefit. The Welfare Reform and Work Act 2016, which received royal assent on 16 March 2016 and came into force in stages through various commencement orders, makes provision for social housing rents, the household benefit cap and social security and tax credits to be replaced by Universal Credit that expose the Original Borrower (and any Additional Borrower) to the risk of a reduction in rental income and an increase in arrears.

Risks related to Universal Credit: The roll out of Universal Credit is likely to increase transaction costs and the receipt of rental payments by the Borrowers, as landlord, may be delayed by the failure of the tenant to apply for Universal Credit and/or regularly pay rent which is due in addition to the housing benefit and/or, in circumstances where the housing benefit is not paid directly to the landlord, a failure to pass on the housing benefit payments to the landlord.

As at 31 December 2023, the Original Borrower had 17,829 customers known to be in receipt of Universal Credit, whose average arrears were 4.02 per cent. (as a percentage of rental income for customers in receipt of Universal Credit). Universal Credit customers have alternative payment arrangements (see section headed "*Description of the Regulation and Funding Environment applicable to the Borrowers*" below for further information concerning this risk factor category).

The Original Borrower has a number of operational procedures in place to mitigate the risks related to arrears and voids such as a dedicated rent support team, customer experience team and its focus on timely quality repairs through its expanding property care business.

Despite these measures, arrears, bad debts or voids could increase and poor operational performance could have the same effect. If any or a combination occurred, it could adversely affect the ability of a Borrower to meet its payment obligations on a timely basis under its Loan Agreement(s) which, in turn, may have an adverse effect on the Issuer's ability to meet its obligations to the Noteholders in respect of the Notes.

Costs: Against turnover of £285.5 million in its financial year ended 31 March 2023, the Original Borrower's combined cost of sales and operating costs were £203.3 million. As owners and operators of residential accommodation, each Borrower has a principal risk exposure to the cost of acquiring housing development sites and the costs of construction, maintenance and repair of buildings. Costs in these areas may increase due to factors such as changes to materials costs, health and safety regulation, planning regulations and/or energy efficiency regulation.

A sustained period in which cost inflation exceeded income inflation or significant unforeseen costs would put a Borrower's business under financial strain and ultimately adversely affect its ability to meet its payment obligations on a timely basis under its Loan Agreement(s) which, in turn, may have an adverse effect on the Issuer's ability to meet its obligations to the Noteholders in respect of the Notes.

Dependence on third party suppliers and contractors: The Original Borrower depends (and any Additional Borrower is expected to depend) on an extensive network of contracted third party suppliers, in particular in relation to its asset management activities and its housing development programme. The Borrowers' ability to meet their obligations are in part a function of the capacity and capability of these suppliers.

The Original Borrower's maintenance of its properties is therefore (and any Additional Borrower's maintenance of its properties is expected to therefore be) partially dependent on the timely performance by third party maintenance contractors of their obligations under maintenance contracts with the Original Borrower. The Original Borrower works closely with these contractors to avoid asset management-related problems, but there can be no assurances that the Original Borrower (or any Additional Borrower) will not experience problems in the future. The performance of contracts by a Borrower's maintenance contractors may be subject to disruption for a variety of reasons, including, but not limited to, availability and cost of materials, work stoppages, labour relations and breakdown in machinery. In addition, a Borrower could experience contractor failures due, for example, to breach of contract or financial default that could leave the Borrower exposed in relation to compliance risks and/or significant financial costs in finding alternative contractors and resolving any issues arising. The Original Borrower contracts a material proportion of its maintenance programme to Platform Property Care Limited. The same contractor risks exist under contracts issued by the Original Borrower in relation to its housing development programme, including those with its development subsidiary Platform New Homes Limited. Any such failure by contractors to fulfil their contractual obligations or any such disruption could, if significant, interrupt a Borrower's ability to provide social housing and this could adversely affect its ability to meet its payment obligations under its Loan Agreement(s), and therefore adversely affect the ability of the Issuer to meet its obligations under the Notes.

Risks relating to health hazards: Damp and mould have always been pervasive hazards which could potentially impact the social rented sector. However, following the death of Awaab Ishak in December 2020 from a respiratory condition largely caused by exposure to mould in his home, these issues have

been brought to the forefront of the political agenda. See further "*Description of the Regulation and Funding Environment applicable to the Borrowers – Health and Safety*" below).

It is clear that great focus has now been put on the issue of damp and mould and more widely on the condition of social housing homes generally and the presence of other health hazards. It is an area that is of concern to the social housing sector and one which could impact on the performance and risk profile of the Borrowers in the event of any non-compliance. The Social Housing (Regulation) Act 2023 included provision at Section 42 to insert a term into social housing tenancy agreements that will require landlords to comply with new requirements in relation to timescales for dealing with damp and mould and other hazards to health. On 9 January 2024, the UK Government launched a consultation on those timescales which would impose strict deadlines for investigating, reporting and starting repairs. However, the Original Borrower has a range of policies in relation to managing health and safety effectively, including a specific damp, mould and condensation policy, and has set aside increased budgets to cover the costs of investigations and remedial action and is stepping up its reporting efforts on these issues. Should it incur any unexpected significant costs and/or should it fail to comply with any regulatory obligations in this regard, this could have an adverse impact on its ability to access grant under the Affordable Homes Programme and the Group's results from operations and, in turn, the ability of the Borrowers to repay to the Issuer the amounts outstanding under their respective Loan Agreement(s), and, ultimately, the ability of the Issuer to meet its payment obligations on a timely basis under the Notes.

Risks relating to RAAC: A letter from the Regulator of Social Housing (the **Regulator**) dated 7 September 2023 confirmed that Reinforced Autoclaved Aerated Concrete (**RAAC**) may be present in "a small number" of social housing buildings constructed between the 1950s and 1980s. To date the Group is not aware of any material RAAC in buildings but full assessments are yet to be completed. Should RAAC be found, there could be significant remedial costs, which could have an impact on a Borrower's financial condition and its ability to repay to the Issuer the amounts outstanding under their respective Loan Agreement(s), and, ultimately, the ability of the Issuer to meet its payment obligations on a timely basis under the Notes.

Risks related to business mergers and acquisitions: The Original Borrower, itself the product of an amalgamation between Fortis Living Limited (**Fortis Living**) and Waterloo Housing Group Limited (**Waterloo Housing**), has, in the past, merged, and may, in the future, merge, with other businesses (or make business acquisitions) that could impact on the performance and risk profile of the Borrowers.

Mergers and acquisitions can involve a number of risks, such as the underlying business performing less well than expected after a merger or acquisition, integration diverting management's attention and the loss of key personnel within the acquired business and other risks inherent in the systems of the additional business and associated with unanticipated events or liabilities. All of these factors could have a material adverse effect on the ability of the Borrowers to repay to the Issuer the amounts outstanding under their respective Loan Agreement(s), and, ultimately, the ability of the Issuer to meet its payment obligations on a timely basis under the Notes.

Litigation Risk: The Issuer knows the significance to its operations of, and is focused on, adhering to all legal and compliance legislation, in particular those in relation to health and safety including gas safety, fire safety, asbestos and legionella. Any material failure to adhere to applicable health and safety or environmental laws, litigation or breach of regulatory laws, or failure to comply with corporate, employee or taxation laws could have an adverse impact on the Group's results of operations and, in turn, the ability of the Borrowers to repay to the Issuer the amounts outstanding under their respective Loan Agreement(s), and, ultimately, the ability of the Issuer to meet its payment obligations on a timely basis under the Notes.

Non-compliance with data protection legislation (including the General Data Protection Regulation) could also have an adverse impact on the Issuer and Group. If the Issuer or Group fails to comply with such laws and regulations, this could have an adverse impact on the Group's results from operations.

Litigation claims made against the Group have not had a material impact on the revenue or business of the Group, although there can be no assurance that the Group will not, in the future, be subject to a claim which may have a material impact upon its revenue or business.

Operational Risk: Operational risks may result from major systems failure or breaches in systems security and the consequences of theft, fraud, health and safety and environmental issues, natural disaster and acts of terrorism. Any such events could adversely affect the ability of the Borrowers to repay to the Issuer the amounts outstanding under their respective Loan Agreement(s), and, ultimately, the ability of the Issuer to meet its payment obligations on a timely basis under the Notes.

Personnel Risk: The Group's success depends upon the continuing services, and where necessary recruitment of the members of its senior management team and other key personnel. If one or more senior executives or other key personnel are unable or unwilling to continue in their present positions, the Group may not be able to replace them easily or at all. As a result, the Group's business may be disrupted and its financial condition and results of operations may be materially affected. Competition for senior management and key personnel is high, the pool of qualified candidates is limited and the Group may not be able to retain the services of its senior executives or key personnel or attract and retain high-quality new senior executives or key personnel. If any key personnel leave and carry on any activities in competition with the Group, it may lose other staff members, and legal remedies against such individuals may be limited. In addition, the lack of succession planning, the loss of suitably qualified employees, a reduction in the labour force or the inability to hire and retain suitably qualified replacements could impair the Group's ability to execute its business plan and achieve its objectives, leading to problems with employee morale.

Risks Relating to the Borrower's Financial Situation

Fire Safety and Structural Safety Cost Risk: Following the tragic events at Grenfell Tower in the Royal Borough of Kensington and Chelsea, the Original Borrower completed additional comprehensive checks on all of the blocks it owns with six storeys or more and no material works or costs have been identified. The Original Borrower has no blocks with cladding made from Aluminium Composite Material. In total, the Original Borrower has six blocks over six storeys high and no further such blocks currently under construction. The Original Borrower has carried out EWS1 and internal inspections of all mid- and low-rise buildings with no material remedial works identified. All fire risk actions to buildings below 18 metres are due to be completed in the coming years and are fully provided for within the Original Borrower's financial business plan.

The Original Borrower has in place a Building Safety team that has been working to ensure that the requirements of the Building Safety Act 2022 can be met within the required timescales. If a Borrower was faced with material unforeseen renovation, maintenance and modernisation costs which it could not effectively fund, this could have an adverse impact on such Borrower's ability to meet its payment obligations on a timely basis under its Loan Agreement(s) and, in turn, the ability of the Issuer to meet its payment obligations on a timely basis under the Notes.

Risks relating to withdrawal of the UK from the European Union: The UK left the European Union (EU) on 31 January 2020 (Brexit). The EU-UK Trade and Cooperation Agreement (the bilateral trade and cooperation deal governing the future relationship between the UK and the EU which formally entered into force on 1 May 2021) as well as the Northern Ireland Protocol (as modified by the Windsor

Framework) provides clarity in respect of the intended shape of the future relationship between the UK and the EU and some detailed matters of trade and cooperation. However, as at the date of these Admission Particulars, there remain unavoidable uncertainties related to Brexit and the new relationship between the UK and EU, which will continue to be developed and defined, and could cause volatility in currency exchange rates, in interest rates, and in UK, EU and/or worldwide political, regulatory, economic or market conditions. This could contribute to instability in political institutions, regulatory agencies, and financial markets.

As the business of the Original Borrower is focused on providing social housing in the UK, the direct impact of Brexit on the Original Borrower is expected to be relatively limited. However, Brexit has the potential to impact UK businesses that have cross-border supply chains with EU member states or which have historically relied on workers from EU member states. The Original Borrower has a degree of reliance on supply chains that could be compromised by Brexit, in particular for medication, food and technology, making it vulnerable to broad impacts of Brexit. The Original Borrower works with suppliers to monitor risks related to its cross-border supply chains and maintains contingency plans. In addition, the Original Borrower is now required to ensure compliance with Home Office guidance on the Right to Work for those members of its workforce who are citizens of EU member states and any new employees who are not UK citizens have an obligation to provide new Right to Work documentation.

Any of these effects of Brexit, and others that cannot be anticipated, could adversely affect the business of the Borrowers and the Group, and/or the value of Sterling, and thus impact on either the ability of the Issuer to service the Bonds or the trading price of the Bonds.

Risks relating to the cost of living: Russia began its invasion of Ukraine in February 2022 and at the date of these Programme Admission Particulars the conflict is ongoing (the **Ukraine conflict**). Following attacks by Hamas fighters on Israeli civilians on 7 October 2023, Israel has been carrying out military operations in Gaza and at the date of these Programme Admission Particulars the conflict is ongoing (the **Gaza conflict**) and has spread to attacks by Houthi rebels in Yemen targeting ships in the Red Sea.

As the business of the Original Borrower is focused on providing social housing in the UK, the direct impact of the Ukraine Conflict and the Gaza Conflict on the Original Borrower is expected to be limited to the impact on the world economy and financial markets. Oil and gas prices have increased due to the conflicts and, along with post COVID-19 shocks to the global supply chain, this has led to rising inflation. Rising inflation will affect some of the Original Borrower's tenants and their ability to pay energy bills and meet rent obligations, which may increase rental arrears and bad debts.

Any effects of these conflicts, and others that cannot be anticipated, could adversely affect the business of the Borrowers and the Group, and/or the value of Sterling, and thus impact on either the ability of the Issuer to service the Bonds or the trading price of the Bonds.

Disruption due to a pandemic: A future outbreak, or threatened outbreak, of any severe communicable disease such as COVID-19 (caused by the virus commonly referred to as coronavirus) and regulators' or market fears about the same, may adversely affect the business of the Borrowers. The Original Borrower continues to take preparations and precautions to address potential effects of any severe communicable disease on its workforce, residents and tenants as necessary having regard to national scientific and health advice.

It is difficult to predict the full extent of the effect which any outbreak of a severe communicable disease may have from a public health perspective and from an economic standpoint, including as a result of any measures that may be adopted with a view to containing its spread. The outbreak of any new

severe communicable disease will likely impact staffing levels within the Group which in turn could have a material adverse effect on the Borrowers' routine operations. Furthermore, the application of any measures to contain an outbreak of a severe communicable disease for a sustained period could affect the ability of a Borrower to meet its payment obligations on a timely basis under its Loan Agreement(s) which, in turn, may have an adverse effect on the Issuer's ability to meet its obligations to Noteholders in respect of the Notes.

Capital resources: The ability of the Borrowers to operate their business depends in part on their being able to raise funds. An increase in the cost, or lack of availability, of finance (whether for macroeconomic reasons, such as a lack of liquidity in the debt markets, or the inability of a financing counterparty to provide new facilities, extend existing facilities or honour pre-existing lending arrangements, or reasons specific to the Borrowers such as operational or financial issues or a reduction in the Group's credit rating) could impact the Borrowers' ability to progress its business objectives, deliver the expected rates of return on investments and the day-to-day financing (or refinancing) requirements of their businesses over the longer term.

In addition, the Borrowers are subject to the risk that they will be unable to generate sufficient cash flows, or be unable to obtain sufficient funding, to satisfy their obligations to service and/or refinance their indebtedness. Further, any covenants contained in a Borrower's borrowing arrangements may limit or prohibit operational and financial flexibility. Any event of default, cross default, breach of a covenant or the inability to vary or waive any covenants could generally have a material adverse effect on a Borrower's business, results of operations, financial condition and/or prospects.

To help manage these risks, the Original Borrower's treasury strategies aim to ensure that a significant liquidity buffer in the form of cash and undrawn but committed revolving credit facilities and term loan facilities is available, funding is procured in advance of need and sufficient headroom against covenants is maintained. As at 31 December 2023, the Original Borrower had available £27 million available cash and liquid resources and £265 million undrawn loan facilities with two financial institutions. Two further facilities were completed in January 2024 that provided an additional £175m of undrawn loan facilities. Despite this, if any of the above risks were to materialise, this may adversely affect the ability of a Borrower to meet its payment obligations on a timely basis under its Loan Agreement(s) which, in turn, may have an adverse effect on the Issuer's ability to meet its obligations to Noteholders in respect of the Notes.

Defined benefit pensions: The Group participates in the following 6 defined benefit pension schemes, all of which are closed to new members:

- Lincolnshire Pension Fund (**LPF**);
- Leicestershire County Council Pension Fund (**LCCPF**);
- Derbyshire Pension Fund (**DPF**);
- Worcestershire Pension Fund (**WPF**);
- The Social Housing Pension Scheme (**SHPS**); and
- The Pensions Trust 2016 Waterloo Housing Association Benefits Plan (**WHABP**).

Pension scheme deficits

The combined defined benefit pension scheme deficit of the above 6 schemes, together with a modest amount of unfunded pension liabilities, reported in the Original Borrower's financial statements at 31 March 2023 was £12.4 million assessed on an FRS102 basis. Three of the schemes reported a present value net surplus of £10.1 million, however this has not been recognised in accordance with International Accounting Standard 19 and FRS102 and the value of these schemes was recognised as nil. This is because under both of those accounting standards any surplus in a scheme has a nil value unless it is recoverable through reduced contributions or a refund from the scheme. Whilst each Fund section has active members, refunds cannot be paid and contributions cannot be amended outside of the normal valuation scheme, so a nil value is recorded for those sections in surplus. The detail of recognised deficits is broken down below.

Each of LPF, LCCPF, DPF, WPF and SHPS are defined benefit multi-employer pension schemes whilst WHABP is a scheme solely for the benefit of current and former employees of the Group.

LGPS

LPF: The FRS102 valuation as at 31 March 2023 shows that the Original Borrower's share in LPF's net deficit/surplus was assessed to be a surplus of £5.7 million on an FRS 102 accounting basis but this has been recognised in the accounting statements as nil.

LCCPF: The FRS102 valuation as at 31 March 2023 shows that the Original Borrower's share in LCCPF's net deficit/surplus was assessed to be a surplus of £0.9 million on an FRS 102 accounting basis but this has been recognised in the accounting statements as nil.

DPF: The FRS102 valuation as at 31 March 2023 shows that the Original Borrower's share in DPF's net deficit/surplus was assessed to be a surplus of £3.5 million on an FRS 102 accounting basis but this has been recognised in the accounting statements as nil.

WPF: The FRS102 valuation as at 31 March 2023 shows that the Original Borrower's share in WPF's net deficit was assessed to be £2.5 million.

The FRS102 valuation basis is not the basis used by schemes when calculating the contributions payable by employers towards the deficits, either whilst the scheme is continuing or in the event of an employer insolvency or scheme wind up. The valuation bases used by the schemes will therefore produce different deficit figures to those quoted on the FRS102 basis.

At the end of November 2023 following consultation with existing members, all of the LGPS schemes were closed for future accrual. It is anticipated that any cessation debts will be settled on these four schemes in the 2023/24 financial year and all deficit payments will cease at that time.

SHPS

The Group participates in SHPS, a defined benefit multi-employer pension scheme administered by TPT Retirement Solutions (TPT).

The latest triennial valuation of SHPS at 30 September 2020 resulted in a small increase in the shortfall of the overall scheme's assets when compared to the value of the scheme's liabilities and a new Recovery Plan replaced the previous plan with effect from 1 April 2022.

SHPS DB allocates deficit contributions on a 'full share of liability' basis (the **Recovery Plan**). Employers have been making payments under this recovery plan to fund the £1,560 million deficit identified at the 2020 valuation date. The recovery plan has set deficit contributions of £175 million per annum being payable with effect from 1 April 2022 until 31 March 2028. Annual deficit contributions will increase by 5.5 per cent. per annum thereafter with the first increase being applied in April 2023.

During the year ended 31 March 2023, the Group made deficit contribution payments of £1.4 million to SHPS. The FRS102 valuation as at 31 March 2023 shows that the Original Borrower's share in SHPS's net deficit was assessed to be £6.4 million.

The Group closed the SHPS DB scheme to future accrual for all existing members who were offered the option to be moved onto the Group's SHPS DC scheme from 31 March 2022.

WHABP

The WHABP is a defined benefit scheme. WHABP was closed to future accrual for all existing members on 31 March 2016 but with those members still employed by the company retaining the final earnings link on their benefits. The employer has agreed with the trustees that it will aim to eliminate WHABP's deficit (as measured by the 30 September 2020 valuation) over a period of 7 years 6 months by making annual contributions of £1.23 million increasing by 5.5 per cent. annually, commencing 1 April 2022.

The FRS102 valuation as at 31 March 2023 shows that WHABP's net deficit was assessed to be £3.5 million.

Pension scheme contributions

The total employer contributions made by the Group into the defined benefit pension schemes in the year ended 31 March 2023 was £4.66 million. This is broken down below:

The total contributions made by the Group to LPF, LCCPF, DPF and WPF in the year ended 31 March 2023 were £1.72 million.

The total contributions made by the Original Borrower to SHPS in the year ended 31 March 2023 were £1.61 million.

The contributions made by the Original Group to WHABP in the year ended 31 March 2023 were £1.33 million, all relating to the deficit elimination plan agreed with the scheme's trustees.

The Original Borrower may be required to contribute to pension schemes

There may be certain circumstances in which the sponsoring employers of the pension arrangements listed above are required to make good the funding deficit. Certain forms of restructuring of any Borrower may result in circumstances in which a funding deficit has to be met. For example, a transfer of engagements or a transfer under the Transfer of Undertakings (Protection of Employment) Regulations 2006 (SI 2006/246) could trigger a net pension liability. However, the Borrowers always carefully consider the pension implications of restructuring proposals and wherever possible ensure that such restructurings are organised to avoid pension liabilities crystallising.

There is also a risk that a Borrower could be required to contribute to pension schemes on the basis that they are parties "connected to" or "associated with" the relevant employers, whether or not they themselves are classified as "employers".

The Pensions Regulator may require certain parties to make contributions to certain pension schemes that have a deficit. A contribution notice could be served on a Borrower if it is, or is connected/associated with, a defined benefit scheme (which could include SHPS), and if it was a party to an act, or a deliberate failure to act, the main purpose or one of the main purposes of which was either (i) to prevent the recovery of the whole or any part of a debt which was, or might become, due from the employer under Section 75 of the Pensions Act 1995; (ii) to prevent such a debt becoming due, to compromise or otherwise settle such a debt, or to reduce the amount of such a debt which would otherwise become due; or (iii) where the effect (regardless of intention) of the act was to materially weaken the respective pension scheme by detrimentally affecting in a material way the likelihood of accrued scheme benefits being received by or in respect of members unless the Pensions Regulator is satisfied that such Borrower has a statutory defence. In addition, a contribution notice can also be issued where a Borrower is party to an act or failure to act which would materially reduce a scheme's recoveries if there were an employer insolvency or an act or failure which would materially reduce the employer's resources relative to its section 75 debt.

A contribution notice can only be served where the Pensions Regulator considers it is reasonable to do so. A contribution notice may be issued by the Pensions Regulator against a Borrower where it considers that an act, or a deliberate failure to act (or a series of acts or deliberate failures to act) is "materially detrimental" to the likelihood of a person receiving the accrued pension scheme benefits. This is a wide power and means that the Pension Regulator does not have to show an intention to prevent the recovery of an employer debt to the pension scheme under Section 75 of the Pensions Act 1995.

The Pension Schemes Act 2021 introduced new additional circumstances where the Pensions Regulator may issue contribution notices. In summary, the new powers mean the Pensions Regulator may, in addition to the circumstances above, issue a contribution notice against a Borrower:

- (a) where an act or failure to act reduces the value of the Administrator's resources, and the reduction is material relative to the estimated Section 75 employer debt in the pension scheme; and
- (b) where an act or failure to act materially reduces the amount of the Section 75 employer debt in the pension scheme that is likely to be recovered on the insolvency of the Administrator (as scheme employer).

The new powers are only available in relation to acts or failures to act which occur after 1 October 2021.

A contribution notice can be issued up to six years after such acts or failures to act.

A financial support direction could be served on a Borrower if such Borrower is connected to/associated with a defined benefit scheme (which could include SHPS) which is insufficiently resourced. An employer is insufficiently resourced if the value of its resources is less than 50 per cent. of the pension scheme's deficit calculated on an annuity buy-out basis and the aggregate value of the resources of the persons who are connected to or associated with the employer and each other, when added to the value of the employer's resources, would be 50 per cent. or more of the combined pension scheme deficit calculated on an annuity buy-out basis. A financial support direction can only be served where the Pensions Regulator considers it is reasonable to do so. A financial support direction may only be issued if the relevant conditions are met within a "look-back period" of 24 months ending when the Pensions Regulator issues a warning notice to the parties directly affected by the financial support direction under consideration.

Further provisions under the Pension Schemes Act 2021 introduce new criminal offences which mean a Borrower could, in certain circumstances, be liable for an unlimited fine. The Act introduces:

- (a) a criminal offence and financial penalty for failure to comply with a contribution notice without reasonable excuse; and
- (b) two new criminal offences relating to avoidance of employer debt and conduct which jeopardises accrued scheme benefits being paid,

both offences are punishable by an unlimited fine or up to seven years imprisonment or both.

If a contribution notice or financial support direction was to be served on a Borrower this could have an adverse impact on its cash flow. Specifically, if the amount payable under a contribution notice or support direction was material, this could adversely affect the ability of a Borrower to meet its payment obligations on a timely basis under its Loan Agreement(s) which, in turn, may have an adverse effect on the Issuer's ability to meet its obligations to Noteholders in respect of the Notes.

TPT is currently involved in a test case in court to determine whether historic changes to the TPT rules and SHPS scheme documents were validly made and correctly applied. The case is scheduled for later in 2024 and, if it is determined that the changes were not valid, this could result in the liabilities of the Group within SHPS increasing, necessitating additional payments into the scheme. If any such additional payments of a Borrower into the scheme are material, this may adversely affect the ability of a Borrower to meet its payment obligations on a timely basis under its Loan Agreement(s) which, in turn, may have an adverse effect on the Issuer's ability to meet its obligations to Noteholders in respect of the Notes.

Housing grant: The Original Borrower has historically received (and may receive in the future) grant funding from a variety of sources, including Homes England. Due to the nature of grant funding, there is a risk that the amount of funding available and the terms of grants will vary.

Following approval of a grant there is a risk that Homes England may revise the terms of a grant and reduce entitlement, suspend or cancel any instalment of such a grant. In certain circumstances set out in the "*Capital Funding Guide and the Recovery of Capital Grants and Recycled Capital Grant Fund General Determination 2017*" of the Regulator, including, but not limited to, failure to comply with conditions or a disposal of the property funded by a grant, the grant may be required to be repaid or reused.

The Group Parent was allocated over £250 million of grant as part of the UK Government's 2021-26 Affordable Homes Programme. As part of the programme, the Group has committed to deliver approximately 3,750 homes for rent and affordable home ownership. The grant is projected to be received over a number of years.

Any material repayment of historical grant funding required to be made by the Borrowers would have a potential impact on the Borrowers' cash flow that could, in turn, adversely impact the ability of a Borrower to make repayment due under its Loan Agreement(s) which, in turn, may have an adverse effect on the Issuer's ability to meet its obligations to Noteholders in respect of the Notes.

Factors which are material for the purpose of assessing the market risks associated with Notes issued under the Programme

Redemption prior to maturity: In the event that the Notes become repayable prior to maturity either following an Event of Default (as defined in Condition 12.1 (*Events of Default*)), due to taxation reasons

(pursuant to Condition 9.2 (*Redemption for tax reasons*)), upon a Borrower Default or one or more of the Borrowers ceasing to be a Registered Provider of Social Housing (pursuant to Condition 9.6 (*Mandatory Early Redemption*)) or at the option of the Issuer (pursuant to Condition 9.3 (*Redemption at the option of the Borrowers (Borrower Call)*)), Condition 9.4 (*Maturity Call Par Option*) or Condition 9.5 (*Residual Call Option*)), the Notes will be redeemed in full in an amount equal to that specified in the applicable Pricing Supplement, plus accrued interest. In such circumstances it may not be possible for an investor to reinvest the redemption proceeds at an effective rate of interest as high as the interest rate on the Notes. Furthermore, the optional redemption feature of the Notes is likely to limit their market value as the market value generally will not rise substantially above the price at which they can be redeemed.

The regulation and reform of "benchmarks" may adversely affect the value of Notes linked to or referencing such "benchmarks": Interest rates and indices which are deemed to be "benchmarks" are the subject of recent national and international regulatory guidance and proposals for reform. Some of these reforms are already effective whilst others are still to be implemented. These reforms may cause such benchmarks to perform differently than in the past, to disappear entirely, or have other consequences which cannot be predicted. Any such consequence could have a material adverse effect on any Notes linked to or referencing such a benchmark.

Regulation (EU) 2016/1011 as it forms part of domestic law by virtue of the EUWA (the **UK Benchmarks Regulation**) applies, subject to certain transitional provisions, to the provision of benchmarks, the contribution of input data to a benchmark and the use of a benchmark within the UK. Among other things, it:

- (a) requires benchmark administrators to be authorised or registered (or, if non-UK-based, to be subject to an equivalent regime or otherwise recognised or endorsed); and
- (b) prevents certain uses by UK supervised entities of benchmarks of administrators that are not authorised or registered (or, if non-UK based, not deemed equivalent or recognised or endorsed).

The UK Benchmarks Regulation could have a material impact on any Notes linked to or referencing a benchmark, in particular, if the methodology or other terms of the benchmark are changed in order to comply with the requirements of the UK Benchmarks Regulation. Such changes could, among other things, have the effect of reducing, increasing or otherwise affecting the volatility of the published rate or level of the benchmark.

More broadly, any of the international or national reforms, or the general increased regulatory scrutiny of benchmarks, could increase the costs and risks of administering or otherwise participating in the setting of a benchmark and complying with any such regulations or requirements.

The Bank of England (or a successor), as administrator of SONIA, may make methodological or other changes that could change the value of SONIA, including changes related to the method by which SONIA is calculated, eligibility criteria applicable to the transactions used to calculate SONIA, or timing related to the publication of SONIA. If the manner in which SONIA is calculated is changed, that change may result in a reduction of the amount of interest payable on the relevant Notes, which may adversely affect the trading prices of such Notes. The administrator of SONIA may withdraw, modify, amend, suspend or discontinue the calculation or dissemination of SONIA, respectively, in its sole discretion and without notice and has no obligation to consider the interests of holders of the Floating Rate Notes in calculating, withdrawing, modifying, amending, suspending or discontinuing SONIA.

In its "*Summary and response to market feedback - Supporting Risk-Free Rate transition through the provision of compounded SONIA*" as updated in July 2020, the Bank of England confirmed that it would produce and, from August 2020, publish, its SONIA Compounded Index using the methodology described in that paper (and that it would not publish a set of period averages). The provisions of the Conditions of the Notes for determining the Rate of Interest by reference to the SONIA Compounded Index are based upon the guidance given by the Bank of England in its July 2020 paper for calculating compounded SONIA rates by reference to the SONIA Compounded Index. There can be no assurance that the Bank of England's methodology for determining the SONIA Compounded Index, or its guidance for calculating compounded SONIA rates by reference to such index, will not change over time.

Any of the above changes, or any other consequential changes as a result of international or national reforms or other initiatives or investigations, could have a material adverse effect on the value of and return on any Notes linked to, referencing or otherwise dependent (in whole or in part) upon, a benchmark.

The Conditions of the Notes provide for certain fallback arrangements in the event that an Original Reference Rate and/or any page on which an Original Reference Rate may be published (or any other successor service) becomes unavailable or a Benchmark Event (as defined in the Conditions) otherwise occurs. Such fallback arrangements include the possibility that the Rate of Interest could be set by reference to a Successor Rate or an Alternative Rate (both as defined in the Conditions), with or without the application of an adjustment spread and may include amendments to the Conditions of the Notes to ensure the proper operation of the successor or replacement benchmark, all as determined by the Issuer (acting in good faith and in consultation with an Independent Adviser). An adjustment spread, if applied, could be positive or negative and would be applied with a view to reducing or eliminating, to the fullest extent reasonably practicable in the circumstances, any economic prejudice or benefit (as applicable) to investors arising out of the replacement of an Original Reference Rate. However, it may not be possible to determine or apply an adjustment spread and, even if an adjustment is applied, such adjustment spread may not be effective to reduce or eliminate economic prejudice to investors. If no adjustment spread can be determined, a Successor Rate or Alternative Rate may nevertheless be used to determine the Rate of Interest. The use of a Successor Rate or Alternative Rate (including with the application of an adjustment spread) may still result in any Notes linked to or referencing an Original Reference Rate performing differently (which may include payment of a lower Rate of Interest) than they would if the Original Reference Rate were to continue to apply in its current form.

If, following the occurrence of a Benchmark Event, no Successor Rate or Alternative Rate is determined, the ultimate fallback for the purposes of calculating the Rate of Interest for a particular Interest Period may result in the Rate of Interest for the last preceding Interest Period being used. This may result in the effective application of a fixed rate for Floating Rate Notes based on the rate which was last observed on the Relevant Screen Page. Due to the uncertainty concerning the availability of Successor Rates and Alternative Rates, the involvement of an Independent Adviser and the potential for further regulatory developments, there is a risk that the relevant fallback provisions may not operate as intended at the relevant time. It should also be noted that fallbacks for benchmarks in hedges may operate differently than under Notes. Investors are recommended to consult their own independent advisers.

The market continues to develop in relation to risk-free rates (including overnight rates) as reference rates: Interest on the Notes may be determined by reference to a risk-free rate such as SONIA. SONIA, whether determined on a compounded daily basis or as a weighted average rate for a specified period, are backwards-looking, risk-free overnight rates. As such, investors should be aware that SONIA may behave materially differently from other forward-looking term rates. The use of SONIA, whether on a compounded daily or a weighted average basis, as a reference rate for bonds is nascent, and is subject to change and development, both in terms of the substance of the calculation and in the

development and adoption of market infrastructure for the issuance and trading of debt securities referencing SONIA.

Accordingly, prospective investors in any Notes referencing SONIA should be aware that the market continues to develop in relation to SONIA as reference rates in the capital markets. For example, in the context of backwards-looking SONIA rates, market participants and relevant working groups are, as at the date of these Programme Admission Particulars, currently exploring alternative reference rates based on SONIA, including forward-looking 'term' SONIA reference rates (which seek to measure the market's forward expectation of an average SONIA rate over a designated term). The adoption of SONIA may also see component inputs into swap rates or other composite rates transferring from another reference rate to SONIA.

The market or a significant part thereof may adopt an application of SONIA that differs significantly from that set out in the Conditions as applicable to Notes referencing SONIA that are issued under this Programme. Furthermore, the Issuer may in future issue Notes referencing SONIA that differ materially in terms of interest determination when compared with any previous SONIA-referenced Notes issued by it under the Programme. The nascent development of SONIA as interest reference rates for the bond markets, as well as continued development of SONIA-based rates for such market and the market infrastructure for adopting such rates, could result in reduced liquidity or increased volatility or could otherwise affect the market price of any SONIA-referenced Notes issued under the Programme from time to time.

The manner of adoption or application of SONIA-based rates in one market may differ materially compared with the application and adoption of SONIA-based rates in other markets, such as the derivatives and loan markets, including the manner of adoption or application by the Issuer. Investors should carefully consider how any mismatch between the adoption of SONIA reference rates across these markets may impact any hedging or other financial arrangements which they may put in place in connection with any acquisition, holding or disposal of Notes referencing SONIA. If the market adopts a different calculation method, that would likely adversely affect the market value of such SONIA-referenced Notes.

Investors should carefully consider these matters when making their investment decision with respect to any such Notes.

The Rate of Interest on Notes which reference SONIA will be capable of being determined only near the end of the relevant Interest Period: The Rate of Interest on Notes which reference SONIA is only capable of being determined immediately prior to the relevant Interest Payment Date. It may be difficult for investors in Notes which reference SONIA to estimate reliably the amount of interest which will be payable on such Notes, and some investors may be unable or unwilling to trade such Notes without changes to their IT systems, both of which factors could adversely impact the liquidity of such Notes. Because of the delay between the final day on which SONIA is observed in connection with any interest determination and the related Interest Payment Date, increases in the level of SONIA, which occur during such period will not be reflected in the interest payable on such Interest Payment Date, and any such increase will (if "Lag", "Lookback" or "Observation Shift" is specified as being the "Observation Method" in the applicable Pricing Supplement) instead be reflected in the following Interest Period. Further, if Notes referencing SONIA become due and payable as a result of an Event of Default under Condition 12, or are otherwise redeemed early on a date which is not an Interest Payment Date, the final Rate of Interest payable in respect of such Notes shall only be determined immediately prior to the date on which the Notes become due and payable, and shall not be reset thereafter.

If the Notes include a feature to convert the interest basis from a fixed rate to a floating rate, or vice versa, this may affect the secondary market and the market value of the Notes concerned:

Fixed/Floating Rate Notes are Notes which bear interest at a rate that converts from a fixed rate to a floating rate, or from a floating rate to a fixed rate. Such a feature to convert the interest basis, and any conversion of the interest basis, may affect the secondary market in, and the market value of, such Notes as the change of interest basis may result in a lower interest return for Noteholders. Where the Notes convert from a fixed rate to a floating rate, the spread on the Fixed/Floating Rate Notes may be less favourable than then prevailing spreads on comparable Floating Rate Notes tied to the same reference rate. In addition, the new floating rate at any time may be lower than the rates on other Notes. Where the Notes convert from a floating rate to a fixed rate, the fixed rate may be lower than then prevailing rates on those Notes and could affect the market value of an investment in the relevant Notes.

Notes which are issued at a substantial discount or premium may experience price volatility in response to changes in market interest rates:

The market values of securities issued at a substantial discount or premium to their principal amount tend to fluctuate more in relation to general changes in interest rates than do prices for more conventional interest-bearing securities. Generally, the longer the remaining term of such securities, the greater the price volatility as compared to more conventional interest-bearing securities with comparable maturities.

Modification, waivers and substitution: The Conditions of the Notes and the Note Trust Deed contain provisions for calling meetings of Noteholders to consider matters affecting their interests generally. These provisions permit defined majorities to bind all Noteholders, including Noteholders who did not attend and vote at the relevant meeting and Noteholders who voted in a manner contrary to the majority.

The Conditions of the Notes and the Note Trust Deed also provide that the Note Trustee may, without the consent of the Noteholders:

- (a) agree to any modification (except as stated in the Note Trust Deed) of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Notes or any Programme Document (to which it is a party);
- (b) determine without the consent of the Noteholders that any Potential Event of Default or Event of Default shall not be treated as such; or
- (c) agree to the substitution of another company, registered society or other entity as principal debtor under the Notes in place of the Issuer, in the circumstances described in the Conditions,

provided, in each case, that the Note Trustee is of the opinion that to do so would not be materially prejudicial to the interests of Noteholders.

Denominations involve integral multiples: definitive Notes:

In relation to any issue of Notes which have denominations consisting of a minimum Specified Denomination plus one or more higher integral multiples of another smaller amount, it is possible that such Notes may be traded in amounts in excess of the minimum Specified Denomination that are not integral multiples of such minimum Specified Denomination. In such a case a holder who, as a result of trading such amounts, holds an amount which is less than the minimum Specified Denomination in its account with the relevant clearing system would not be able to sell the remainder of such holding without first purchasing a principal amount of Notes at or in excess of the minimum Specified Denomination such that its holding amounts to a Specified Denomination. Further, a holder who, as a result of trading such amounts, holds an amount which is less than the minimum Specified Denomination in its account with the relevant clearing system at the relevant time may not receive a definitive Note in respect of such holding (should definitive Notes

be printed) and would need to purchase a principal amount of Notes at or in excess of the minimum Specified Denomination such that its holding amounts to a Specified Denomination.

If such Notes in definitive form are issued, holders should be aware that definitive Notes which have a denomination that is not an integral multiple of the minimum Specified Denomination may be illiquid and difficult to trade.

Change in Law: Changes in law may affect the rights of Noteholders as well as the market value of the Notes. The Conditions of the Notes are based on English law and regulatory and administrative practice in effect as at the date of these Programme Admission Particulars. No assurance can be given as to the impact of any possible judicial decision or change to English law or regulatory or administrative practice in the United Kingdom after the date of these Programme Admission Particulars. Such changes in law may include changes in statutory, tax and regulatory regimes during the life of the Notes, which may have an adverse effect on an investment in the Notes.

The Social Housing (Regulation) Act 2023 (the **SHRA**) received royal assent on 20 July 2023 introducing wide-ranging measures to transform and strengthen the regulatory regime to ensure it holds all Registered Providers to account for the services they deliver, drives good service for tenants and protects economic regulation. See further "*Description of the Regulation and Funding Environment applicable to the Borrowers*" below for further details of the measures.

The changes introduced by the SHRA significantly enhance the Regulator's role in relation to consumer standards and include increased legislative obligations on the Borrowers in relation to health and safety matters and will also place further reporting obligations on the Borrowers in terms of their communications with tenants. It is likely that there will be associated costs for the Borrowers in complying with these measures.

Any breach of the new measures once they are in force could lead to the exercise of the Regulator's statutory powers. The SHRA, when it comes into force in April 2024, will strengthen the Regulator's enforcement powers to tackle failing Registered Providers. This will include removing the cap on the level of fines the Regulator may charge. Any such intervention by the Regulator in respect of a Borrower may affect the ability of such Borrower to meet its payment obligations under its Loan Agreement and could trigger an event of default under its other loan agreements, which could in turn affect the ability of the Issuer to meet its payment obligations under the Notes.

Taxation: Under the Conditions of the Notes (see Condition 10 (*Taxation*) below), the Issuer may, but will not be obliged to, gross up payments in respect of the Notes if any deduction or withholding on account of tax is imposed. In the event that any deduction or withholding on account of tax is imposed and the Issuer does not opt to gross up payments in respect of the Notes or any Series (or, if having previously opted to gross up notifies the Note Trustee and the Noteholders of such Series of its intention to cease grossing up payments in respect of such Notes), the Notes of such Series will be redeemed in accordance with Condition 9.2 (*Redemption for tax reasons*). In such circumstances an investor may not be able to reinvest the redemption proceeds in a comparable security at an effective interest rate as high as that of the Notes of such Series. In addition, any amounts in respect of accrued interest which fall due on any such redemption of the Notes (and, where the redemption follows the next following Interest Payment Date, such Interest Payment Date) shall be paid subject to the required withholding or deduction and the Issuer shall not be obliged to pay any additional amounts in respect thereof. The Noteholders will therefore bear the risk of any such withholding or deduction in respect of the period from the previous Interest Payment Date to the date of redemption.

Each Loan Agreement will require that if any withholding or deduction is required by law to be made by the relevant Borrower thereunder, the amount of the payment due from such Borrower shall be increased to an amount which (after making the tax deduction) leaves an amount equal to the payment which would have been due if no tax deduction had been required.

For a description of the current United Kingdom law and practice relating to withholding tax treatment of the Notes, see below in "*Taxation*".

Use of Proceeds / Sustainability Bonds: To the extent specified in the applicable Pricing Supplement, Notes issued under the Programme are intended to be Sustainability Bonds (as defined in the International Capital Market Association's (ICMA) Sustainability Bond Guidelines) and the net proceeds from the issue of Notes of each Series will be used by the relevant Borrower for sustainable purposes as set out in the applicable Pricing Supplement.

Notes issued as Sustainability Bonds may not be a suitable investment for an investor's investment criteria. Prospective investors should have regard to the information set out in the relevant Pricing Supplement and must determine for themselves the relevance of such information for the purpose of any investment in such Notes together with any other investigation such investor deems necessary.

No assurance is given by the Obligors, the Arranger, the Dealers or any of their respective affiliates or any other person that the use of the proceeds of issue of any Notes will satisfy, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor or its investments are required to comply, whether by any present or future applicable law or regulations or by its own by-laws or other governing rules or investment portfolio mandates. Neither the Arranger nor the Dealers nor any of their respective affiliates shall be responsible for the ongoing monitoring or verification of the use of proceeds in respect of any such Notes.

If the use of proceeds of any issue of Notes is a factor in a prospective investor's decision to invest in such Notes, they should consider the disclosure in the section headed "*Use of Proceeds and Sustainable Finance Framework*" and in the applicable Pricing Supplement and consult with their legal or other advisers before making an investment in the Notes and must determine for themselves the relevance of such information for the purpose of any investment, together with any other investigation such investor deems necessary.

It should be noted that there is currently no clearly agreed definition (legal, regulatory or otherwise) of, nor market consensus as to what constitutes, a "sustainable" or an equivalently-labelled project or as to what precise attributes are required for a particular project to be defined as "sustainable" or such other equivalent label nor can any such assurance be given that such a clear definition or consensus will develop over time. On 18 June 2020, Regulation (EU) 2020/852 on the establishment of a framework to facilitate sustainable investment was adopted by the Council and the European Parliament (the **Taxonomy Regulation**). The Taxonomy Regulation establishes a single EU-wide classification system or "taxonomy", which provides companies and investors with a common language for determining which economic activities can be considered environmentally sustainable. In addition, the FCA has introduced its anti-greenwashing rule which requires communications to be (a) consistent with the sustainability characteristics of the product or service and (b) fair, clear and not misleading. As at the date of these Programme Admission Particulars, the outcome of its consultation on its proposed "Guidance on the anti-greenwashing rule" has not been published. However, the draft guidance refers to "sustainability characteristics" as being, in the FCA's view, "environmental or social characteristics", though also notes that there is no single definition of sustainability. Accordingly, no assurance is or can be given by the Obligors, the Arranger, the Dealers or any of their respective affiliates or any other person to investors

that any projects or uses of the proceeds will meet any or all investor expectations regarding such "sustainable" or other equivalently-labelled performance objectives or that any adverse sustainable and/or other impacts will not occur during the implementation of any projects or uses of the proceeds. In addition, no assurance can be given by the Obligors, the Arranger, the Dealers or any of their respective affiliates or any other person to investors that any Notes will comply with any future standards or requirements for being Sustainability Bonds and, accordingly, the Sustainability Bond status of the Notes could be withdrawn at any time.

Furthermore, there is no contractual obligation to allocate the proceeds of any Notes to finance eligible businesses and projects or to provide annual progress reports as described in the applicable Pricing Supplement. A Borrower's failure to allocate the proceeds of any particular Sustainability Bond to finance an eligible project or to provide annual progress reports, the failure of any of the eligible projects to meet any or all investor expectations regarding such performance objectives, or the failure of an independent external review provider to issue a second party opinion on the allocation of the bond proceeds, will not constitute an Event of Default or breach of contract with respect to any particular Sustainability Bond and none of the Note Trustee, the Arranger or the Dealers or any of their respective affiliates will have any responsibility for monitoring the application of any such proceeds.

No assurance or representation is given by the Obligors, the Arranger, the Dealers or any of their respective affiliates or any other person as to the suitability or reliability for any purpose whatsoever of any opinion or certification of any third party (whether or not solicited by the Issuer) which may be made available in connection with the issue of any Notes (including, without limitation, any Second Party Opinion (as defined below)). For the avoidance of doubt, any such opinion or certification is not, nor shall it be deemed to be, incorporated in and/or form part of these Programme Admission Particulars. Any such opinion or certification is not, nor should it be deemed to be, a recommendation by the Obligors, the Arranger, the Dealers or any of their respective affiliates or any other person to buy, sell or hold any such Notes. The Noteholders have no recourse against the Obligors, the Arranger, any Dealer or any of their respective affiliates or the provider of any such opinion or certification for the contents of any such opinion or certification. Any such opinion or certification is only current as at the date that opinion was initially issued and the providers of such opinions and certifications are under no obligation to update them following their issue. Prospective investors must determine for themselves the relevance of any such opinion or certification and/or the information contained therein and/or the provider of such opinion or certification for the purpose of any investment in any Notes. Currently, the providers of such opinions and certifications are not subject to any specific or regulatory or other regime or oversight.

In the event that any such Notes are listed or admitted to trading on any dedicated "sustainable" or other equivalently-labelled segment of any stock exchange or securities market (whether or not regulated), including the SBM of the London Stock Exchange, no representation or assurance is given by the Obligors, the Arranger, the Dealers or any of their respective affiliates or any other person that such listing or admission satisfies, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor or its investments are required to comply, whether by any present or future applicable law or regulations or by its own bylaws or other governing rules or investment portfolio mandates, in particular with regard to any direct or indirect sustainable impact of any projects or uses, the subject of or related to, any sustainability reports. Furthermore, it should be noted that the criteria for any such listings or admission to trading may vary from one stock exchange or securities market to another. Nor is any representation or assurance given or made by the Obligors, the Arranger, the Dealers or any of their respective affiliates or any other person that any such listing or admission to trading will be obtained in respect of any such Notes or, if obtained, that any such listing or admission to trading will be maintained during the life of the Notes.

Any such event or failure to apply an amount equivalent to the net proceeds of any Notes issued as Sustainability Bonds for any eligible sustainable project and/or any withdrawal of any such opinion or certification or any such opinion or certification attesting that a Borrower is not complying in whole or in part with any matters for which such opinion or certification is opining or certifying on and/or any such Notes no longer being listed or admitted to trading on any stock exchange or securities market as aforesaid may have a material adverse effect on the value of such Notes and also potentially the value of any other Notes and/or result in adverse consequences for certain investors with portfolio mandates to invest in securities to be used for a particular purpose.

The impact on investor demand for Green Bonds or Sustainable Bonds of the European Green Bond Standard is unclear: The European Green Bond Standard is a voluntary label for issuers of green use of proceeds bonds (such as any Sustainability Bonds which may be issued under the Programme) where the proceeds will be invested in economic activities aligned with the Taxonomy Regulation. The European Green Bond Standard was confirmed and adopted by the European Parliament on 5 October 2023 and by the Council of the European Union on 23 October 2023. Any Sustainability Bonds issued under the Programme will not be aligned with such European Green Bond Standard and are intended to comply with the criteria and processes set out in the Sustainable Finance Framework only. It is not clear, at this stage, the impact which the European Green Bond Standard, if and when implemented, may have on investor demand for, and pricing of, green use of proceeds bonds (such as any Sustainability Bonds which may be issued under the Programme) that do not meet such standard. It could reduce demand and liquidity for Sustainability Bonds and their price.

Risks Relating to the Security for the Notes

Considerations relating to the Series Security and the Series Underlying Security: The validity of any security given by the Borrowers and the Eligible Group Members in connection with additions of Apportioned Properties may depend on the solvency of the relevant Borrower or Eligible Group Member at the time of the grant. If any Series Underlying Security is found to be invalid as a result, this will affect the amounts available to Noteholders in the event of a default under the Notes.

Environmental Considerations: Under relevant UK environmental legislation, liability for environmental matters can be imposed on the "owner" or any "person in control" of land. The term "owner" is not specifically defined and could include anyone with a proprietary interest in a property, which could include a representative of a trustee as a mortgagee in possession (in respect of which see the risk factor entitled "*Mortgagee in Possession Liability*" below). Environmental laws may impose liability on the owner for clean-up costs if a property is or becomes contaminated. The Borrowers and the Eligible Group Members may therefore be liable for the entire amount of the clean-up and redemption costs for a contaminated site regardless of whether the contamination was caused by it or not. These costs may be significant and may affect the ability of the Borrowers to meet their payment obligations under their respective Loan Agreements and, in turn, the ability of the Issuer to meet its payment obligations under the Notes.

In addition, the presence of hazardous or toxic substances, or the failure to adequately remedy adverse environmental conditions at an Apportioned Property, may adversely affect the market value of the Apportioned Property, as well as the Borrowers' or the Eligible Group Members' ability to sell, lease or refinance the Apportioned Property. Any environmental liability imposed on a Borrower could also affect the ability of such Borrower to meet its payment obligations under its respective Loan Agreement(s) and, in turn, the ability of the Issuer to meet its payment obligations under the Notes.

Sufficiency of Insurance: Although each Apportioned Property is required to be insured at appropriate levels and against customary risks, there can be no assurance that any loss incurred will be of a type

covered by such insurance, nor can there be any assurance that the loss will not exceed the limits of such insurance. Any reduction in income or any loss or damage caused to an Apportioned Property not adequately covered by insurance could result in a shortfall in funds available to meet the Borrowers' payment obligations under the Loan Agreements and, in turn, a shortfall in funds available to meet the Issuer's payment obligations under the Notes.

Investment of Retained Proceeds and Charged Cash in Permitted Investments: For so long as any part of the net proceeds of the issue of any Series of Notes remains undrawn pursuant to the related Loan Agreement(s), the Issuer may invest such amounts in Permitted Investments in accordance with the Custody Agreement. The Issuer may also invest the Charged Cash in Permitted Investments.

Although Permitted Investments are limited to highly rated securities which satisfy certain specified criteria (which, other than with respect to any investment in the Benchmark Gilt, includes a requirement that the investments have a maturity date which is no later than the Maturity Date), the Issuer may be required to liquidate such Permitted Investments (a) prior to the enforcement of the relevant Series Security, (in the case of the Permitted Investments purchased with Retained Proceeds) to fund advances to a Borrower pursuant to a Loan Agreement or to fund redemptions of the Notes in accordance with the Conditions or (b) following the enforcement of the relevant Series Security, to make payments in accordance with the Post-enforcement Priority of Payment, in either case at a time when the disposal proceeds of such Permitted Investments is less than the price paid by the Issuer upon the acquisition thereof.

Prior to the enforcement of any Series Security, any losses realised by the Issuer in respect of a sale of Permitted Investments purchased with Retained Proceeds are passed on to the Borrowers pursuant to the terms of the Loan Agreements as a result of (i) the Issuer's obligation to fund a principal amount of an advance being such that it may be satisfied by funding such advance at a discount in proportion to any such losses and (ii) each Borrower's obligation to make further payments to the Issuer in respect of any prepayment of the loan in full to enable the Issuer to fund any shortfall on a redemption of the Notes. However, following the enforcement of the Series Security, any losses in respect of the Permitted Investments will reduce the amounts available to the Issuer to satisfy its payment obligations in respect of the Notes. For the purpose of calculating the Borrowers' compliance with the Asset Cover Test, the value of such Permitted Investments will be the purchase price thereof and the Borrowers shall not be required to monitor the market value of such Permitted Investments. Consequently, the value attributed to the Permitted Investments for this purpose may be more than the realisable value from time to time.

In the event that the enforcement of the Series Security in respect of a Series of Notes takes place prior to the Apportioned Properties in respect of such Series being charged with an aggregate Minimum Value equal (when multiplied by the Issuer's Security Percentage) to the principal amount of such Notes, and/or at a time when the Permitted Investments have been acquired with the Charged Cash or otherwise charged by a Borrower as security for the obligations of the Loan Agreements entered into in connection with such Series, the value of the proceeds of enforcement of the Series Underlying Security, together with such amounts, may be insufficient to enable the Issuer to pay its obligations under the relevant Series of Notes in full.

There is no limit as to the proportion of the Asset Cover Test which may be satisfied by Permitted Investments in the form of Retained Proceeds and/or Charged Cash (although in respect of Retained Proceeds, these will be deemed to be zero after the Final Charging Date).

The Issuer's ability to meet its obligations under the Notes after enforcement under a Loan: Following default by a Borrower, the Security Trustee shall be entitled to call for payments of any unpaid sums by such Borrower to be made by one or more of the other Borrowers (if any) under and in

accordance with the guarantees given by such other Borrowers pursuant to their respective Loan Agreements (subject to the limitations of each guarantee). If there are no other Borrowers or the other Borrowers do not make payment (or are not required to make payment as a result of the limitation of the relevant guarantee) of such amounts to the Issuer pursuant to their respective Loan Agreements, the Security Trustee may enforce the Series Underlying Security and appoint a Receiver pursuant to its powers under the Security Trust Deed.

The Issuer's ability to continue to pay principal and interest on the Notes following default by a Borrower under a Loan is dependent upon the ability of the Issuer to receive from the Security Trustee pursuant to the collection of rental income or a disposal of the Series Underlying Security, sufficient funds to make such payment.

Fixed charges may take effect under English law as floating charges: Pursuant to the Note Trust Deed, the Issuer has purported to grant fixed charges over, amongst other things, all moneys and/or securities from time to time standing to the credit of each Series Transaction Account, Series Ongoing Cash Security Account and Series Initial Cash Security Account. English law relating to the characterisation of fixed charges is unsettled. The fixed charges purported to be granted by the Issuer (other than assignment of security) may take effect under English law only as floating charges if, for example, it is determined that the Note Trustee does not exert sufficient control over the charged assets for the security to be said to "fix" over those assets. If the charges take effect as floating charges instead of fixed charges, then the claims of the Note Trustee will be subject to claims which are given priority over a floating charge by law, including, amongst other things, prior charges, certain subsequent charges, the expenses of any winding up or administration and the claims of preferential creditors. Consequently, there may be less moneys available to pay Noteholders what is owed to them under the Notes.

Mortgagee in Possession Liability: There is a risk that the Security Trustee may be deemed to be a mortgagee in possession if it physically enters into possession of an Apportioned Property or performs an act of control or influence which may amount to possession, such as submitting a demand direct to tenants requiring them to pay rents to the Security Trustee. In such circumstances the Security Trustee may incur further costs and expenses which will be recoverable by it from the enforcement proceeds prior to any payment being made to the Issuer, thereby reducing the amounts available to the Issuer to pay amounts owing under the Notes.

Moratorium and housing administration: The Security Trustee must notify the Regulator of its intention to enforce its security and cannot enforce its security during the resulting moratorium without the consent of the Regulator. This may adversely affect the Security Trustee's ability to enforce the security over the Apportioned Properties.

The Security Trustee's ability to enforce the security over the Apportioned Properties may also be adversely affected for so long as any housing administration order is in place in respect of a Borrower or could result in a housing administrator disposing of Apportioned Property belonging to a Borrower at a time when proceeds are not sufficient to discharge the Issuer's obligations under the Notes.

Risks related to the market generally

Potential Limited Liquidity: Notes may have no established trading market when issued, and one may never develop. If a market for the Notes does develop, it may not be very liquid. Therefore, investors may not be able to sell their Notes easily or at prices that will provide them with a yield comparable to similar investments that have a developed secondary market. This is particularly the case for Notes that are especially sensitive to interest rate, currency or market risks, are designed for

specific investment objectives or strategies or have been structured to meet the investment requirements of limited categories of investors. These types of Notes generally would have a more limited secondary market and more price volatility than conventional debt securities.

The value of Fixed Rate Notes may be adversely affected by movements in market interest rates:

Investment in Fixed Rate Notes involves the risk that if market interest rates subsequently increase above the rate paid on the Fixed Rate Notes, this will adversely affect the value of the Fixed Rate Notes.

Exchange rate risks and exchange controls: The Issuer will pay principal and interest on the Notes in the Specified Currency. This presents certain risks relating to currency conversions if an investor's financial activities are denominated principally in a currency or currency unit (the **Investor's Currency**) other than the Specified Currency. These include the risk that exchange rates may significantly change (including changes due to devaluation of the Specified Currency or revaluation of the Investor's Currency) and the risk that authorities with jurisdiction over the Investor's Currency may impose or modify exchange controls. An appreciation in the value of the Investor's Currency relative to the Specified Currency would decrease (a) the Investor's Currency-equivalent yield on the Notes, (b) the Investor's Currency equivalent value of the principal payable on the Notes and (c) the Investor's Currency equivalent market value of the Notes.

Government and monetary authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable exchange rate or the ability of the Issuer to make payments in respect of the Notes. As a result, investors may receive less interest or principal than expected, or no interest or principal.

Credit ratings may not reflect all risks: The on-going creditworthiness of the Group depends on many factors, including the link to national government, industry, competitive, financial and operational performance, economic factors, the level of drawn debt, the ability to access new debt and the strength of the Group's management and governance structure. Actual deterioration or a perceived deterioration in any of these factors or a combination of these factors may result in a downgrade in the Group's perceived creditworthiness as indicated by the Group's issued credit ratings that could, in turn, cause the trading price of the Notes to decline and may result in a loss of all or part of an investment in the Notes.

As with any rated entity, the rating of the Group may be susceptible to further adjustments (whether upward or downward) and, in particular, any adjustments which may be made as a result of a rating agency's methodology as applied to the Issuer or any other member of the Group.

As at the date of these Programme Admission Particulars, each of Fitch and S&P is established in the UK and is registered under Regulation (EC) No. 1060/2009 as it forms part of domestic law by virtue of the EUWA (the **UK CRA Regulation**). Neither Fitch nor S&P is established in the European Union nor have they applied for registration under Regulation (EC) No. 1060/2009 (as amended) (the **CRA Regulation**). However, the ratings issued by Fitch and S&P have been endorsed by Fitch Ratings Ireland Limited and S&P Global Ratings Europe Limited, respectively, in accordance with the CRA Regulation. As at the date of these Programme Admission Particulars each of Fitch Ratings Ireland Limited and S&P Global Ratings Europe Limited is established in the European Union and registered under the CRA Regulation. As such, each of Fitch Ratings Ireland Limited and S&P Global Ratings Europe Limited is included in the list of credit rating agencies published by the ESMA on its website in accordance with the CRA Regulation.

In general, UK and European regulated investors are restricted under the UK CRA Regulation and CRA Regulation, respectively, from using credit ratings for regulatory purposes, unless such ratings are

issued by (or endorsed by) a credit rating agency established, as applicable, in the UK or EU and registered under the UK CRA Regulation or the CRA Regulation (and such registration has not been withdrawn or suspended). If the status of Fitch, Fitch Ratings Ireland Limited, S&P and/or S&P Global Ratings Europe Limited changes, UK and European regulated investors, as applicable, may no longer be able to use the relevant rating for regulatory purposes and the Notes may have a different regulatory treatment. This may result in UK and European regulated investors, as applicable, selling Notes held by them which may have an impact on the value of the Notes in the secondary market.

Form of the Notes

Each Tranche of Notes will be in bearer form and will initially be issued in the form of a temporary global note (a **Temporary Global Note**) or, if so specified in the applicable Pricing Supplement, a permanent global note (a **Permanent Global Note** and, together with a Temporary Global Note, each a **Global Note**) which, in either case, will:

- (a) if the Global Notes are intended to be issued in new global note (**NGN**) form, as stated in the applicable Pricing Supplement, be delivered on or prior to the original issue date of the Tranche to a common safekeeper (the **Common Safekeeper**) for Euroclear Bank SA/NV (**Euroclear**) and Clearstream Banking S.A. (**Clearstream, Luxembourg**); and
- (b) if the Global Notes are not intended to be issued in NGN Form, be delivered on or prior to the original issue date of the Tranche to a common depository (the **Common Depository**) for Euroclear and Clearstream, Luxembourg.

Where the Global Notes issued in respect of any Tranche are in NGN form, the applicable Pricing Supplement will also indicate whether such Global Notes are intended to be held in a manner which would allow Eurosystem eligibility. Any indication that the Global Notes are to be so held does not necessarily mean that the Notes of the relevant Tranche will be recognised as eligible collateral for Eurosystem monetary policy and intraday credit operations by the Eurosystem either upon issue or at any time during their life as such recognition depends upon satisfaction of the Eurosystem eligibility criteria. The Common Safekeeper for NGNs will be HSBC Bank plc unless, at the time of issue of a Tranche of Notes, such Notes would satisfy the Eurosystem eligibility criteria and Euroclear or Clearstream, Luxembourg agrees to act as Common Safekeeper, in which case the Common Safekeeper will either be Euroclear or Clearstream, Luxembourg or another entity approved by Euroclear and Clearstream, Luxembourg.

Whilst any Note is represented by a Temporary Global Note, payments of principal, interest (if any) and any other amount payable in respect of the Notes due prior to the Exchange Date (as defined below) will be made (against presentation of the Temporary Global Note if the Temporary Global Note is not intended to be issued in NGN form) only to the extent that certification (in a form to be provided) to the effect that the beneficial owners of interests in the Temporary Global Note are not U.S. persons or persons who have purchased for resale to any U.S. person, as required by U.S. Treasury regulations, has been received by Euroclear and/or Clearstream, Luxembourg and Euroclear and/or Clearstream, Luxembourg, as applicable, has given a like certification (based on the certifications it has received) to the Principal Paying Agent.

On and after the date which is 40 days after a Temporary Global Note is issued (the **Exchange Date**), interests in such Temporary Global Note will be exchangeable (free of charge) upon a request as described therein either for:

- (a) interests in a Permanent Global Note of the same Series; or
- (b) definitive Notes of the same Series with, where applicable, principal receipts, interest coupons and talons attached (as indicated in the applicable Pricing Supplement),

in each case against certification of beneficial ownership as described above unless such certification has already been given.

The holder of a Temporary Global Note will not be entitled to collect any payment of interest, principal or other amount due on or after the Exchange Date unless, upon due certification, exchange of the

Temporary Global Note for an interest in a Permanent Global Note or for definitive Notes is improperly withheld or refused.

The option for an issue of Notes to be represented on issue by a Temporary Global Note exchangeable for definitive Notes should not be expressed to be applicable in the applicable Pricing Supplement if the Notes are issued with a minimum Specified Denomination such as €100,000 (or its equivalent in another currency) plus one or more higher integral multiples of another smaller amount such as €1,000 (or its equivalent in another currency).

Payments of principal, interest (if any) or any other amounts on a Permanent Global Note will be made through Euroclear and/or Clearstream, Luxembourg (against presentation or surrender (as the case may be) of the Permanent Global Note if the Permanent Global Note is not intended to be issued in NGN form) without any requirement for certification.

The applicable Pricing Supplement will specify that a Permanent Global Note will be exchangeable (free of charge), in whole but not in part, for definitive Notes with, where applicable principal receipts, interest coupons and talons attached upon the occurrence of an Exchange Event. For these purposes, **Exchange Event** means that:

- (a) an Event of Default (as defined in Condition 12 (*Events of Default*)) has occurred and is continuing;
- (b) the Issuer has been notified that both Euroclear and Clearstream, Luxembourg have been closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or have announced an intention permanently to cease business or have in fact done so and no successor clearing system satisfactory to the Note Trustee is available; or
- (c) the Issuer has or will become subject to adverse tax consequences which would not be suffered if the Notes represented by the Permanent Global Note were in definitive form and a certificate to such effect signed by two Directors of the Issuer is given to the Note Trustee.

The Issuer will promptly give notice to Noteholders in accordance with Condition 16 (*Notices*) if an Exchange Event occurs. In the event of the occurrence of an Exchange Event, Euroclear and/or Clearstream, Luxembourg (acting on the instructions of any holder of an interest in such Permanent Global Note) or the Note Trustee may give notice to the Principal Paying Agent requesting exchange and, in the event of the occurrence of an Exchange Event as described in (c) above, the Issuer may also give notice to the Principal Paying Agent requesting exchange. Any such exchange shall occur not later than 45 days after the date of receipt of the first relevant notice by the Principal Paying Agent.

The following legend will appear on all Notes (other than Temporary Global Notes), principal receipts and interest coupons relating to such Notes where TEFRA D is specified in the applicable Pricing Supplement:

"ANY UNITED STATES PERSON WHO HOLDS THIS OBLIGATION WILL BE SUBJECT TO LIMITATIONS UNDER THE UNITED STATES INCOME TAX LAWS, INCLUDING THE LIMITATIONS PROVIDED IN SECTIONS 165(j) AND 1287(a) OF THE INTERNAL REVENUE CODE."

The sections referred to provide that United States holders, with certain exceptions, will not be entitled to deduct any loss on Notes, principal receipts or interest coupons and will not be entitled to capital gains treatment in respect of any gain on any sale, disposition, redemption or payment of principal in respect of Notes, principal receipts or interest coupons.

Notes which are represented by a Global Note will only be transferable in accordance with the rules and procedures for the time being of Euroclear or Clearstream, Luxembourg, as the case may be.

General

Pursuant to the Agency Agreement (as defined under "*Conditions of the Notes*"), the Principal Paying Agent shall arrange that, where a further Tranche of Notes is issued which is intended to form a single Series with an existing Tranche of Notes at a point after the Issue Date of the further Tranche, the Notes of such further Tranche shall be assigned a common code and ISIN which are different from the common code and ISIN assigned to Notes of any other Tranche of the same Series until such time as the Tranches are consolidated and form a single Series, which shall not be prior to the expiry of the distribution compliance period (as defined in Regulation S under the Securities Act) applicable to the Notes of such Tranche.

Any reference herein to Euroclear and/or Clearstream, Luxembourg shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in the applicable Pricing Supplement.

No Noteholder, Receiptholder or Couponholder shall be entitled to proceed directly against the Issuer unless the Note Trustee, having become bound so to proceed, fails so to do within a reasonable period and the failure shall be continuing.

The Issuer may agree with any Dealer and the Note Trustee that Notes may be issued in a form not contemplated by the Conditions of the Notes, in which event a new Programme Admission Particulars or a supplement to these Programme Admission Particulars will be made available which will describe the effect of the agreement reached in relation to such Notes.

Conditions of the Notes

The following are the Conditions of the Notes which will be incorporated by reference into each Global Note (as defined below) and each definitive Note, in the latter case only if permitted by the relevant stock exchange or other relevant authority (if any) and agreed by the Issuer and the relevant Dealer at the time of issue but, if not so permitted and agreed, such definitive Note will have endorsed thereon or attached thereto such Conditions. The applicable Pricing Supplement (or the relevant provisions thereof) will be endorsed upon, or attached to, each Global Note and definitive Note. Reference should be made to "Applicable Pricing Supplement" for a description of the content of the Pricing Supplement which will specify which of such terms are to apply in relation to the relevant Notes.

This Note is one of a Series (as defined below) of Notes issued by Platform HG Financing plc (the **Issuer**) and constituted by an Amended and Restated Note Trust Deed dated 20 March 2023 (as modified and/or supplemented and/or restated from time to time, the **Note Trust Deed**) between the Issuer, Platform Housing Limited (the **Original Borrower**) and M&G Trustee Company Limited (formerly Prudential Trustee Company Limited) (the **Note Trustee**, which expression shall include any successor as Note Trustee).

References herein to the **Notes** shall be references to the Notes of this Series and shall mean:

- (a) in relation to any Notes represented by a global Note (a **Global Note**), units of each Specified Denomination in the Specified Currency;
- (b) any Global Note; and
- (c) any definitive Notes issued in exchange for a Global Note.

The Notes, Receipts (as defined below) and Coupons (as defined below) have the benefit of an Amended and Restated Agency Agreement dated 7 April 2022 (as amended and/or supplemented and/or restated from time to time, the **Agency Agreement**) between the Issuer, the Note Trustee, HSBC Bank plc as principal paying agent (the **Principal Paying Agent**, which expression shall include any successor principal paying agent), the other paying agents named therein (together with the Principal Paying Agent, the **Paying Agents**, which expression shall include any additional or successor paying agents) and HSBC Bank plc as agent bank (the **Agent Bank**, which expression shall include any duly appointed successor agent bank).

The final terms for this Note (or the relevant provisions thereof) are set out in Part A of the Pricing Supplement attached to or endorsed on this Note which supplement these Conditions (these **Conditions**). References to the applicable Pricing Supplement are, unless otherwise stated, to Part A of the Pricing Supplement (or the relevant provisions thereof) attached to or endorsed on this Note.

Interest bearing definitive Notes have interest coupons (**Coupons**) and, in the case of Notes which, when issued in definitive form, have more than 27 interest payments remaining, talons for further Coupons (**Talons**) attached on issue. Any reference herein to Coupons or coupons shall, unless the context otherwise requires, be deemed to include a reference to Talons or talons. Where Instalment Redemption is specified as applicable in the applicable Pricing Supplement, definitive Notes will have receipts (**Receipts**) attached. Global Notes do not have Receipts, Coupons or Talons attached on issue.

The Note Trustee acts for the benefit of the Noteholders (which expression shall mean the holders of the Notes and shall, in relation to any Notes represented by a Global Note, be construed as provided below), the holders of the Receipts (the **Receiptholders**) and the holders of the Coupons (the

Couponholders, which expression shall, unless the context otherwise requires, include the holders of the Talons), in accordance with the provisions of the Note Trust Deed.

As used herein, **Tranche** means Notes which are identical in all respects (including as to listing and admission to trading) and **Series** means a Tranche of Notes together with any further Tranche or Tranches of Notes which:

- (a) are expressed to be consolidated and form a single series; and
- (b) have the same terms and conditions or terms and conditions which are the same in all respects save for the amount and date of the first payment of interest thereon and the date from which interest starts to accrue.

Copies of the Note Trust Deed, the Agency Agreement, the Account Agreement, the Custody Agreement, the Retained Note Custody Agreement, the Loan Agreements in respect of each Series, the Legal Mortgages and the Security Trust Deed (each as defined below) are available for inspection during normal business hours at the registered office for the time being of the Note Trustee being at 20 March 2023 at 10 Fenchurch Avenue, London EC3M 5AG and at the specified office of each of the Paying Agents. If the Notes are to be admitted to trading on the London Stock Exchange's International Securities Market, the applicable Pricing Supplement will be published on the website of the London Stock Exchange through a regulatory information service or published in any other manner permitted by the International Securities Market Rulebook effective as of 1 January 2021 (as may be modified and/or supplemented and/or restated from time to time). The Noteholders, the Receiptholders and the Couponholders are deemed to have notice of, and are entitled to the benefit of, all the provisions of the Note Trust Deed, the Agency Agreement, the Legal Mortgages and the Security Trust Deed and the applicable Pricing Supplement which are applicable to them. The statements in the Conditions include summaries of, and are subject to, the detailed provisions of the Note Trust Deed, the Agency Agreement, the Legal Mortgages and the Security Trust Deed.

Words and expressions defined in the Note Trust Deed, the Agency Agreement, the Legal Mortgages, the Security Trust Deed or used in the applicable Pricing Supplement shall have the same meanings where used in the Conditions unless the context otherwise requires or unless otherwise stated and provided that, in the event of inconsistency between the Note Trust Deed, the Agency Agreement, the Legal Mortgages and the Security Trust Deed, the Note Trust Deed will prevail and, in the event of inconsistency between the Note Trust Deed, the Agency Agreement, the Legal Mortgages and the Security Trust Deed, and the applicable Pricing Supplement, the applicable Pricing Supplement will prevail.

1 Definitions

Account Agreement means the Account Agreement dated 22 February 2021 between the Issuer, the Account Bank and the Note Trustee, as amended and/or supplemented and/or restated from time to time;

Account Bank means HSBC Bank plc as account bank pursuant to the Account Agreement or any successor account bank appointed thereunder;

Accounting Profit means, in respect of each accounting period of the Issuer, the aggregate amount which the Issuer would be required to recognise for corporation tax purposes as profit in respect of its Permitted Investments and/or Retained Notes as a result of:

- (a) the movement in the fair value recognised in its accounts of such Permitted Investments and/or Retained Notes for that accounting period, plus
- (b) any further profit arising from the sale of Permitted Investments,

(ignoring, for this purpose, any Gift Aid Payment to be made pursuant to a Loan Agreement);

Additional Borrowers means each member of the Group, other than the Original Borrower, that:

- (a) has charitable (or exempt charitable) status;
- (b) is a Registered Provider of Social Housing; and
- (c) has acceded to the Security Trust Deed as a borrower in respect of the Notes;

Appointee means any attorney, manager, agent, delegate, nominee, custodian, receiver or other person appointed by the Note Trustee under, or pursuant to, these Conditions or the Note Trust Deed;

Apportioned Properties has the meaning given to it in the Loan Agreements;

Asset Cover Test has the meaning given to it in the Loan Agreements;

Authorised Signatory means a director, the secretary or a senior executive officer of the Issuer;

Borrower Default has the meaning given to it in the Loan Agreements;

Borrowers means, in respect of each Series, the Original Borrower and/or any Additional Borrower, in each case for so long as it is a borrower under a Loan Agreement in respect of such Series and **Borrower** shall be interpreted accordingly;

Business Day means, for the purpose of Condition 9 (*Redemption and Purchase*), a day (other than a Saturday, Sunday or public holiday) on which commercial banks are open for general business in London;

Cancelled Retained Proceeds has the meaning given to it in the Loan Agreements;

Charged Cash means, in respect of each Series, at any time, the aggregate of all amounts (whether representing proceeds of disposal or other moneys) standing to the credit of the Series Ongoing Cash Security Account of such Series and, to the extent invested in Permitted Investments in accordance with the Custody Agreement, such Permitted Investments and any income received by the Issuer in respect of such Permitted Investments, provided however that, for the purpose of determining the compliance of the Borrowers with the Asset Cover Test, the value to be attributed to such Permitted Investments shall be the purchase price thereof;

Charged Property means each residential property charged by a Borrower and/or an Eligible Group Member to the Security Trustee under a legal charge as security for a Borrower's obligations under a Loan Agreement, and all buildings, erections, fixtures and fittings, fixed plant and machinery from time to time on it (together, the **Charged Properties**);

Charitable Group Member means a charitable member of the Group which is connected with the Group Parent for the purposes of section 939G of the Corporation Tax Act 2010;

Commitment has the meaning given to it in the Loan Agreements;

Compliance Certificate has the meaning given to it in the Loan Agreements;

Custodian means HSBC Bank plc as custodian pursuant to the Custody Agreement or any successor custodian appointed thereunder;

Custody Agreement means the Custody Agreement dated 22 February 2021 relating to the Permitted Investments and made between the Issuer, the Custodian and the Note Trustee, as amended and/or supplemented and/or restated from time to time;

Eligible Group Member means, in respect of each Series, any entity which, unless otherwise approved by the Security Trustee, is:

- (a) a member of the Group; and
- (b) a Registered Provider of Social Housing,

and which, in each case, has created (and which is subsisting) or will create security pursuant to the Security Trust Deed which is allocated for the benefit of the Issuer as security for a Loan Agreement entered into in connection with such Series;

euro means the currency introduced at the start of the third stage of European economic and monetary union pursuant to the Treaty on the Functioning of the European Union, as amended;

Event of Default has the meaning given to it in Condition 12 (*Events of Default*);

Expense Apportioned Part means, for so long as the Notes of more than one Series are outstanding, the amount of the fees, costs, expenses and other liabilities of the Issuer which are not referable to a specific Series and which shall instead be apportioned between each Series outstanding *pro rata* to the principal amount outstanding of each such Series;

Gift Aid Payment means a qualifying charitable donation for the purposes of Part 6 of the Corporation Tax Act 2010;

Group means the Group Parent and any other present or future, direct or indirect, subsidiaries of the Group Parent (which includes, for the avoidance of doubt, any entity with which the Group Parent may merge or be consolidated with at any time);

Group Parent means Platform Housing Group Limited;

Legal Mortgages means each legal mortgage entered into between a Borrower or an Eligible Group Member and the Security Trustee substantially in the form set out in the Security Trust Deed pursuant to which such Borrower or Eligible Group Member provides security in respect of a Borrower's obligations under a Loan Agreement;

Loan Agreements means, in respect of each Series, the Loan Agreement by which the Issuer provides a Loan to a Borrower which is to be funded by the proceeds of the issue of such Series, in each case, as amended and/or supplemented and/or restated from time to time;

Loan Payment Day means a day on which principal or interest in respect of a Loan is due and payable by a Borrower to the Issuer in accordance with the terms of a Loan Agreement;

Loans means the principal amount of each Commitment which has been advanced to a Borrower pursuant to the terms of a Loan Agreement or the outstanding balance thereof for the time being (ignoring, for these purposes, any Actual Advance Amount (as defined in the Loan Agreements));

Minimum Value has the meaning given to it in the applicable Loan Agreement;

Noteholder Specific Withholding means any withholding or deduction of Taxes which is required in respect of any payment in respect of any Note, Receipt or Coupon:

- (a) presented for payment by or on behalf of a holder who is liable to the Taxes in respect of the Note, Receipt or Coupon by reason of his having some connection with the Tax Jurisdiction other than the mere holding of the Note, Receipt or Coupon; or
- (b) presented for payment more than 30 days after the Relevant Date except to the extent that a holder would have been entitled to additional amounts on presenting the same for payment on the last day of the period of 30 days assuming, whether or not such is in fact the case, that day to have been a Payment Day (as defined in Condition 8.5 (*Payment Day*));

Original Borrower means Platform Housing Limited;

Permitted Investment Profit means, in respect of any sale of Permitted Investments, the amount of any net profits or gains arising from such sale which are within the charge to corporation tax (if any);

Permitted Investments has the meaning given to it in the Loan Agreements;

Permitted Reorganisation has the meaning given to it in the Loan Agreements;

Potential Event of Default means any condition, event or act which, with the lapse of time and/or the issue, making or giving of any notice, certification, declaration, demand, determination and/or request and/or the taking of any similar action and/or the forming of an opinion and/or the fulfilment of any similar condition, would constitute an Event of Default;

Programme Documents means the Note Trust Deed, the Agency Agreement, the Account Agreement, the Custody Agreement, the Retained Note Custody Agreement, the Loan Agreements, the Security Trust Deed and the Legal Mortgages;

Programme Party means each person who is party to a Programme Document;

Registered Provider of Social Housing means a person listed in the register of providers of social housing established under Chapter 3 of Part 2 of the Housing and Regeneration Act 2008 (as amended from time to time) or a person having status which, in the opinion of the Issuer and the Note Trustee, is substantially equivalent under any replacement or successor legislation;

Relevant Date means, in respect of a payment, the date on which such payment first becomes due, except that, if the full amount of the moneys payable has not been duly received by the

Note Trustee or the Principal Paying Agent on or prior to such due date, it means the date on which, the full amount of such moneys having been so received, notice to that effect is duly given to the Noteholders by the Issuer in accordance with Condition 16 (*Notices*);

Retained Note Custodian means HSBC Bank plc as custodian pursuant to the Retained Note Custody Agreement or any successor custodian appointed thereunder;

Retained Note Custody Account means the account of the Issuer set up with the Retained Note Custodian in respect of the Retained Notes in accordance with the Retained Note Custody Agreement;

Retained Note Custody Agreement means the Retained Note Custody Agreement dated 22 February 2021 relating to the Retained Notes and made between the Issuer, the Retained Note Custodian and the Note Trustee, as amended and/or supplemented and/or restated from time to time;

Retained Notes means, in respect of each Series of Notes where Retained Notes are specified as applicable in the applicable Pricing Supplement, the Notes of such Series purchased by the Issuer on the applicable Issue Date in the principal amount specified in the applicable Pricing Supplement;

Retained Proceeds means, in respect of each Series, at any time:

- (a) an amount of the net issue proceeds of such Series of Notes (other than the Retained Notes of such Series (if any)) which have not been advanced to a Borrower pursuant to a Loan Agreement at such time (if any), plus
- (b) an amount of the net sale proceeds of the Retained Notes of such Series which are not advanced to a Borrower pursuant to a Loan Agreement immediately following receipt thereof by the Issuer and have not subsequently been advanced to a Borrower (if any);

Security Trust Deed means the Security Trust Deed dated 10 August 2020 between the Issuer, the Original Borrower and the Security Trustee, as amended and/or supplemented and/or restated from time to time;

Security Trustee means M&G Trustee Company Limited (formerly Prudential Trustee Company Limited) as security trustee under the Security Trust Deed for, *inter alios*, the Issuer;

Series Charged Property has the meaning given to it in Condition 4 (*Security*);

Series Custody Account means, in respect of each Series, the account of the Issuer set up with the Custodian in respect of the Permitted Investments in respect of such Series in accordance with the Custody Agreement (if any);

Series Initial Cash Security Account means, in respect of each Series, the account of the Issuer set up with the Account Bank in respect of the Retained Proceeds in respect of such Series in accordance with the Account Agreement (if any);

Series Ongoing Cash Security Account means, in respect of each Series, the account of the Issuer set up with the Account Bank in respect of the Charged Cash in respect of such Series in accordance with the Account Agreement;

Series Secured Parties means, in relation to a Series, each of the Note Trustee (for itself and on behalf of the Noteholders, the Receiptholders (if any) and the Couponholders of such Series), any Appointee, the Paying Agents, the Agent Bank, the Account Bank, the Custodian and the Retained Note Custodian;

Series Security has the meaning given to it in Condition 4 (*Security*);

Series Transaction Account means, in respect of each Series, the account of the Issuer set up with the Account Bank in respect of such Series in accordance with the Account Agreement;

Series Underlying Security means the security referred to in Condition 4.2(a) (*Series Underlying Security*);

Sterling means pounds sterling;

Tax Jurisdiction means the United Kingdom or any political subdivision or any authority thereof or therein having power to tax or any other jurisdiction or any political subdivision or any authority thereof or therein having power to tax to which the Issuer becomes subject in respect of payments made by it of principal and interest on the Notes, Receipts or Coupons;

UK Government Gilt means Sterling denominated gilts or stock issued by or on behalf of Her Majesty's Treasury;

Undrawn Commitment has the meaning given to it in the Loan Agreements; and

USD or U.S. dollars means United States dollars.

2 **Form, Denomination and Title**

The Notes are in bearer form and, in the case of definitive Notes, serially numbered, in the currency (the **Specified Currency**) and the denominations (the **Specified Denomination(s)**) specified in the applicable Pricing Supplement. Notes of one Specified Denomination may not be exchanged for Notes of another Specified Denomination.

This Note may be a Fixed Rate Note or a Floating Rate Note, or a combination of both, depending upon the Interest Basis shown in the applicable Pricing Supplement.

Definitive Notes are issued with Coupons and (if Instalment Redemption is specified as applicable in the applicable Pricing Supplement) Receipts attached.

Subject as set out below, title to the Notes, Receipts and Coupons will pass by delivery. The Issuer, the Note Trustee and any Paying Agent will (except as otherwise required by law) deem and treat the bearer of any Note, Receipt or Coupon as the absolute owner thereof (whether or not overdue and notwithstanding any notice of ownership or writing thereon or notice of any previous loss or theft thereof) for all purposes but, in the case of any Global Note, without prejudice to the provisions set out in the next succeeding paragraph.

For so long as any of the Notes is represented by a Global Note held on behalf of Euroclear Bank SA/NV (**Euroclear**) and/or Clearstream Banking S.A. (**Clearstream, Luxembourg**), each person (other than Euroclear or Clearstream, Luxembourg) who is for the time being shown in the records of Euroclear or of Clearstream, Luxembourg as the holder of a particular principal amount of such Notes (in which regard any certificate or other document issued by Euroclear

or Clearstream, Luxembourg as to the principal amount of such Notes standing to the account of any person shall be conclusive and binding for all purposes save in the case of manifest error) shall be treated by the Issuer, the Note Trustee and the Paying Agents as the holder of such principal amount of such Notes for all purposes other than with respect to the payment of principal or interest on such principal amount of such Notes, for which purpose the bearer of the relevant Global Note shall be treated by the Issuer, the Note Trustee and any Paying Agent as the holder of such principal amount of such Notes in accordance with and subject to the terms of the relevant Global Note and the expressions Noteholder and holder of Notes and related expressions shall be construed accordingly.

In determining whether a particular person is entitled to a particular principal amount of Notes as aforesaid, the Note Trustee may rely on such evidence and/or information and/or certification as it shall, in its absolute discretion, think fit and, if it does so rely, such evidence and/or information and/or certification shall, in the absence of manifest error, be conclusive and binding on all concerned.

Notes which are represented by a Global Note will be transferable only in accordance with the rules and procedures for the time being of Euroclear and Clearstream, Luxembourg, as the case may be. References to Euroclear and/or Clearstream, Luxembourg shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in Part B of the applicable Pricing Supplement.

3 Status of the Notes

The Notes and any relative Receipts and Coupons are direct, unconditional and unsubordinated obligations of the Issuer, secured in the manner set out in Condition 4 (*Security*), and rank *pari passu* without preference or priority among themselves.

4 Security

4.1 Series Security

- (a) The Issuer's obligations in respect of each Series are secured (subject as provided in the Conditions and the Note Trust Deed) pursuant to the Note Trust Deed in favour of the Note Trustee for the benefit of itself and the Noteholders and the other Series Secured Parties as follows:
 - (i) by an assignment by way of security of the Issuer's rights, title and interest arising under the Loan Agreements, the Security Trust Deed, the Legal Mortgages, the Agency Agreement, the Custody Agreement and the Account Agreement, in each case to the extent they relate to such Series;
 - (ii) by a charge by way of first fixed charge over all moneys and/or securities from time to time standing to the credit of the Series Transaction Account, the Series Ongoing Cash Security Account, the Series Initial Cash Security Account (if any) and the Series Custody Account, in each case of such Series, and all debts represented thereby and any other bank or other accounts in which the Issuer may at any time have or acquire any rights, title and interest in relation to such Series; and

- (iii) by a charge by way of first fixed charge over all rights of the Issuer in respect of sums held from time to time by the Paying Agents for the payment of principal or interest in respect of such Series.
- (b) The property charged and assigned pursuant to the Note Trust Deed listed in Condition 4.1(a), together with any other property or assets held by and/or assigned to the Note Trustee and/or any deed or document supplemental thereto, in respect of each Series is referred to herein as the **Series Charged Property** and the security created thereby, the **Series Security**.
- (c) No Series of Notes will have access to the Series Security securing another Series of Notes, including, in particular, security over the rights, title and interest arising under any Loan Agreement or Series Underlying Security not specifically allocated to such Series whether prior to or after the Note Trustee has served a notice of enforcement on the Issuer in relation to any Series of Notes.

4.2 **Series Underlying Security**

- (a) The Borrowers will create, or procure the creation by Eligible Group Members of, security over certain of their housing properties in favour of the Security Trustee to secure their obligations under the Loan Agreements (the **Series Underlying Security**).
- (b) The Security Trustee will hold the Series Underlying Security for the benefit of the Issuer in accordance with the Security Trust Deed and the Issuer shall be treated as a separate beneficiary under the Security Trust Deed in respect of all Loan Agreements entered into in connection with a Series of Notes.
- (c) The security created pursuant to the Legal Mortgages will be apportioned in respect of the Loan Agreements relating to a Series of Notes on:
 - (i) a Numerical Apportionment Basis; or
 - (ii) a Specific Apportionment Basis,in each case, as specified in the applicable Pricing Supplement and in accordance with and subject to the terms of the Security Trust Deed.
- (d) Where Numerical Apportionment Basis is specified as applicable in the applicable Pricing Supplement, a specific number of units in respect of the Apportioned Properties will be apportioned in respect of the Loan Agreements relating to such Series as agreed between the Issuer and the Borrowers and Eligible Group Members. The Initial Apportioned Properties in respect of each Series shall be specified in the applicable Pricing Supplement.
- (e) Where Specific Apportionment Basis is specified as applicable in the applicable Pricing Supplement, specific individual Charged Properties shall be allocated to the Issuer as agreed between the Issuer and the Borrowers and Eligible Group Members. The initial list of Charged Properties in respect of each Series shall be specified in the applicable Pricing Supplement.

5 Order of Payments

5.1 Pre-enforcement

Prior to the enforcement of the Series Security in respect of a Series of Notes, the Issuer shall apply the monies standing to the credit of the Series Transaction Account in respect of such Series on each Interest Payment Date and such other dates on which a payment is due in respect of the Notes or otherwise permitted in accordance with the Programme Documents in the following order of priority (the **Pre-enforcement Priority of Payment**):

- (a) first, in payment of any taxes due and owing by the Issuer to any taxing authority insofar as they relate to the relevant Series of Notes or, to the extent not referable to a specific Series, the Expense Apportioned Part thereof;
- (b) second, in payment of any unpaid fees, costs, charges, expenses and liabilities incurred by the Note Trustee and any Appointee (including, but not limited to, all amounts payable to the Note Trustee and any such Appointee under the Note Trust Deed) in each case, insofar as they relate to the relevant Series of Notes or, to the extent not referable to a specific Series, the Expense Apportioned Part thereof;
- (c) third, in payment, on a *pro rata* and *pari passu* basis, of any unpaid fees, costs, charges, expenses, liabilities and indemnity payments of the Issuer owing to the Paying Agents and the Agent Bank under the Agency Agreement, the Account Bank under the Account Agreement, the Custodian under the Custody Agreement and the Retained Note Custodian under the Retained Note Custody Agreement insofar as they relate to the relevant Series of Notes or, to the extent not referable to a specific Series, the Expense Apportioned Part thereof;
- (d) fourth, in payment, on a *pro rata* and *pari passu* basis, of any other unpaid fees, expenses and liabilities of the Issuer insofar as they relate to such Series of Notes or, to the extent not referable to a specific Series, the Expense Apportioned Part thereof;
- (e) fifth, in payment, on a *pro rata* and *pari passu* basis to the Noteholders of such Series of any interest due and payable in respect of such Series of Notes;
- (f) sixth, in payment, on a *pro rata* and *pari passu* basis, to the Noteholders of such Series of any principal due and payable in respect of such Series of Notes;
- (g) seventh, in payment, on a *pro rata* and *pari passu* basis, to the Borrowers of any amount due and payable under the terms of the Loan Agreements entered into in connection with such Series; and
- (h) eighth, in payment of any Permitted Investment Profit or Accounting Profit, as the case may be, to any Charitable Group Member.

5.2 Post-enforcement

Following the enforcement of the Series Security in respect of a Series of Notes, all monies standing to the credit of the Series Transaction Account, the Series Ongoing Cash Security Account and the Series Initial Cash Security Account in respect of such Series, and the net proceeds of enforcement of the Series Security shall be applied in the following order of priority (the **Post-enforcement Priority of Payment**):

- (a) first, in payment or satisfaction of any unpaid fees, costs, charges, expenses and liabilities incurred by the Note Trustee and any Appointee (including, but not limited to, all amounts payable to the Note Trustee and any such Appointee under the Note Trust Deed) in preparing and executing the trusts under the Note Trust Deed (including the costs of realising any Series Security and the Note Trustee's and any such Appointee's remuneration) in each case, insofar as they relate to the relevant Series of Notes or, to the extent not referable to a specific Series, the Expense Apportioned Part thereof;
- (b) second, except following the enforcement of the Series Security in respect of all Series of Notes, in payment of any taxes due and owing by the Issuer to any taxing authority insofar as they relate to the relevant Series of Notes or, to the extent not referable to a specific Series, the Expense Apportioned Part thereof;
- (c) third, in payment, on a *pro rata* and *pari passu* basis, of all amounts owing to the Paying Agents and the Agent Bank under the Agency Agreement, the Account Bank under the Account Agreement, the Custodian under the Custody Agreement and the Retained Note Custodian under the Retained Note Custody Agreement insofar as they relate to the relevant Series of Notes or, to the extent not referable to a specific Series, the Expense Apportioned Part thereof;
- (d) fourth, in payment, on a *pro rata* and *pari passu* basis to the Noteholders of such Series of any interest due and payable in respect of the Notes;
- (e) fifth, in payment, on a *pro rata* and *pari passu* basis, to the Noteholders of such Series of any principal due and payable in respect of the Notes;
- (f) sixth, in payment, on a *pro rata* and *pari passu* basis, of any other unpaid fees and expenses of the Issuer (in each case insofar as they relate to the Notes);
- (g) seventh, in payment, on a *pro rata* and *pari passu* basis, to the Borrowers of any amount due and payable under the terms of the Loan Agreements entered into in connection with such Series; and
- (h) eighth, in payment of any Permitted Investment Profit or Accounting Profit, as the case may be, to any Charitable Group Member.

6 Covenants

6.1 General Covenants

- (a) In addition to the covenants of the Issuer set out in the Note Trust Deed, for so long as any Series remains outstanding, the Issuer covenants that it will not, without the consent in writing of the Note Trustee, engage in any activity or do anything other than:
 - (i) carry out the business of a company which has as its purpose raising finance and on-lending such finance for the benefit of the members of the Group (including, without limitation, as envisaged by the Programme Documents); and
 - (ii) perform any act incidental to or necessary in connection with (i) above.
- (b) The Issuer also covenants, for so long as any Series remains outstanding, not to create or permit to subsist, over any of the Series Charged Property, any mortgage or charge

or any other security interest ranking in priority to, or *pari passu* with, the Series Security created by or pursuant to the Note Trust Deed.

6.2 Information Covenants

For so long as any Series remains outstanding, the Issuer shall:

- (a) send to the Note Trustee and, upon request by any Noteholder to the Issuer, make available to such Noteholder at the Issuer's registered office during normal business hours (or, for long as any Global Notes are held in their entirety on behalf of Euroclear and/or Clearstream, Luxembourg, by delivery to Euroclear and/or Clearstream, Luxembourg):
 - (i) a copy of each Compliance Certificate promptly upon receipt of the same from the Borrowers pursuant to the terms of their respective Loan Agreements; and
 - (ii) a copy of the audited annual financial statements of each Borrower (consolidated if available) promptly upon publication of the same by each Borrower; and
- (b) at the request of Noteholders holding not less than 33 per cent. in principal amount of the Notes of any Series for the time being outstanding, convene a meeting of the Noteholders to discuss the financial position of the Issuer and the Group, provided, however, that the Issuer shall not be required to convene any such meeting pursuant to this Condition 6.2(b) more than once in any calendar year. Upon the request of Noteholders to convene any such meeting, as aforesaid, the Issuer shall notify all Noteholders of the relevant Series of the date (which such date shall be no more than 21 days following such request), time and place of the meeting in accordance with Condition 16 (*Notices*). The Issuer shall act in good faith in addressing any questions regarding the financial position of itself or any other member of the Group raised at any such meeting, provided, however, that the Issuer shall not be obliged to disclose any information which it, in its absolute discretion, considers to be of a confidential nature. For the avoidance of doubt, the provisions of this Condition 6.2(b) are in addition to the meetings provisions set out in Condition 18.1 (*Meetings of Noteholders*).

6.3 Loan Agreements, Legal Mortgages and Security Trust Deed Consents Covenant

For so long as any Series remains outstanding, the Issuer covenants that it shall not consent to any waiver, amendment or modification of, or take any action or direct the Security Trustee to take any action pursuant to, the Loan Agreements, the Legal Mortgages or the Security Trust Deed except with the prior consent of the Note Trustee. The Note Trustee may seek the consent of the Noteholders in accordance with the Note Trust Deed prior to giving any such consent.

7 Interest

The applicable Pricing Supplement will indicate whether the Notes are Fixed Rate Notes and/or Floating Rate Notes.

7.1 Interest on Fixed Rate Notes

This Condition 7.1 applies to Fixed Rate Notes only. The applicable Pricing Supplement contains provisions applicable to the determination of fixed rate interest and must be read in

conjunction with this Condition 7.1 for full information on the manner in which interest is calculated on Fixed Rate Notes. In particular, the applicable Pricing Supplement will specify the Interest Commencement Date, the Rate(s) of Interest, the Interest Payment Date(s), the Maturity Date, the Fixed Coupon Amount, any applicable Broken Amount, the Calculation Amount, the Day Count Fraction and any applicable Determination Date.

Each Fixed Rate Note bears interest from (and including) the Interest Commencement Date at the rate(s) per annum equal to the Rate(s) of Interest. Interest will be payable in arrear on the Interest Payment Date(s) in each year up to (and including) the Maturity Date.

If the Notes are in definitive form, except as provided in the applicable Pricing Supplement, the amount of interest payable on each Interest Payment Date in respect of the Fixed Interest Period ending on (but excluding) such date will amount to the Fixed Coupon Amount. Payments of interest on any Interest Payment Date will, if so specified in the applicable Pricing Supplement, amount to the Broken Amount so specified.

As used in the Conditions, **Fixed Interest Period** means the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date.

Except in the case of Notes in definitive form where an applicable Fixed Coupon Amount or Broken Amount is specified in the applicable Pricing Supplement, interest shall be calculated in respect of any period by applying the Rate of Interest to:

- (a) in the case of Fixed Rate Notes which are represented by a Global Note, the aggregate outstanding principal amount of the Fixed Rate Notes represented by such Global Note; or
- (b) in the case of Fixed Rate Notes in definitive form, the Calculation Amount;

and, in each case, multiplying such sum by the applicable Day Count Fraction.

The resultant figure (including after application of any Fixed Coupon Amount or Broken Amount to the Calculation Amount in the case of Fixed Rate Notes in definitive form) shall be rounded to the nearest sub-unit of the relevant Specified Currency, half of any such sub-unit being rounded upwards or otherwise in accordance with applicable market convention.

Where the Specified Denomination of a Fixed Rate Note in definitive form is a multiple of the Calculation Amount, the amount of interest payable in respect of such Fixed Rate Note shall be the product of the amount (determined in the manner provided above) for the Calculation Amount and the amount by which the Calculation Amount is multiplied to reach the Specified Denomination, without any further rounding.

In these Conditions:

Day Count Fraction means, in respect of the calculation of an amount of interest, in accordance with this Condition 7.1 (*Interest on Fixed Rate Notes*):

- (a) if "Actual/Actual (ICMA)" is specified in the applicable Pricing Supplement:
 - (i) in the case of Notes where the number of days in the relevant period from (and including) the most recent Interest Payment Date (or, if none, the Interest

Commencement Date) to (but excluding) the relevant payment date (the **Accrual Period**) is equal to or shorter than the Determination Period during which the Accrual Period ends, the number of days in such Accrual Period divided by the product of (1) the number of days in such Determination Period and (2) the number of Determination Dates (as specified in the applicable Pricing Supplement) that would occur in one calendar year; or

- (ii) in the case of Notes where the Accrual Period is longer than the Determination Period during which the Accrual Period ends, the sum of:
 - (iii) the number of days in such Accrual Period falling in the Determination Period in which the Accrual Period begins divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates that would occur in one calendar year; and
 - (iv) the number of days in such Accrual Period falling in the next Determination Period divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates that would occur in one calendar year; and
- (b) if "30/360" is specified in the applicable Pricing Supplement, the number of days in the period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date (such number of days being calculated on the basis of a year of 360 days with 12 30-day months) divided by 360.

Determination Period means each period from (and including) a Determination Date to (but excluding) the next Determination Date (including, where either the Interest Commencement Date or the final Interest Payment Date is not a Determination Date, the period commencing on the first Determination Date prior to, and ending on the first Determination Date falling after, such date); and

sub-unit means, with respect to any currency other than euro, the lowest amount of such currency that is available as legal tender in the country of such currency and, with respect to euro, one cent.

7.2 Interest on Floating Rate Notes

This Condition 7.2 applies to Floating Rate Notes only. The applicable Pricing Supplement contains provisions applicable to the determination of floating rate interest and must be read in conjunction with this Condition 7.2 for full information on the manner in which interest is calculated on Floating Rate Notes. In particular, the applicable Pricing Supplement will identify any Specified Interest Payment Dates, any Specified Period, the Interest Commencement Date, the Business Day Convention, any Additional Business Centres, whether ISDA Determination or Screen Rate Determination applies to the calculation of interest, the party who will calculate the amount of interest due if it is not the Agent, the Margin, any maximum or minimum interest rates (if applicable) and the Day Count Fraction. Where ISDA Determination applies to the calculation of interest, the applicable Pricing Supplement will also specify the applicable Floating Rate Option, Designated Maturity and Reset Date. Where Screen Rate Determination applies to the calculation of interest, the applicable Pricing Supplement will also specify the applicable Reference Rate, Interest Determination Date(s) and Relevant Screen Page.

(a) **Interest Payment Dates**

Each Floating Rate Note bears interest from (and including) the Interest Commencement Date and such interest will be payable in arrear on either:

- (i) the Specified Interest Payment Date(s) in each year specified in the applicable Pricing Supplement; or
- (ii) if no Specified Interest Payment Date(s) is/are specified in the applicable Pricing Supplement, each date (each such date, together with each Specified Interest Payment Date, an **Interest Payment Date**) which falls the number of months or other period specified as the Specified Period in the applicable Pricing Supplement after the preceding Interest Payment Date or, in the case of the first Interest Payment Date, after the Interest Commencement Date.

Such interest will be payable in respect of each Interest Period. In these Conditions, Interest Period means the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date or the relevant payment date if the Notes become payable on a date other than an Interest Payment Date.

If a Business Day Convention is specified in the applicable Pricing Supplement and (x) if there is no numerically corresponding day in the calendar month in which an Interest Payment Date should occur or (y) if any Interest Payment Date would otherwise fall on a day which is not a Business Day, then, if the Business Day Convention specified is:

- (A) in any case where Specified Periods are specified in accordance with Condition (a)(ii) above, the Floating Rate Convention, such Interest Payment Date:
 - 1) in the case of (x) above, shall be the last day that is a Business Day in the relevant month and the provisions of (2) below shall apply *mutatis mutandis*; or
 - 2) in the case of (y) above, shall be postponed to the next day which is a Business Day unless it would thereby fall into the next calendar month, in which event:
 - a) such Interest Payment Date shall be brought forward to the immediately preceding Business Day; and
 - b) each subsequent Interest Payment Date shall be the last Business Day in the month which falls the Specified Period after the preceding applicable Interest Payment Date occurred; or
- (B) the Following Business Day Convention, such Interest Payment Date shall be postponed to the next day which is a Business Day; or
- (C) the Modified Following Business Day Convention, such Interest Payment Date shall be postponed to the next day which is a Business

Day unless it would thereby fall into the next calendar month, in which event such Interest Payment Date shall be brought forward to the immediately preceding Business Day; or

- (D) the Preceding Business Day Convention, such Interest Payment Date shall be brought forward to the immediately preceding Business Day.

In these Conditions, **Business Day** means:

- 1) a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in London and each Additional Business Centre (other than TARGET2 System) specified in the applicable Pricing Supplement;
- 2) if TARGET2 System is specified as an Additional Business Centre in the applicable Pricing Supplement, a day on which the Trans-European Automated Real-Time Gross Settlement Express Transfer (TARGET2) System (the **TARGET2 System**) is open; and
- 3) either:
 - a) in relation to any sum payable in a Specified Currency other than euro, a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in the principal financial centre of the country of the relevant Specified Currency; or
 - b) in relation to any sum payable in euro, a day on which the TARGET2 System is open.

(b) **Rate of Interest**

The Rate of Interest payable from time to time in respect of Floating Rate Notes will be determined in the manner specified in the applicable Pricing Supplement.

(i) **ISDA Determination for Floating Rate Notes**

Where ISDA Determination is specified in the applicable Pricing Supplement as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Period will be the relevant ISDA Rate plus or minus (as indicated in the applicable Pricing Supplement) the Margin (if any). For the purposes of this subparagraph (i), **ISDA Rate** for an Interest Period means a rate equal to the Floating Rate that would be determined by the Agent Bank (or other agent, if the Agent Bank (or such other agent) is unable to make such determination) under an interest rate swap transaction if the Agent Bank (or such other agent) were acting as Calculation Agent for that swap transaction under the terms of an agreement incorporating (x) if "2006 ISDA Definitions" is

specified in the applicable Pricing Supplement, the 2006 ISDA Definitions, as published by the International Swaps and Derivatives Association, Inc. (**ISDA**) and as amended and updated as at the Issue Date of the first Tranche of the Notes; or (y) if "2021 ISDA Definitions" is specified in the applicable Pricing Supplement, the latest version of the 2021 ISDA Interest Rate Derivatives Definitions as published by ISDA as at the Issue Date of the first Tranche of the Notes (together, the **ISDA Definitions**) and under which:

- (A) the Floating Rate Option is as specified in the applicable Pricing Supplement;
- (B) the Designated Maturity is a period specified in the applicable Pricing Supplement; and
- (C) the relevant Reset Date is the day specified in the applicable Pricing Supplement.

For the purposes of this subparagraph (i), Floating Rate, Calculation Agent, Floating Rate Option, Designated Maturity and Reset Date have the meanings given to those terms in the ISDA Definitions.

Unless otherwise stated in the applicable Pricing Supplement the Minimum Rate of Interest shall be deemed to be zero.

(ii) Screen Rate Determination for Floating Rate Notes

- (A) Where Screen Rate Determination is specified in the applicable Pricing Supplement as the manner in which the Rate of Interest is to be determined, and the Calculation Method is specified in the applicable Pricing Supplement as being Compounded Daily SONIA Formula, the Rate of Interest for an Interest Period will, subject to Condition 7.2(c) (*Benchmark Replacement*) and as provided below, be the Compounded Daily SONIA Formula Rate with respect to such Interest Period plus or minus (as indicated in the applicable Pricing Supplement) the Margin (if any).

Compounded Daily SONIA Formula Rate means, with respect to an Interest Period, the rate of return of a daily compound interest investment in Sterling (with the Sterling Overnight Index Average as the reference rate for the calculation of interest) as calculated by the Agent Bank (or such other party responsible for the calculation of the Rate of Interest, as specified in the applicable Pricing Supplement) on the relevant Interest Determination Date in accordance with the following formula (and the resulting percentage will be rounded, if necessary, to the nearest fourth decimal place, with 0.00005 being rounded upwards):

$$\left[\prod_{i=1}^{do} \left(1 + \frac{SONIA_i \times ni}{365} \right) - 1 \right] \times \frac{365}{d}$$

where:

d is the number of calendar days in:

- (a) where "Lag" is specified as the Observation Method in the applicable Pricing Supplement, the relevant Interest Period; or
- (b) where "Observation Shift" is specified as the Observation Method in the applicable Pricing Supplement, the relevant Observation Period;

d_o is the number of London Banking Days in:

- (a) where "Lag" is specified as the Observation Method in the applicable Pricing Supplement, the relevant Interest Period; or
- (b) where "Observation Shift" is specified as the Observation Method in the applicable Pricing Supplement, the relevant Observation Period;

i is a series of whole numbers from one to **d_o**, each representing the relevant London Banking Day in chronological order from, and including, the first London Banking Day in:

- (a) where "Lag" is specified as the Observation Method in the applicable Pricing Supplement, the relevant Interest Period; or
- (b) where "Observation Shift" is specified as the Observation Method in the applicable Pricing Supplement, the relevant Observation Period;

London Banking Day means any day on which commercial banks are open for general business (including dealing in foreign exchange and foreign currency deposits) in London;

n_i means, for any London Banking Day "i", the number of calendar days from (and including) such London Banking Day "i" up to (but excluding) the following London Banking Day;

Observation Period means, in respect of an Interest Period, the period from (and including) the date falling "**p**" London Banking Days prior to the first day of the relevant Interest Period to (but excluding) the date falling "**p**" London Banking Days prior to:

- (a) the Interest Payment Date for such Interest Period; or
- (b) if applicable, the relevant payment date if the Notes become due and payable on a date other than an Interest Payment Date;

p means:

- (a) where "Lag" is specified as the Observation Method in the applicable Pricing Supplement, the number of London Banking Days included in the "Lag Lookback Period (*p*)" in the applicable Pricing Supplement (which, unless otherwise agreed with the Agent Bank, or, if applicable/required, such other party responsible for the calculation of the Rate of Interest, shall be no less than five London Banking Days); or
- (b) where "Observation Shift" is specified as the Observation Method in the applicable Pricing Supplement, the number of London Banking Days included in the "Observation Shift Period" in the applicable Pricing Supplement (which, unless otherwise agreed with the Agent Bank, or, if applicable/required, such other party responsible for the calculation of the Rate of Interest, shall be no less than five London Banking Days);

SONIA reference rate means, in respect of any London Banking Day, a reference rate equal to the daily Sterling Overnight Index Average (SONIA) rate for such London Banking Day as provided by the administrator of SONIA to authorised distributors and as then published on the Relevant Screen Page (or, if the Relevant Screen Page is unavailable, as otherwise published by such authorised distributors) on the London Banking Day immediately following such London Banking Day; and

SONIA_i means, in respect of any London Banking Day "*i*":

- (a) where "Lag" is specified as the Observation Method in the applicable Pricing Supplement, the SONIA reference rate in respect of the London Banking Day falling "*p*" London Banking Days prior to the relevant London Banking Day "*i*"; or
 - (b) where "Observation Shift" is specified as the Observation Method in the applicable Pricing Supplement, the SONIA reference rate in respect of the relevant London Banking Day "*i*".
- (B) Where Screen Rate Determination is specified in the applicable Pricing Supplement as the manner in which the Rate of Interest is to be determined, and the Calculation Method is specified in the applicable Pricing Supplement as being SONIA Index Determination, the Rate of Interest for an Interest Period will, subject to Condition 7.2(c) (*Benchmark Replacement*) and as provided below, be the SONIA Compounded Index Rate with respect to such Interest Period plus or minus (as indicated in the applicable Pricing Supplement) the Margin (if any).

SONIA Compounded Index Rate means, with respect to an Interest Period, the rate of return of a daily compound interest investment as

calculated by the Agent Bank (or such other party responsible for the calculation of the Rate of Interest, as specified in the Pricing Supplement) on the relevant Interest Determination Date in accordance with the following formula (and the resulting percentage will be rounded, if necessary, to the nearest fourth decimal place, with 0.00005 being rounded upwards):

$$\left(\frac{\text{SONIA Compounded Index (End)}}{\text{SONIA Compounded Index (Start)}} - 1 \right) \times \frac{365}{d}$$

where:

d is the number of calendar days from (and including) the day in relation to which "SONIA Compounded Index_{Start}" is determined to (but excluding) the day in relation to which "SONIA Compounded Index_{End}" is determined (being the number of calendar days in the applicable reference period);

London Banking Day has the meaning set out in Condition 7.2(b)(ii)(A) above;

Relevant Number means 5 (five) or such higher number (or if agreed with the Agent Bank (or, if applicable/required, such other party responsible for the calculation of the Rate of Interest), such lower number) as is specified in the applicable Pricing Supplement;

SONIA Compounded Index_{End} means the SONIA Compounded Index value relating to the London Banking Day falling the Relevant Number of London Banking Days prior to

- (a) the Interest Payment Date for the relevant Interest Period; or
- (b) if applicable, the relevant payment date if the Notes become due and payable on a date other than an Interest Payment Date;

SONIA Compounded Index_{Start} means the SONIA Compounded Index value relating to the London Banking Day falling the Relevant Number of London Banking Days prior to the first day of the relevant Interest Period; and

SONIA Compounded Index means, with respect to any London Banking Day, the value of the SONIA Compounded Index that is provided by the administrator of the SONIA reference rate to authorised distributors and as then published on the Relevant Screen Page (or, if the Relevant Screen Page is unavailable, as otherwise published by such authorised distributors) in respect of such London Banking Day

If the relevant SONIA Compounded Index is not published or displayed by the administrator of the SONIA reference rate or other information service at the Relevant Time specified in the applicable Pricing Supplement on the relevant Interest Determination Date, the SONIA

Compounded Index Rate for the applicable Interest Period for which the SONIA Compounded Index is not available shall be the Compounded Daily SONIA Formula Rate determined in accordance with Condition 7.2(b)(ii)(A) above as if the Calculation Method specified in the applicable Pricing Supplement were Compounded Daily SONIA Formula (and not SONIA Index Determination), and for these purposes:

- (a) the "Observation Method" shall be deemed to be "Observation Shift"; and
- (b) the "Observation Shift Period" shall be deemed to be equal to the Relevant Number of London Banking Days,

as if those alternative elections had been made in the applicable Pricing Supplement.

- (C) For the purposes of Condition 7.2(b)(ii)(A) above, and subject to Condition 7.2(c) (*Benchmark Replacement*) below, if, in respect of any London Banking Day in the relevant Observation Period or the relevant Interest Period, as applicable, the Agent Bank (or such other party responsible for the calculation of the Rate of Interest, as specified in the applicable Pricing Supplement) determines that the applicable SONIA reference rate has not been made available on the Relevant Screen Page or has not otherwise been published by the relevant authorised distributors, then the Agent Bank (or such other party responsible for the calculation of the Rate of Interest, as specified in the applicable Pricing Supplement, as applicable) shall determine the SONIA reference rate in respect of such London Banking Day as being:

1)

- a) the Bank of England's Bank Rate (the **Bank Rate**) prevailing at 5.00 p.m. (or, if earlier, close of business) on such London Banking Day; plus
- b) the mean of the spread of the SONIA reference rate to the Bank Rate over the previous five London Banking Days in respect of which the SONIA reference rate has been published, excluding the highest spread (or, if there is more than one highest spread, one only of those highest spreads) and the lowest spread (or, if there is more than one lowest spread, one only of those lowest spreads) to the Bank Rate; or

2) if the Bank Rate under 1)a) above is not available at the relevant time, either:

- a) the SONIA reference rate published on the Relevant Screen Page (or otherwise published by the relevant authorised distributors) for the first preceding London Banking Day in respect of which the SONIA reference rate was published on the Relevant Screen Page (or

otherwise published by the relevant authorised distributors); or

- b) if this is more recent, the latest rate determined under 1) a) above,

and in each case **SONIA reference rate** shall be interpreted accordingly.

(D) In the event that the Rate of Interest cannot be determined in accordance with the foregoing provisions, the Rate of Interest shall be:

- 1) that determined as at the last preceding Interest Determination Date (though substituting, where a different Margin, Maximum Rate of Interest and/or Minimum Rate of Interest is to be applied to the relevant Interest Period from that which applied to the last preceding Interest Period, the Margin, Maximum Rate of Interest and/or Minimum Rate of Interest (as the case may be) relating to the relevant Interest Period, in place of the Margin, Maximum Rate of Interest and/or Minimum Rate of Interest (as applicable) relating to that last preceding Interest Period); or
- 2) if there is no such preceding Interest Determination Date, the initial Rate of Interest which would have been applicable to such Series of Notes for the first scheduled Interest Period had the Notes been in issue for a period equal in duration to the first scheduled Interest Period but ending on (and excluding) the Interest Commencement Date (and applying the Margin and, if applicable, any Maximum Rate of Interest and/or Minimum Rate of Interest, applicable to the first scheduled Interest Period).

(E) If the relevant Series of Notes becomes due and payable in accordance with Condition 12, the final Rate of Interest shall be calculated for the period from (and including) the previous Interest Payment Date to (but excluding) the date on which the Notes become so due and payable, and such Rate of Interest shall continue to apply to the Notes for so long as interest continues to accrue thereon as provided in Condition 7.2(k) and the Note Trust Deed.

(c) **Benchmark Replacement**

This Condition 7.2(c) applies only where Screen Rate Determination is specified in the applicable Pricing Supplement as the manner in which the Rate of Interest is to be determined.

(i) Independent Adviser

If the Issuer determines that a Benchmark Event has occurred in relation to an Original Reference Rate when any Rate of Interest (or any component part thereof) remains to be determined by reference to such Original Reference

Rate, then the Issuer shall use its reasonable endeavours to appoint an Independent Adviser, as soon as reasonably practicable, to determine, following consultation with the Issuer and no later than five Business Days prior to the relevant Interest Determination Date relating to the next succeeding Interest Period (the **IA Determination Cut-off Date**), a Successor Rate, failing which, an Alternative Rate (in accordance with Condition 7.2(c)(ii) (*Successor Rate or Alternative Rate*)) and, in either case, an Adjustment Spread (in accordance with Condition 7.2(c)(iii) (*Adjustment Spread*) and any Benchmark Amendments (in accordance with Condition 7.2(c)(iv) (*Benchmark Amendments*)).

An Independent Adviser appointed pursuant to this Condition 7.2(c) (*Benchmark Replacement*) shall act in good faith and in a commercially reasonable manner following consultation with the Issuer. In the absence of wilful default, bad faith or fraud, the Independent Adviser shall have no liability whatsoever to the Noteholders, the Note Trustee, the Paying Agents or the Agent Bank for any determination it makes pursuant to this Condition 7.2(c) (*Benchmark Replacement*). No Independent Adviser appointed in connection with the Notes (acting in such capacity), shall have any relationship of agency or trust with the Noteholders.

If:

- (A) the Issuer is unable to appoint an Independent Adviser; or
- (B) the Independent Adviser fails to determine a Successor Rate or, failing which, an Alternative Rate in accordance with this Condition 7.2(c)(i) (*Independent Adviser*) prior to the relevant IA Determination Cut-off Date,

the Rate of Interest applicable to the next succeeding Interest Period shall be equal to the Rate of Interest last determined in relation to the Notes in respect of the immediately preceding Interest Period. If there has not been a first Interest Payment Date, the Rate of Interest shall be the initial Rate of Interest. Where a different Margin or Maximum Rate of Interest or Minimum Rate of Interest is to be applied to the relevant Interest Period from that which applied to the immediately preceding Interest Period, the Margin, Maximum Rate of Interest or Minimum Rate of Interest relating to the relevant Interest Period shall be substituted in place of the Margin, Maximum Rate of Interest or Minimum Rate of Interest relating to that immediately preceding Interest Period. For the avoidance of doubt, this sub-paragraph shall apply to the relevant next succeeding Interest Period only and any subsequent Interest Periods are subject to the subsequent operation of, and to adjustment as provided in, this Condition 7.2(c) (*Benchmark Replacement*).

- (ii) Successor Rate or Alternative Rate

If the Independent Adviser, following consultation with the Issuer and acting in good faith and in a commercially reasonable manner, determines that:

- (A) there is a Successor Rate, then such Successor Rate shall (subject to adjustment as provided in Condition 7.2(c)(iii) (*Adjustment Spread*))

subsequently be used in place of the Original Reference Rate to determine the Rate of Interest (or the relevant component part thereof) for all future payments of interest on the Notes (subject to the further operation of this Condition 7.2(c) (*Benchmark Replacement*)); or

- (B) there is no Successor Rate but that there is an Alternative Rate, then such Alternative Rate shall (subject to adjustment as provided in Condition 7.2(c)(iii) (*Adjustment Spread*) subsequently be used in place of the Original Reference Rate to determine the Rate of Interest (or the relevant component part thereof) for all future payments of interest on the Notes (subject to the subsequent operation of this Condition 7.2(c)).

(iii) Adjustment Spread

The Adjustment Spread (or the formula or methodology for determining the Adjustment Spread) shall be applied to the Successor Rate or the Alternative Rate (as the case may be).

Following any such determination by the Independent Adviser, following consultation with the Issuer, of the Adjustment Spread, the Issuer shall give notice thereof in accordance with Condition 7.2(c)(v) (*Notices*). The Principal Paying Agent or the Agent Bank, as applicable, shall apply such Adjustment Spread to the Successor Rate or the Alternative Rate (as the case may be) for each subsequent determination of a relevant Rate of Interest (or any component part(s) thereof) by reference to such Successor Rate or Alternative Rate (as applicable).

(iv) Benchmark Amendments

If any Successor Rate or Alternative Rate and Adjustment Spread is determined in accordance with this Condition 7.2(c) (*Benchmark Replacement*) and the Independent Adviser, following consultation with the Issuer and acting in good faith and in a commercially reasonable manner, determines:

- (A) that amendments to the Conditions, the Note Trust Deed or the Agency Agreement are necessary to ensure the proper operation of such Successor Rate, Alternative Rate and/or Adjustment Spread (such amendments, the **Benchmark Amendments**); and
- (B) the terms of the Benchmark Amendments,

then the Issuer shall, following consultation with the Independent Adviser and subject to the Issuer giving notice thereof in accordance with Condition 7.2(c)(v) (*Notices*), without any requirement for the consent or approval of the Noteholders, the Receiptholders, the Couponholders or any other Series Secured Party, vary the Conditions, the Note Trust Deed and/or the Agency Agreement to give effect to such Benchmark Amendments with effect from the date specified in such notice, provided that neither the Principal Paying Agent nor the Agent Bank shall be bound by or be obliged to give effect to any Successor Rate, Alternative Rate, Adjustment Spread or Benchmark Amendment, if in the opinion of the Principal Paying Agent or the Agent Bank

the same would not be operable or would impose more onerous obligations upon it or expose it to any additional duties, responsibilities or liabilities or reduce or amend the rights and/or the protective provisions afforded to it in these Conditions and/or the Agency Agreement and/or any documents to which it is a party in any way.

At the request of the Issuer, but subject to receipt by the Note Trustee of a certificate signed by one Authorised Signatory of the Issuer pursuant to Condition 7.2(c)(v) (*Notices*), the Note Trustee shall (at the expense and direction of the Issuer), without any requirement for the consent or approval of the Noteholders, Receiptholders or Couponholders or any other Series Secured Party, be obliged to use its best endeavours to implement any Benchmark Amendments (including, *inter alia*, by the execution of a deed supplemental to or amending the Note Trust Deed) and the Note Trustee shall not be liable to any party for any consequences thereof (irrespective of whether such Benchmark Amendment(s) relate(s) to a Basic Terms Modification (as defined in the Note Trust Deed)), provided that the Note Trustee shall not be obliged so to implement if, in the opinion of the Note Trustee, doing so would impose more onerous obligations upon it or expose it to any additional duties, responsibilities or liabilities or reduce or amend the rights and/or the protective provisions afforded to it in these Conditions and/or the Note Trust Deed and/or any documents to which it is a party (including, for the avoidance of doubt, any supplemental note trust deed) in any way.

In connection with any such modifications in accordance with this Condition 7.2(c)(iv) (*Benchmark Amendments*), the Issuer and the Independent Adviser shall comply with the rules of any stock exchange on which the Notes are for the time being listed or admitted to trading.

(v) Notices

Any Successor Rate, Alternative Rate, Adjustment Spread and the specific terms of any Benchmark Amendments determined under this Condition 7.2(c) (*Benchmark Replacement*) will be notified promptly by the Issuer to the Note Trustee, the Paying Agents, the Agent Bank (if applicable), the Borrowers and, in accordance with Condition 16 (*Notices*), the Noteholders. Such notice shall be irrevocable and shall specify the effective date of the Benchmark Amendments, if any.

No later than notifying the Note Trustee of the same, the Issuer shall deliver to the Note Trustee a certificate signed by one Authorised Signatory of the Issuer:

(A) confirming:

- 1) that a Benchmark Event has occurred;
- 2) the Successor Rate or, as the case may be, the Alternative Rate;
- 3) any Adjustment Spread; and
- 4) the specific terms of any Benchmark Amendments,

in each case as determined in accordance with the provisions of this Condition 7.2(c) (*Benchmark Replacement*); and

- (B) certifying that the Benchmark Amendments are necessary to ensure the proper operation of such Successor Rate, Alternative Rate and/or Adjustment Spread.

The Note Trustee shall be entitled to rely on such certificate (without enquiry or liability to any person) as sufficient evidence thereof. The Successor Rate or Alternative Rate and the Adjustment Spread and the Benchmark Amendments (if any) specified in such certificate will (in the absence of manifest error in the determination of the Successor Rate or Alternative Rate and the Adjustment Spread and the Benchmark Amendments (if any) and without prejudice to the ability of the Note Trustee to rely on such certificate as aforesaid) be binding on the Issuer, the Note Trustee, the Principal Paying Agent, the Agent Bank and the Noteholders.

(vi) **Survival of Original Reference Rate**

Without prejudice to the obligations of the Issuer or the Independent Adviser under Conditions 7.2(c)(i), (ii), (iii), (iv) and 7.2(c)(iv), the Original Reference Rate and the fallback provisions provided for in Condition 7.2(b) and the Agency Agreement will continue to apply unless and until a Benchmark Event has occurred and the Note Trustee has been notified of the Successor Rate or the Alternative Rate (as the case may be), the Adjustment Spread and any Benchmark Amendments, in accordance with Condition 7.2(c)(v).

(vii) **Definitions**

In this Condition 7.2(c) (*Benchmark Replacement*):

Adjustment Spread means either a spread (which may be positive, negative or zero), or the formula or methodology for calculating a spread, in either case, which the Independent Adviser, following consultation with the Issuer and acting in good faith and in a commercially reasonable manner, determines is required to be applied to the Successor Rate or the Alternative Rate (as the case may be) to reduce or eliminate, to the fullest extent reasonably practicable in the circumstances, any economic prejudice or benefit (as the case may be) to Noteholders as a result of the replacement of the Original Reference Rate with the Successor Rate or the Alternative Rate (as the case may be) and is the spread, formula or methodology which:

- (A) in the case of a Successor Rate, is formally recommended in relation to the replacement of the Original Reference Rate with the Successor Rate by any Relevant Nominating Body; or
- (B) (if no such recommendation has been made, or in the case of an Alternative Rate) the Independent Adviser, following consultation with the Issuer and acting in good faith and in a commercially reasonable manner, determines is recognised or acknowledged as being the industry standard for over-the-counter derivative transactions which reference the Original Reference Rate, where such rate has been

replaced by the Successor Rate or the Alternative Rate (as the case may be); or

- (C) (if the Independent Adviser, in consultation with the Issuer, determines that no such industry standard is recognised or acknowledged), the Independent Adviser, in its discretion, following consultation with the Issuer and acting in good faith and in a commercially reasonable manner, determines to be appropriate;

Alternative Rate means an alternative benchmark or screen rate which the Independent Adviser, following consultation with the Issuer and acting in good faith and in a commercially reasonable manner, determines in accordance with Condition 7.2(c)(ii) (*Successor Rate or Alternative Rate*) has replaced the Original Reference Rate in customary market usage in the international debt capital markets for the purposes of determining floating rates of interest (or the relevant component part thereof) in the same Specified Currency as the Notes;

Benchmark Event means:

- (A) the Original Reference Rate ceasing to be published for a period of at least 5 Business Days or ceasing to exist; or
- (B) the later of (i) the making of a public statement by the administrator of the Original Reference Rate that it will, on or before a specified date, cease publishing the Original Reference Rate permanently or indefinitely (in circumstances where no successor administrator has been appointed that will continue publication of the Original Reference Rate) and (ii) the date falling six months prior to such date specified in (i); or
- (C) the making of a public statement by the supervisor of the administrator of the Original Reference Rate that (i) the Original Reference Rate has been permanently or indefinitely discontinued or (ii) the Original Reference Rate is no longer representative of an underlying market; or
- (D) the later of (i) the making of a public statement by the supervisor of the administrator of the Original Reference Rate that the Original Reference Rate will, on or before a specified date, be permanently or indefinitely discontinued and (ii) the date falling six months prior to the date specified in (i); or
- (E) the later of (i) the making of a public statement by the supervisor of the administrator of the Original Reference Rate as a consequence of which the Original Reference Rate will, on or before a specified date, be prohibited from being used either generally, or in respect of the Notes and (ii) the date falling six months prior to the date specified in (i); or
- (F) it has or will prior to the next Interest Determination Date become unlawful for the Agent Bank or the Issuer to determine any Rate of Interest and/or calculate any Interest Amount using the Original Reference Rate;

Independent Adviser means an independent financial institution of international repute or an independent financial adviser with experience in the international capital markets appointed by the Issuer at its own expense under Condition 7.2(c)(i) (*Independent Adviser*) and notified in writing to the Note Trustee;

Original Reference Rate means the benchmark or screen rate (as applicable) specified in the applicable Pricing Supplement for the purposes of determining the relevant Rate of Interest (or any component part(s) thereof) in respect of the Notes or (if applicable) any other successor or alternative rate (or any component part(s) thereof) determined and applicable to the Notes pursuant to the earlier operation of this Condition 7.2(c) (*Benchmark Replacement*);

Relevant Nominating Body means, in respect of a benchmark or screen rate (as applicable):

- (A) the central bank for the currency to which the benchmark or screen rate (as applicable) relates, or any central bank or other supervisory authority which is responsible for supervising the administrator of the benchmark or screen rate (as applicable); or
- (B) any working group or committee sponsored by, chaired or co-chaired by or constituted at the request of (i) the central bank for the currency to which the benchmark or screen rate (as applicable) relates, (ii) any central bank or other supervisory authority which is responsible for supervising the administrator of the benchmark or screen rate (as applicable), (iii) a group of the aforementioned central banks or other supervisory authorities, or (iv) the Financial Stability Board or any part thereof; and

Successor Rate means a successor to or replacement of the Original Reference Rate which is formally recommended by any Relevant Nominating Body.

(d) **Minimum Rate of Interest and/or Maximum Rate of Interest**

If the applicable Pricing Supplement specifies a Minimum Rate of Interest for any Interest Period, then, in the event that the Rate of Interest in respect of such Interest Period determined in accordance with the provisions of Condition 7.2(b) (*Rate of Interest*) is less than such Minimum Rate of Interest, the Rate of Interest for such Interest Period shall be such Minimum Rate of Interest.

If the applicable Pricing Supplement specifies a Maximum Rate of Interest for any Interest Period, then, in the event that the Rate of Interest in respect of such Interest Period determined in accordance with the provisions of Condition 7.2(b) (*Rate of Interest*) is greater than such Maximum Rate of Interest, the Rate of Interest for such Interest Period shall be such Maximum Rate of Interest.

(e) **Determination of Rate of Interest and calculation of Interest Amounts**

The Agent Bank will at or as soon as practicable after each time at which the Rate of Interest is to be determined, determine the Rate of Interest for the relevant Interest Period.

The Agent Bank will calculate the amount of interest (the **Interest Amount**) payable on the Floating Rate Notes for the relevant Interest Period by applying the Rate of Interest to:

- (i) in the case of Floating Rate Notes which are represented by a Global Note, the aggregate outstanding principal amount of the Notes represented by such Global Note; or
- (ii) in the case of Floating Rate Notes in definitive form, the Calculation Amount;

and, in each case, multiplying such sum by the applicable Day Count Fraction, and rounding the resultant figure to the nearest sub-unit of the relevant Specified Currency, half of any such sub-unit being rounded upwards or otherwise in accordance with applicable market convention. Where the Specified Denomination of a Floating Rate Note in definitive form is a multiple of the Calculation Amount, the Interest Amount payable in respect of such Note shall be the product of the amount (determined in the manner provided above) for the Calculation Amount and the amount by which the Calculation Amount is multiplied to reach the Specified Denomination without any further rounding.

Day Count Fraction means, in respect of the calculation of an amount of interest in accordance with this Condition 7.2:

- (i) if "Actual/Actual (ISDA)" or "Actual/Actual" is specified in the applicable Pricing Supplement, the actual number of days in the Interest Period divided by 365 (or, if any portion of that Interest Period falls in a leap year, the sum of (I) the actual number of days in that portion of the Interest Period falling in a leap year divided by 366 and (II) the actual number of days in that portion of the Interest Period falling in a non-leap year divided by 365);
- (ii) if "Actual/365 (Fixed)" is specified in the applicable Pricing Supplement, the actual number of days in the Interest Period divided by 365;
- (iii) if "Actual/365 (Sterling)" is specified in the applicable Pricing Supplement, the actual number of days in the Interest Period divided by 365 or, in the case of an Interest Payment Date falling in a leap year, 366;
- (iv) if "Actual/360" is specified in the applicable Pricing Supplement, the actual number of days in the Interest Period divided by 360;
- (v) if "30/360", "360/360" or "Bond Basis" is specified in the applicable Pricing Supplement, the number of days in the Interest Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y2 - Y1)] + [30 \times (M2 - M1)] + (D2 - D1)}{360}$$

where:

Y1 is the year, expressed as a number, in which the first day of the Interest Period falls;

Y2 is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

M1 is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

M2 is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

D1 is the first calendar day, expressed as a number, of the Interest Period, unless such number is 31, in which case D1 will be 30; and

D2 is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless such number would be 31 and D1 is greater than 29, in which case D2 will be 30;

- (vi) if "30E/360" or "Eurobond Basis" is specified in the applicable Pricing Supplement, the number of days in the Interest Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y2 - Y1)] + [30 \times (M2 - M1)] + (D2 - D1)}{360}$$

where:

Y1 is the year, expressed as a number, in which the first day of the Interest Period falls;

Y2 is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

M1 is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

M2 is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

D1 is the first calendar day, expressed as a number, of the Interest Period, unless such number would be 31, in which case D1 will be 30; and

D2 is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless such number would be 31, in which case D2 will be 30;

- (vii) if "30E/360 (ISDA)" is specified in the applicable Pricing Supplement, the number of days in the Interest Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y2 - Y1)] + [30 \times (M2 - M1)] + (D2 - D1)}{360}$$

where:

Y1 is the year, expressed as a number, in which the first day of the Interest Period falls;

Y2 is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

M1 is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

M2 is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

D1 is the first calendar day, expressed as a number, of the Interest Period, unless (i) that day is the last day of February or (ii) such number would be 31, in which case D1 will be 30; and

D2 is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless (i) that day is the last day of February but not the Maturity Date or (ii) such number would be 31, in which case D2 will be 30.

(f) **Linear Interpolation**

Where Linear Interpolation is specified as applicable in respect of an Interest Period in the applicable Pricing Supplement, the Rate of Interest for such Interest Period shall be calculated by the Agent Bank by straight line linear interpolation by reference to two rates based on the relevant Reference Rate (where Screen Rate Determination is specified as applicable in the applicable Pricing Supplement) or the relevant Floating Rate Option (where ISDA Determination is specified as applicable in the applicable Pricing Supplement), one of which shall be determined as if the Designated Maturity were the period of time for which rates are available next shorter than the length of the relevant Interest Period and the other of which shall be determined as if the Designated Maturity were the period of time for which rates are available next longer than the length of the relevant Interest Period provided however that if there is no rate available for a period of time next shorter or, as the case may be, next longer, then the Agent Bank shall determine such rate at such time and by reference to such sources as the Issuer shall determine appropriate for such purposes.

Designated Maturity means, in relation to Screen Rate Determination, the period of time designated in the Reference Rate.

(g) **Notification of Rate of Interest and Interest Amounts**

The Agent Bank will cause the Rate of Interest and each Interest Amount for each Interest Period and the relevant Interest Payment Date to be notified to the Issuer, the Note Trustee and any stock exchange on which the relevant Floating Rate Notes are for the time being listed and notice thereof to be published in accordance with

Condition 16 (*Notices*) as soon as possible after their determination but in no event later than (other than where Screen Rate Determination is specified in the applicable Pricing Supplement) the fourth London Business Day thereafter or (where Screen Rate Determination is specified in the applicable Pricing Supplement) the second London Banking Day thereafter (as defined in Condition 7.2(b)(i)(A)). Each Interest Amount and Interest Payment Date so notified may subsequently be amended (or appropriate alternative arrangements made by way of adjustment) without prior notice in the event of an extension or shortening of the Interest Period. Any such amendment will promptly be notified to each stock exchange on which the relevant Floating Rate Notes are for the time being listed and to the Noteholders in accordance with Condition 16 (*Notices*). For the purposes of this paragraph, the expression London Business Day means a day (other than a Saturday or a Sunday) on which banks and foreign exchange markets are open for general business in London.

(h) **Determination or Calculation by the Note Trustee**

If for any reason at any relevant time the Agent Bank defaults in its obligation to determine the Rate of Interest or in its obligation to calculate any Interest Amount in accordance with Condition 7.2(b)(i) (*ISDA Determination for Floating Rate Notes*) or Condition 7.2(b)(ii) (*Screen Rate Determination for Floating Rate Notes*), as the case may be, and in each case in accordance with Condition 7.2(e) (*Determination of Rate of Interest and calculation of Interest Amounts*) and Condition 7.2(f) (*Linear Interpolation*), the Note Trustee may (but without any liability accruing to the Note Trustee as a result) determine (or appoint an agent or expert at the expense of the Issuer who shall determine) the Rate of Interest at such rate as, in its absolute discretion (having such regard as it shall think fit to the foregoing provisions of this Condition, but subject always to any Minimum Rate of Interest or Maximum Rate of Interest specified in the applicable Pricing Supplement), it shall deem fair and reasonable in all the circumstances or, as the case may be, the Note Trustee may (but without any liability accruing to the Note Trustee as a result) calculate (or appoint an agent or expert at the expense of the Issuer who shall calculate) the Interest Amount(s) in such manner as it shall deem fair and reasonable in all the circumstances and each such determination or calculation shall be deemed to have been made by the Agent Bank.

(i) **Certificates to be final**

All certificates, communications, opinions, determinations, calculations, quotations and decisions given, expressed, made or obtained for the purposes of the provisions of this Condition 7 (*Interest*) by the Agent Bank shall (in the absence of wilful default, gross negligence, bad faith, fraud or manifest error) be binding on the Issuer, the Paying Agents, the Agent Bank and all Noteholders, Receiptholders and Couponholders and (in the absence of wilful default, gross negligence, bad faith or fraud) no liability to the Issuer, the Noteholders, the Receiptholders or the Couponholders shall attach to the Agent Bank or the Note Trustee in connection with the exercise or non-exercise by it of its powers, duties and discretions pursuant to such provisions.

(j) **Agent Bank**

The Issuer shall procure that, so long as any of the Notes remains outstanding, there is at all times an Agent Bank for the purposes of the Notes and the Issuer may, subject to the prior written approval of the Note Trustee, terminate the appointment of the Agent

Bank. In the event of the appointed office of any bank being unable or unwilling to continue to act as the Agent Bank or failing duly to determine the Rate of Interest and the Interest Amount for any Interest Period, the Issuer shall, subject to the prior written approval of the Note Trustee, appoint the London office of another major bank engaged in the London interbank market to act in its place. The Agent Bank may not resign its duties or be removed without a successor having been appointed.

(k) **Accrual of interest**

Each Note (or in the case of the redemption of part only of a Note, that part only of such Note) will cease to bear interest (if any) from the date for its redemption unless payment of principal is improperly withheld or refused. In such event, interest will continue to accrue until whichever is the earlier of:

- (i) the date on which all amounts due in respect of such Note have been paid; and
- (ii) as provided in the Note Trust Deed.

8 Payments

8.1 Method of payment

(a) Subject as provided below:

- (i) payments in a Specified Currency other than euro will be made by credit or transfer to an account in the relevant Specified Currency maintained by the payee with a bank in the principal financial centre of the country of such Specified Currency; and
- (ii) payments will be made in euro by credit or transfer to a euro account (or any other account to which euro may be credited or transferred) specified by the payee.

(b) Payments will be subject in all cases to:

- (i) any fiscal or other laws and regulations applicable thereto in the place of payment, but without prejudice to the provisions of Condition 10 (*Taxation*); and
- (ii) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986 (the **Code**) or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, any official interpretations thereof, or (without prejudice to the provisions of Condition 10 (*Taxation*)) any law implementing an intergovernmental approach thereto.

8.2 Presentation of definitive Notes, Receipts and Coupons

(a) Subject as follows in respect of Instalment Redemption, payments of principal in respect of definitive Notes will (subject as provided below) be made in the manner provided in Condition 8.1 only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of definitive Notes.

- (b) Where Instalment Redemption is specified as applicable in the applicable Pricing Supplement, payment of instalments of principal on an Instalment Date (other than the Instalment Date falling on the Maturity Date) in respect of definitive Notes will be made against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of the relevant Receipt, in each case at the specified office of any Paying Agent outside the United States (which expression, as used herein, means the United States of America (including the States and the District of Columbia and its possessions)). Each Receipt must be presented for payment together with the Note to which it appertains. Any Receipt presented without the Note to which it appertains does not constitute valid obligations of the Issuer.
- (c) Payments of interest in respect of definitive Notes will (subject as provided below) be made as aforesaid only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of Coupons, in each case at the specified office of any Paying Agent outside the United States (which expression, as used herein, means the United States of America (including the States and the District of Columbia and its possessions)).
- (d) Fixed Rate Notes in definitive form (other than Long Maturity Notes (as defined below)) should be presented for payment together with all unmatured Coupons appertaining thereto (which expression shall for this purpose include Coupons falling to be issued on exchange of matured Talons), failing which the amount of any missing unmatured Coupon (or, in the case of payment not being made in full, the same proportion of the amount of such missing unmatured Coupon as the sum so paid bears to the sum due) will be deducted from the sum due for payment. Each amount of principal so deducted will be paid in the manner mentioned above against surrender of the relative missing Coupon at any time before the expiry of 10 years after the Relevant Date in respect of such principal (whether or not such Coupon would otherwise have become void under Condition 11 (*Prescription*) or, if later, five years from the date on which such Coupon would otherwise have become due, but in no event thereafter.
- (e) Upon any Fixed Rate Note in definitive form becoming due and repayable prior to its Maturity Date, all unmatured Talons (if any) appertaining thereto will become void and no further Coupons will be issued in respect thereof.
- (f) Upon the date on which any Floating Rate Note or Long Maturity Note in definitive form becomes due and repayable, unmatured Coupons and Talons (if any) relating thereto (whether or not attached) shall become void and no payment or, as the case may be, exchange for further Coupons shall be made in respect thereof. A **Long Maturity Note** is a Fixed Rate Note (other than a Fixed Rate Note which on issue had a Talon attached) whose principal amount on issue is less than the aggregate interest payable thereon provided that such Note shall cease to be a Long Maturity Note on the Interest Payment Date on which the aggregate amount of interest remaining to be paid after that date is less than the principal amount of such Note.
- (g) If the due date for redemption of any definitive Note is not an Interest Payment Date, interest (if any) accrued in respect of such Note from (and including) the preceding Interest Payment Date or, as the case may be, the Interest Commencement Date shall be payable only against surrender of the relevant definitive Note.

8.3 **Payments in respect of Global Notes**

Payments of principal and interest (if any) in respect of Notes represented by any Global Note will (subject as provided below) be made in the manner specified above in relation to definitive Notes or otherwise in the manner specified in the relevant Global Note, where applicable against presentation or surrender, as the case may be, of such Global Note at the specified office of any Paying Agent outside the United States. A record of each payment made, distinguishing between any payment of principal and any payment of interest, will be made either on such Global Note by the Paying Agent to which it was presented or in the records of Euroclear and Clearstream, Luxembourg, as applicable.

8.4 **General provisions applicable to payments**

- (a) The holder of a Global Note shall be the only person entitled to receive payments in respect of Notes represented by such Global Note and the Issuer will be discharged by payment to, or to the order of, the holder of such Global Note in respect of each amount so paid. Each of the persons shown in the records of Euroclear or Clearstream, Luxembourg as the beneficial holder of a particular principal amount of Notes represented by such Global Note must look solely to Euroclear or Clearstream, Luxembourg, as the case may be, for its share of each payment so made by the Issuer to, or to the order of, the holder of such Global Note.
- (b) Notwithstanding the foregoing provisions of this Condition, if any amount of principal and/or interest in respect of Notes is payable in U.S. dollars, such U.S. dollar payments of principal and/or interest in respect of such Notes will be made at the specified office of a Paying Agent in the United States if:
 - (i) the Issuer has appointed Paying Agents with specified offices outside the United States with the reasonable expectation that such Paying Agents would be able to make payment in U.S. Dollars at such specified offices outside the United States of the full amount of principal and interest on the Notes in the manner provided above when due;
 - (ii) payment of the full amount of such principal and interest at all such specified offices outside the United States is illegal or effectively precluded by exchange controls or other similar restrictions on the full payment or receipt of principal and interest in U.S. dollars; and
 - (iii) such payment is then permitted under United States law without involving, in the opinion of the Issuer, adverse tax consequences to the Issuer.

8.5 **Payment Day**

If the date for payment of any amount in respect of any Note, Receipt or Coupon is not a Payment Day, the holder thereof shall not be entitled to payment until the next following Payment Day in the relevant place and shall not be entitled to further interest or other payment in respect of such delay. For these purposes, **Payment Day** means any day which (subject to Condition 11 (*Prescription*)) is:

- (a) or falls after the relevant due date;

- (b) or falls at least one day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in the principal financial centre of the country of the relevant Specified Currency, after the corresponding Loan Payment Day;
- (c) a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits):
 - (i) in the case of Notes in definitive form only, in the relevant place of presentation; and
 - (ii) in each Additional Financial Centre (other than TARGET2 System) specified in the applicable Pricing Supplement;
- (d) if TARGET2 System is specified as an Additional Financial Centre in the applicable Pricing Supplement, a day on which the TARGET2 System is open; and
- (e) either:
 - (i) in relation to any sum payable in a Specified Currency other than euro, a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in the principal financial centre of the country of the relevant Specified Currency; or
 - (ii) in relation to any sum payable in euro, a day on which the TARGET2 System is open.

8.6 Interpretation of principal and interest

- (a) Any reference in the Conditions to principal in respect of the Notes shall be deemed to include, as applicable:
 - (i) any additional amounts which may be payable with respect to principal under Condition 10 (*Taxation*) or under any undertaking or covenant given in addition thereto, or in substitution therefor, pursuant to the Note Trust Deed;
 - (ii) the Final Redemption Amount of the Notes (or, in the case of Notes redeemable in instalments, the Instalment Amounts); and
 - (iii) any premium and any other amounts (other than interest) which may be payable by the Issuer under or in respect of the Notes.
- (b) Any reference in the Conditions to interest in respect of the Notes shall be deemed to include, as applicable, any additional amounts which may be payable with respect to interest under Condition 10 (*Taxation*) or under any undertaking or covenant given in addition thereto, or in substitution therefor, pursuant to the Note Trust Deed.

9 Redemption and Purchase

9.1 Redemption at maturity

Unless previously redeemed or purchased and cancelled as specified below, each Note will be redeemed by the Issuer:

- (a) where Final Redemption is specified in the applicable Pricing Supplement, at its Final Redemption Amount specified in the applicable Pricing Supplement in the relevant Specified Currency on the Maturity Date specified in the applicable Pricing Supplement; or
- (b) where Instalment Redemption is specified in the applicable Pricing Supplement, in part on each Instalment Date in the Instalment Amount in the relevant Specified Currency, all as specified in the applicable Pricing Supplement.

9.2 Redemption for tax reasons

If as a result of any actual or proposed change in tax law, the Issuer determines (in its reasonable commercial judgement), and certifies to the Note Trustee, that it would, on the next following Interest Payment Date, be required to make a withholding or deduction in respect of payments to be made on such Interest Payment Date (other than in respect of a Noteholder Specific Withholding) and the Issuer does not opt to pay additional amounts pursuant to Condition 10(b) (*Taxation*) or, having so opted, notifies the Note Trustee and the Noteholders, in accordance with Condition 16 (*Notices*), of its intention to cease paying such additional amounts, the Issuer shall redeem the Notes in whole, but not in part, at their principal amount, plus accrued interest to (but excluding) the date of redemption, as soon as reasonably practicable prior to the next following Interest Payment Date or, if it is not reasonably practicable for the Issuer to redeem the Notes prior to the next following Interest Payment Date, within three Business Days thereafter. For the avoidance of doubt, any amounts in respect of accrued interest which fall due on any such redemption of the Notes (and, where the redemption follows the next following Interest Payment Date, such Interest Payment Date) shall be paid subject to the required withholding or deduction and the Issuer shall not be obliged to pay any additional amounts in respect thereof.

9.3 Redemption at the option of the Borrowers (Borrower Call)

- (a) If Borrower Call is specified as being applicable in the applicable Pricing Supplement, a Borrower may elect to prepay at any time (or, where such Loan was advanced in connection with a Floating Rate Note, on any Loan Payment Date) after the relevant Final Retained Note Disposal Date (if applicable) a Loan advanced in connection with the relevant Series of Notes in whole or in part.
- (b) Upon such election (if no replacement Commitment is put in place with another Borrower), the Issuer shall, on giving not less than 30 nor more than 60 days' notice, redeem the Notes of such Series in whole or, in respect of a prepayment in part, in an aggregate principal amount equal to the principal amount of the Loan to be repaid on the date which is two Business Days after that on which payment is made by such Borrower under its Loan Agreement (the **Loan Prepayment Date**).
- (c) Redemption of Notes pursuant to this Condition 9.3 (*Redemption at the option of the Borrowers (Borrower Call)*) shall be made at the Optional Redemption Amount(s)

specified in the applicable Pricing Supplement, together with any interest accrued up to (but excluding) the Loan Prepayment Date.

- (d) The Optional Redemption Amount will be:
- (i) if Par Amount is specified in the applicable Pricing Supplement, the principal amount of the Notes;
 - (ii) if Modified Spens Amount is specified in the applicable Pricing Supplement, the amount determined as set out below: or
 - (iii) if Make Whole Amount or Other Amount is specified in the applicable Pricing Supplement, the amount determined as set out in the applicable Pricing Supplement.
- (e) If Modified Spens Amount is specified in the applicable Pricing Supplement, the Optional Redemption Amount shall be the amount equal to the higher of the following:
- (i) par; and
 - (ii) the price (expressed as a percentage) (as reported in writing to the Issuer and the Note Trustee by a financial adviser nominated by the Issuer and approved by the Note Trustee (the **Nominated Financial Adviser**)) (and rounded to three decimal places (0.0005 being rounded upwards)) at which the Gross Redemption Yield on the Notes (if the Notes were to remain outstanding until their original maturity) on the Determination Date would be equal to the sum of (i) the Gross Redemption Yield at 3:00 pm (London time) on the Determination Date of the Benchmark Gilt and (ii) the Spens Margin.
- (f) For the purposes of this Condition:

Benchmark Gilt means the UK Government Gilt specified as such in the applicable Pricing Supplement or such other conventional (i.e. not index-linked) UK Government Gilt as the Issuer (with the advice of the Nominated Financial Adviser) may determine to be the most appropriate conventional UK Government Gilt;

Determination Date means three Business Days prior to the Loan Prepayment Date;

Gross Redemption Yield means a yield calculated by the Nominated Financial Adviser on the basis set out by the United Kingdom Debt Management Office in the paper "*Formulae for Calculating Gilt Prices from Yields*" page 5, Section One: Price/Yield Formulae (Conventional Gilts; Double-dated and Undated Gilts with Assumed (or Actual) Redemption on a Quasi-Coupon Date) (published on 8 June 1998 and updated on 15 January 2002 and 16 March 2005) (as amended or supplemented from time to time); and

Spens Margin means the margin specified as such in the applicable Pricing Supplement.

9.4 Maturity Call Par Option

- (a) If Maturity Par Call Option is specified as being applicable in the applicable Pricing Supplement, a Borrower may from (and including) the Call Option Date specified in the applicable Pricing Supplement (which shall be no earlier than 90 days before the Maturity Date) elect to prepay at any time (or, where such Loan was advanced in connection with a Floating Rate Note, on any subsequent Loan Payment Date prior to the Maturity Date (if any)) after the relevant Final Retained Note Disposal Date (if applicable) a Loan advanced in connection with the relevant Series of Notes in whole or in part.
- (b) Upon such election, the Issuer shall, on giving not less than 15 nor more than 30 days' notice, redeem the Notes of such Series in whole or, in respect of a prepayment in part, in an aggregate principal amount equal to the principal amount of the Loan to be repaid on the date which is two Business Days after that on which payment is made by such Borrower under its Loan Agreement (the **Loan Prepayment Date**).
- (c) Redemption of Notes pursuant to this Condition 9.4 (*Maturity Call Par Option*) shall be made at their principal amount, together with any interest accrued up to (but excluding) the Loan Prepayment Date.

9.5 Residual Call Option

- (a) If Residual Call Option is specified as being applicable in the applicable Pricing Supplement, the Borrowers in respect of all Loan Agreements entered into in connection with a Series of Notes may (acting together) elect to prepay the Loans advanced in connection with the relevant Series of Notes in whole (but not in part) at any time (or, where such Loan was advanced in connection with a Floating Rate Note, on any Loan Payment Date) after the relevant Final Retained Note Disposal Date (if applicable) in the event that the aggregate outstanding principal amount of the Notes of such Series (being, where Instalment Redemption is specified as applicable in the applicable Pricing Supplement, the original principal amount ignoring any previous redemption of principal in accordance with Condition 9.1(b) (*Redemption at maturity*)) is equal to or less than the Residual Call Option Percentage specified in the applicable Pricing Supplement of the aggregate principal amount of the Notes of such Series issued.
- (b) Upon such election, the Issuer shall, on giving not less than 15 nor more than 30 days' notice, redeem the Notes of such Series in whole on the date which is two Business Days after that on which payment is made by the Borrowers under such Loan Agreements (the **Loan Prepayment Date**).
- (c) Redemption of Notes pursuant to this Condition 9.5 (*Residual Call Option*) shall be made at the Residual Call Amount, together with any interest accrued up to (but excluding) the Loan Prepayment Date.
- (d) Notwithstanding the foregoing, if one or more Borrowers has elected to repay any Loan Agreement entered into in connection with such Series of Notes in circumstances which has resulted in the exercise by the Issuer of the Borrower Call option in accordance with Condition 9.3 (*Redemption at the option of the Borrowers (Borrower Call)*) in respect of part only of a relevant Series of Notes, the provisions of this Condition 9.5 (*Residual Call Option*) shall not apply to the same Series of Notes for a period of 12 months from the applicable date of the partial redemption of the Notes of such Series.

9.6 **Mandatory Early Redemption**

If a Loan in respect of a Series of Notes becomes repayable:

- (a) as a result of a Borrower Default; and/or
- (b) following a Borrower ceasing to be a Registered Provider of Social Housing (other than if such Borrower regains its status as a Registered Provider of Social Housing or ceases to be a Borrower within 180 days),

then (unless the Issuer has agreed with another Borrower or Borrowers to increase its Commitment by the relevant amount of the Loan to be prepaid not later than the date on which the relevant amount of Notes would otherwise be redeemed) the Issuer shall redeem the Notes of the relevant Series in full at their principal amount together (if appropriate) with accrued interest to (but excluding) the date on which the Loan is repaid (the **Loan Repayment Date**), on date which is two Business Days after the Loan Repayment Date.

9.7 **Notices**

- (a) Notice of any early redemption in accordance with Conditions 9.2 (*Redemption for tax reasons*), 9.3 (*Redemption at the option of the Borrowers (Borrower Call)*), 9.4 (*Maturity Call Par Option*), 9.5 (*Residual Call Option*) or 9.6 (*Mandatory Early Redemption*) above shall be given by the Issuer to the Note Trustee, the Paying Agents and the Noteholders, in accordance with Condition 16 (*Notices*), as promptly as practicable (but, in the case of Conditions 9.3 (*Redemption at the option of the Borrowers (Borrower Call)*), 9.4 (*Maturity Call Par Option*) and 9.5 (*Residual Call Option*), shall be no later than three Business Days after the receipt by the Issuer of notice from any Borrower of its intention to prepay a corresponding amount pursuant to the relevant Loan Agreement).
- (b) In respect of any redemption pursuant to 9.5 (*Residual Call Option*) such notice to the Note Trustee shall be delivered together with a certificate signed by one Authorised Signatory of the Issuer confirming that the Borrowers are entitled to repay the relevant Loan(s) and the Issuer is therefore entitled to redeem the relevant Notes. The Note Trustee shall be entitled to rely on such certificate without further enquiry.

9.8 **Provision relating to Partial Redemption**

In the case of a partial redemption of Notes, Notes to be redeemed (**Redeemed Notes**) will:

- (a) in the case of Redeemed Notes represented by definitive Notes, be drawn individually by lot, not more than 30 days prior to the date fixed for redemption; and
- (b) in the case of Redeemed Notes represented by a Global Note, be selected in accordance with the rules of Euroclear and/or Clearstream, Luxembourg, (to be reflected in the records of Euroclear and Clearstream, Luxembourg as either a pool factor or a reduction in principal amount, at their discretion).

In the case of Redeemed Notes represented by definitive Notes, a list of the serial numbers of such Redeemed Notes will be published in accordance with Condition 16 (*Notices*) not less than 15 days prior to the date fixed for redemption. Such notice will also specify the date fixed for redemption, the early redemption amount and the aggregate principal amount of the Redeemed Notes, the serial numbers of the Notes previously called for redemption and not presented for

payment and the aggregate principal amount of the Notes which will be outstanding after the partial redemption.

9.9 **Calculations**

Each calculation, by or on behalf of the Issuer, for the purposes of this 9 (*Redemption and Purchase*) shall, in the absence of the manifest error, be final and binding on all persons. If the Issuer does not at any time for any reason calculate amounts referred to in this Condition 9 (*Redemption and Purchase*), such amounts may be calculated by the Note Trustee or an agent or expert appointed by the Note Trustee at the expense of the Issuer for this purpose (without any liability accruing to the Note Trustee as a result) based on information supplied to it by the Issuer and each such calculation shall be deemed to have been made by the Issuer.

9.10 **Purchase of Notes by the Borrowers**

- (a) Any Borrower and any other member of the Group (other than the Issuer) may at any time purchase Notes of any Series (provided that, in the case of definitive Notes, all unmatured Receipts, Coupons and Talons appertaining thereto are purchased therewith) at any price in the open market or otherwise.
- (b) Following any such purchase, such Borrower or any such member of the Group, as the case may be, may (but is not obliged to) surrender such Notes to the Issuer for cancellation. An amount equal to the principal amount of such Notes being surrendered shall be deemed to be prepaid under the Loan Agreement specified by such Borrower or any such member of the Group (which must be a Loan Agreement entered into in connection with such Series) (but, for the avoidance of doubt, without triggering a redemption under Conditions 9.3 (*Redemption at the option of the Borrowers (Borrower Call)*), 9.4 (*Maturity Call Par Option*) or 9.5 (*Residual Call Option*)) or, to the extent the relevant Loan is not then outstanding, an amount of the applicable Undrawn Commitment of the relevant Borrower equal to the Outstanding Balance of the relevant Notes surrendered shall be deemed to be cancelled for the purposes of such Loan Agreement and an amount of Retained Proceeds equal to the Cancelled Retained Proceeds shall be paid by the Issuer to such Borrower or such other member of the Group, as the case may be.

9.11 **Purchase of Notes by the Issuer**

The Issuer may not at any time purchase Notes other than Retained Notes on the Issue Date thereof.

9.12 **Cancellation**

- (a) All Notes which are redeemed will forthwith be cancelled (together with all unmatured Receipts, Coupons and Talons attached thereto or surrendered therewith at time of redemption). All Notes so cancelled and any Notes purchased and cancelled pursuant to Condition 9.10 (*Purchase of Notes by the Borrowers*) (together with all unmatured Receipts, Coupons and Talons cancelled therewith) shall be forwarded to the Principal Paying Agent and cannot be reissued or resold.
- (b) Where Retained Notes are specified as being applicable in the applicable Pricing Supplement in respect of a Series, the Issuer:

- (i) shall cancel all such Retained Notes held by or on behalf of the Issuer:
 - (A) immediately prior to such Retained Notes being redeemed on the applicable Maturity Date;
 - (B) forthwith upon notice that the Notes of such Series are to be redeemed (and, in any event, prior to such redemption) in accordance with Condition 9.2 (*Redemption for tax reasons*), 9.4 (*Maturity Call Par Option*), 9.5 (*Residual Call Option*), Condition 9.6 (*Mandatory Early Redemption*) or Condition 12.1 (*Events of Default*); and
 - (C) on the Retained Note Cancellation Date (if any); and
- (ii) may cancel any Retained Notes held by it or on its behalf at any time at its discretion.

10 Taxation

- (a) All payments of principal and interest in respect of the Notes, Receipts and Coupons by or on behalf of the Issuer will be made without withholding or deduction for or on account of any present or future taxes or duties of whatever nature imposed or levied by or on behalf of any Tax Jurisdiction unless such withholding or deduction is required by law.
- (b) Notwithstanding the foregoing, in the event that the Issuer would, on the next Interest Payment Date, be required to make a withholding or deduction in respect of tax (other than in respect of a Noteholder Specific Withholding), the Issuer may, provided that it has given notice to the Note Trustee and the Noteholders, in accordance with Condition 16 (*Notices*), of its intention to do so prior to such Interest Payment Date, pay to Noteholders such additional amounts as may be necessary in order that the net amounts received by the Noteholders after such withholding or deduction will equal the amounts of principal and interest which would have been received in respect of the Notes in the absence of such withholding or deduction. If at any time the Issuer intends to cease paying such additional amounts it may do so by giving notice to the Noteholders and the Note Trustee of its intention to do so with effect from the next Interest Payment Date.

11 Prescription

- (a) The Notes, Receipts and Coupons will become void unless claims in respect of principal and/or interest are made within a period of 10 years (in the case of principal) and five years (in the case of interest) after the Relevant Date therefor.
- (b) There shall not be included in any Coupon sheet issued on exchange of a Talon any Coupon the claim for payment in respect of which would be void pursuant to this Condition or Condition 8.2 (*Presentation of definitive Notes, Receipts and Coupons*) or any Talon which would be void pursuant to Condition 8.2 (*Presentation of definitive Notes, Receipts and Coupons*).

12 Events of Default

12.1 Events of Default

The Note Trustee at its discretion may, and if so requested in writing by the holders of at least one-fourth in principal amount of the Notes then outstanding or if so directed by an Extraordinary Resolution shall (subject in each case to being indemnified and/or secured and/or pre-funded to its satisfaction), (but in the case of the happening of any of the events described in Conditions 12.1(b), 12.1(c) and 12.1(j), only if the Note Trustee shall have certified in writing to the Issuer that such event is, in its opinion, materially prejudicial to the interests of the Noteholders), give notice in writing to the Issuer that each Note is, and each Note shall thereupon immediately become, due and repayable at their principal amount together (if appropriate) with accrued interest as provided in the Note Trust Deed if any of the following events (each an **Event of Default**) shall occur:

- (a) if default is made in the payment in the Specified Currency of any principal or interest due in respect of the Notes or any of them and the default continues for a period of 7 days in the case of principal and 14 days in the case of interest; or
- (b) if the Issuer fails to perform or observe any of its other obligations under the Conditions or the Note Trust Deed or if any representation given by the Issuer to the Note Trustee in the Note Trust Deed is found to be untrue, incorrect or misleading as at the time it was given and (except in any case where, in the opinion of the Note Trustee, the failure or inaccuracy is incapable of remedy when no such continuation or notice as is hereinafter mentioned will be required) the failure continues for the period of 30 days next following the service by the Note Trustee on the Issuer of notice requiring the same to be remedied; or
- (c)
 - (i) any other present or future indebtedness of the Issuer for or in respect of moneys borrowed or raised becomes due and payable prior to its stated maturity by reason of any actual or potential default, event of default or the like (howsoever described);
 - (ii) any such indebtedness is not paid when due or, as the case may be, within any applicable grace period, or
 - (iii) the Issuer fails to pay when due any amount payable by it under any present or future guarantee for, or indemnity in respect of, any moneys borrowed or raised,provided that the aggregate amount of the relevant indebtedness, guarantees and indemnities in respect of which one or more of the events mentioned above in this Condition 12.1(c) have occurred equals or exceeds £15,000,000 or its equivalent in other currencies (as reasonably determined by the Note Trustee); or
- (d) if any order is made by any competent court or resolution passed for the winding up or dissolution of the Issuer, save for the purposes of reorganisation on terms previously approved in writing by the Note Trustee or by an Extraordinary Resolution; or

- (e) if the Issuer ceases or threatens to cease to carry on the whole or, in the opinion of the Note Trustee, substantially all of its business, save for the purposes of reorganisation on terms previously approved in writing by the Note Trustee or by an Extraordinary Resolution; or
- (f) the Issuer stops or threatens to stop payment of, or is unable to, or admits inability to, pay its debts (or any class of its debts) as they fall due, or is deemed unable to pay its debts pursuant to or for the purposes of any applicable law, or is adjudicated or found bankrupt or insolvent; or
- (g) if:
 - (i) proceedings are initiated against the Issuer under any applicable liquidation, insolvency, composition, reorganisation or other similar laws, or an application is made (or documents filed with a court) for the appointment of an administrative or other receiver, manager, liquidator, administrator or other similar official, or an administrative or other receiver, manager, liquidator, administrator or other similar official is appointed, in relation to the Issuer or, as the case may be, in relation to all or substantially all of the undertaking or assets of the Issuer, or an encumbrancer takes possession of all or substantially all of the undertaking or assets of the Issuer, or a distress, execution, attachment, sequestration or other process is levied, enforced upon, sued out or put in force against all or substantially all of the undertaking or assets of the Issuer; and
 - (ii) in any case (other than the appointment of an administrator) is not discharged within 14 days; or
- (h) if the Issuer initiates or consents to judicial proceedings relating to itself under any applicable liquidation, insolvency, composition, reorganisation or other similar laws (including the obtaining of a moratorium): or
- (i) if the Issuer makes a conveyance or assignment for the benefit of, or enters into any composition or other arrangement with, its creditors generally (or any class of its creditors) or any meeting is convened to consider a proposal for an arrangement or composition with its creditors generally (or any class of its creditors); or
- (j) if it is or will become unlawful for the Issuer to perform or comply with any of its obligations under or in respect of the Notes, the Note Trust Deed or any Loan Agreement.

12.2 Enforcement

- (a) The Note Trustee may at any time, at its discretion and without notice, take such proceedings against the Issuer as it may think fit to enforce the provisions of the Note Trust Deed, the Notes, the Receipts, the Coupons, the other Programme Documents and any other documents relating thereto, but it shall not be bound to take any such proceedings or any other action in relation to the Note Trust Deed, the Notes, the Receipts, the Coupons, the other Programme Documents or any other documents relating thereto unless:

- (i) it shall have been so directed by an Extraordinary Resolution or so requested in writing by the holders of at least one-fourth in principal amount of the Notes then outstanding; and
 - (ii) it shall have been indemnified and/or secured and/or pre-funded to its satisfaction.
- (b) The Note Trustee may refrain from taking any action, step or proceeding in any jurisdiction if the taking of such action, step or proceeding in that jurisdiction would, in its opinion based upon legal advice in the relevant jurisdiction (upon which the Note Trustee may rely absolutely and without liability to any person), be contrary to any law of that jurisdiction. Furthermore, the Note Trustee may also refrain from taking such action, step or proceeding if it would otherwise render it liable to any person in that jurisdiction or if, in its opinion based upon such legal advice, it would not have the power to do the relevant thing in that jurisdiction by virtue of any applicable law in that jurisdiction or if it is determined by any court or other competent authority in that jurisdiction that it does not have such power.
- (c) No Noteholder, Receiptholder, Couponholder or any other Series Secured Party (other than the Note Trustee) shall be entitled:
- (i) to take any steps or actions against the Issuer to enforce the performance of any of the provisions of the Note Trust Deeds the Notes, the Receipts, the Coupons or any of the other Programme Documents; or
 - (ii) to take any other action (including lodging an appeal in any proceedings) in respect of or concerning the Issuer,

in each case unless the Note Trustee having become bound so to take any such steps, actions or proceedings, fails so to do within a reasonable period, and the failure shall be continuing.

13 Replacement of Notes, Receipts, Coupons and Talons

Should any Note, Receipt, Coupon or Talon be lost, stolen, mutilated, defaced or destroyed, it may be replaced at the specified office of the Principal Paying Agent (subject to all applicable laws and requirements of the London Stock Exchange) upon payment by the claimant of such costs and expenses as may be incurred in connection therewith and on such terms as to evidence and indemnity as the Issuer may reasonably require. Mutilated or defaced Notes, Receipts, Coupons or Talons must be surrendered before replacements will be issued.

14 Paying Agents

- (a) The initial Paying Agents are set out above. If any additional Paying Agents are appointed in connection with any Series, the names of such Paying Agents will be specified in Part B of the applicable Pricing Supplement.
- (b) The Issuer is entitled, with the prior written approval of the Note Trustee, to vary or terminate the appointment of any Paying Agent and/or appoint additional or other Paying Agents and/or approve any change in the specified office through which any Paying Agent acts, provided that:

- (i) there will at all times be a Principal Paying Agent;
- (ii) so long as the Notes are listed on any stock exchange or admitted to listing by any other relevant authority, there will at all times be a Paying Agent with a specified office in such place as may be required by the rules and regulations of the relevant stock exchange or other relevant authority; and
- (iii) if at any time:
 - (A) any withholding or deduction of any amount for or on account of any taxes or duties upon the Notes, Receipts or Coupons is required upon the Notes, Receipts or Coupons being presented for payment in the United Kingdom; and
 - (B) such withholding or deduction would not be required were the Notes, Receipts or Coupons to be presented for payment outside the United Kingdom,

there will at such times be a Paying Agent in a jurisdiction within Europe, other than any Tax Jurisdiction.

- (c) In addition, the Issuer shall forthwith appoint a Paying Agent having a specified office in New York City in the circumstances described in Condition 8.4 (*General provisions applicable to payments*). Notice of any variation, termination, appointment or change in Paying Agents will be given to the Noteholders promptly by the Issuer in accordance with Condition 16 (*Notices*).
- (d) In acting under the Agency Agreement, the Paying Agents act solely as agents of the Issuer and, in certain circumstances specified therein, of the Note Trustee and do not assume any obligation to, or relationship of agency or trust with, any Noteholder, Receiptholder or Couponholder. The Agency Agreement contains provisions permitting any entity into which any Paying Agent is merged or converted or with which it is consolidated or to which it transfers all or substantially all of its assets to become the successor agent.

15 Exchange of Talons

On and after the Interest Payment Date on which the final Coupon comprised in any Coupon sheet matures, the Talon (if any) forming part of such Coupon sheet may be surrendered at the specified office of any Paying Agent in exchange for a further Coupon sheet including (if such further Coupon sheet does not include Coupons to (and including) the final date for the payment of interest due in respect of the Note to which it appertains) a further Talon, subject to the provisions of Condition 11 (*Prescription*).

16 Notices

- (a) All notices regarding the Notes will be deemed to be validly given if published in a leading English language daily newspaper of general circulation in London. It is expected that any such publication in a newspaper will be made in the *Financial Times* in London. The Issuer shall also ensure that notices are duly published in a manner which complies with the rules and regulations of any stock exchange or other relevant authority on which the Notes are for the time being listed or by which they have been

admitted to trading including publication on the website of the relevant stock exchange or relevant authority if required by those rules and regulations. Any such notice will be deemed to have been given on the date of the first publication or, where required to be published in more than one newspaper, on the date of the first publication in all required newspapers. If publication as provided above is not practicable, a notice will be given in such other manner, and will be deemed to have been given on such date, as the Note Trustee shall approve.

- (b) Until such time as any definitive Notes are issued, there may, so long as any Global Notes representing the Notes are held in their entirety on behalf of Euroclear and/or Clearstream, Luxembourg, be substituted for such publication in such newspaper(s) or such websites the delivery of the relevant notice to Euroclear and/or Clearstream, Luxembourg for communication by them to the holders of the Notes. Any such notice shall be deemed to have been given to the holders of the Notes on the second day after the day on which the said notice was given to Euroclear and/or Clearstream, Luxembourg. In addition, for so long as any Notes are listed on a stock exchange or are admitted to trading by another relevant authority and the rules of that stock exchange or relevant authority so require, such notice will be published on the website of the relevant stock exchange or relevant authority and/or in a daily newspaper of general circulation in the place or places required by those rules.
- (c) Notices to be given by any Noteholder shall be in writing and given by lodging the same, together (in the case of any Note in definitive form) with the relative Note or Notes, with the Principal Paying Agent. Whilst any of the Notes are represented by a Global Note, such notice may be given by any holder of a Note to the Principal Paying Agent through Euroclear and/or Clearstream, Luxembourg, as the case may be, in such manner as the Principal Paying Agent, and Euroclear and/or Clearstream, Luxembourg, as the case may be, may approve for this purpose.

17 Substitution

- (a) The Note Trust Deed contains provisions permitting the Note Trustee to, subject to any required amendment of the Note Trust Deed, without the consent of the Noteholders, Receiptholders or the Couponholders or any other Series Secured Party (other than, in respect of the novation or assignment of any Loan Agreement, the relevant Borrower), agree with the Issuer to the substitution in place of the Issuer (or of any previous substitute under this Condition) as the principal debtor under the Notes, the Receipts, the Coupons and the Note Trust Deed of another company, registered society or other entity subject to certain conditions set out in the Note Trust Deed being complied with.
- (b) Any such substitution shall be notified to the Noteholders in accordance with Condition 16 (*Notices*) as soon as practicable thereafter.

18 Meetings of Noteholders, Modification and Waiver

18.1 Meetings of Noteholders

- (a) The Note Trust Deed contains provisions for convening meetings of the Noteholders to consider any matter affecting their interests, including the sanctioning by Extraordinary Resolution of a modification of the Notes, the Receipts, the Coupons or any of the provisions of the Programme Documents. Such a meeting may be convened by the Issuer or the Note Trustee and shall be convened by the Issuer if required in writing by

Noteholders holding not less than 10 per cent. in principal amount of the Notes for the time being remaining outstanding (other than in respect of a meeting requested by Noteholders to discuss the financial position of the Issuer and the Group, which shall be requested in accordance with Condition 6.2(b) (*Information Covenants*)). The quorum at any such meeting for passing an Extraordinary Resolution is one or more persons holding or representing in aggregate more than 50 per cent. in principal amount of the Notes for the time being outstanding, or at any adjourned meeting one or more persons being or representing Noteholders whatever the principal amount of the Notes so held or represented, except that at any meeting the business of which includes the modification of certain provisions of the Notes, the Receipts or the Coupons or the Note Trust Deed (including, *inter alia*, reducing or cancelling the amount of principal or the rate of interest payable in respect of the Notes, modifying the date of payment of principal or interest in respect of the Notes, altering the currency of payment of the Notes, the Receipts or the Coupons, altering the majority required to pass an Extraordinary Resolution or amending the Asset Cover Test (as defined in each Loan Agreement) in any Loan Agreement), the quorum shall be one or more persons holding or representing in aggregate not less than 75 per cent. in principal amount of the Notes for the time being outstanding, or at any adjourned such meeting one or more persons holding or representing in aggregate not less than 25 per cent. in principal amount of the Notes for the time being outstanding.

- (b) The Note Trust Deed provides that:
- (i) a resolution passed at a meeting duly convened and held in accordance with the Note Trust Deed by a majority consisting of not less than 75 per cent. of the votes cast on such resolution;
 - (ii) a resolution in writing signed by or on behalf of the holders of not less than 75 per cent. in principal amount of the Notes for the time being outstanding; or
 - (iii) consent given by way of electronic consents through the relevant clearing system(s) by or on behalf of the holders of not less than 75 per cent. in principal amount of the Notes for the time being outstanding,

shall, in each case, be effective as an Extraordinary Resolution of the Noteholders. An Extraordinary Resolution passed by the Noteholders will be binding on all the Noteholders, whether or not (in the case of Extraordinary Resolutions passed at any meeting) they are present at any meeting and whether or not they voted on the resolution (or, in the case of a written resolution, whether or not they signed such written resolution), and on all Receiptholders and Couponholders.

- (c) For so long any Notes are held by or on behalf of or for the benefit of the Issuer (including, for the avoidance of doubt, the Retained Notes for so long as they are held by or on behalf of the Issuer), a Borrower or any other member of the Group, in each case as beneficial owner, such Notes shall (unless and until ceasing to be so held) be deemed not to be outstanding for the purpose of, *inter alia*, voting in accordance with the Note Trust Deed.

18.2 **Modification, Waiver, Authorisation and Determination**

- (a) The Note Trustee may agree, without the consent of the Noteholders, Receiptholders, Couponholders or any other Series Secured Party, to any modification (except as stated

in the Note Trust Deed) of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Notes, the Note Trust Deed, a Loan Agreement or any other Programme Document, or determine, without any such consent as aforesaid, that any Event of Default or Potential Event of Default shall not be treated as such, where, in any such case, it is not, in the opinion of the Note Trustee, materially prejudicial to the interests of the Noteholders so to do or may agree, without any such consent as aforesaid, to any modification which, in the opinion of the Note Trustee, is of a formal, minor or technical nature or to correct a manifest error or an error which, in the opinion of the Note Trustee, is proven. Any such modification, waiver, authorisation or determination shall be binding on the Noteholders, the Receiptholders, the Couponholders and the other Series Secured Parties and (unless the Note Trustee agrees otherwise) shall be notified to the Noteholders in accordance with Condition 16 (*Notices*) as soon as practicable thereafter.

- (b) In addition, the Note Trustee shall (subject to the provisions of Condition 7.2(c) (*Benchmark Replacement*)) be obliged to agree such modifications to the Note Trust Deed, the Agency Agreement and these Conditions as may be required in order to give effect to Condition 7.2(c) (*Benchmark Replacement*) in connection with effecting any Benchmark Amendments without the requirement for the consent or sanction of the Noteholders, Receiptholders Couponholders or any other Series Secured Party. Any such modification shall be binding on the Noteholders, the Receiptholders and the Couponholders of that Series and, unless the Note Trustee agrees otherwise, shall be notified to the Noteholders of that Series in accordance with Condition 16 (*Notices*) as soon as practicable thereafter.

18.3 **Note Trustee to have regard to interests of Noteholders as a class**

In connection with the exercise by it of any of its trusts, powers, authorities and discretions (including, without limitation, any modification, waiver, authorisation, determination or substitution), the Note Trustee shall have regard to the general interests of the Noteholders as a class (but shall not have regard to any interests arising from circumstances particular to individual Noteholders, Receiptholders or Couponholders whatever their number) and, in particular but without limitation, shall not have regard to the consequences of any such exercise for individual Noteholders, Receiptholders or Couponholders (whatever their number) resulting from their being for any purpose domiciled or resident in, or otherwise connected with, or subject to the jurisdiction of, any particular territory or any political sub-division thereof and the Note Trustee shall not be entitled to require, nor shall any Noteholder, Receiptholder or Couponholder be entitled to claim, from the Issuer, the Note Trustee or any other person any indemnification or payment in respect of any tax consequences of any such exercise upon individual Noteholders, Receiptholders or Couponholders except to the extent already provided for in Condition 10 (*Taxation*) and/or any undertaking or covenant given in addition to, or in substitution for, Condition 10 (*Taxation*) pursuant to the Note Trust Deed.

19 **Indemnification of the Note Trustee and the Note Trustee contracting with the Issuer**

- (a) The Note Trust Deed contains provisions for the indemnification of the Note Trustee and for its relief from responsibility and liability towards the Issuer, the Noteholders, the Receiptholders and the Couponholders, including:
- (i) provisions relieving it from taking action unless secured and/or indemnified and/or pre-funded to its satisfaction; and

- (ii) provisions limiting or excluding its liability in certain circumstances.
- (b) The Note Trustee is exempted from any liability in respect of any loss, diminution in value or theft of all or any part of the Series Charged Property, from any obligation to insure all or any part of the Series Charged Property (including, in either case, any documents evidencing, constituting or representing the same or transferring any rights, benefits and/or obligations thereunder), or to procure the same to be insured.
- (c) The Note Trust Deed also contains provisions pursuant to which the Note Trustee is entitled, *inter alia*:
 - (i) to enter into or be interested in any contract or financial or other transaction or other arrangement with the Issuer and/or any other Programme Party or any person or body corporate associated with the Issuer and/or any Programme Party; and
 - (ii) to accept or hold the trusteeship of any other trust deed constituting or securing any other securities issued by or relating to the Issuer and/or any Programme Party or any such person or body corporate so associated or any other office of profit under the Issuer and/or any Programme Party or any such person or body corporate so associated.
- (d) The Note Trustee shall not be bound to take any step or action in connection with the Note Trust Deed or the Notes or obligations arising pursuant thereto or pursuant to the other Programme Documents, where it is not satisfied that it is indemnified and/or secured and/or prefunded against all its liabilities and costs incurred in connection with such step or action and may demand, prior to taking any such step or action, that there be paid to it in advance such sums as it considers (without prejudice to any further demand) shall be sufficient so as to indemnify it.
- (e) The Note Trustee shall have no responsibility for the validity, sufficiency or enforceability of the Series Security. The Note Trustee shall not be responsible for monitoring the compliance by any of the other Programme Parties with their obligations under the Programme Documents or a Loan Agreement, neither shall the Note Trustee be responsible for monitoring the compliance by any Borrower, any Eligible Group Member or any of the other parties to the Legal Mortgages and the Security Trust Deed of their obligations under the Legal Mortgages, the Security Trust Deed or any other document.

20 Further Issues

The Issuer shall be at liberty from time to time without the consent of the Noteholders, the Receipholders or the Couponholders to create and issue further notes having terms and conditions the same as the Notes (and backed by the same assets) or the same in all respects save for the amount and date of the first payment of interest thereon and the date from which interest starts to accrue and so that the same shall be consolidated and form a single Series with the outstanding Notes. Any further notes so created and issued shall be constituted by a trust deed supplemental to the Note Trust Deed.

21 Contracts (Rights of Third Parties) Act 1999

No person shall have any right to enforce any term or condition of this Note under the Contracts (Rights of Third Parties) Act 1999, but this does not affect any right or remedy of any person which exists or is available apart from that Act.

22 Governing Law and Submission to Jurisdiction

22.1 Governing law

The Programme Documents, the Notes, the Receipts and the Coupons and any non-contractual obligations arising out of or in connection with the Programme Documents, the Notes, the Receipts and the Coupons are governed by, and construed in accordance with, English law.

22.2 Submission to jurisdiction

- (a) Subject to Condition 22.2(c) below, the English courts have exclusive jurisdiction to settle any dispute arising out of or in connection with the Note Trust Deed, the Notes, the Receipts and/or the Coupons, including any dispute as to their existence, validity, interpretation, performance, breach or termination or the consequences of their nullity and any dispute relating to any non-contractual obligations arising out of or in connection with the Note Trust Deed, the Notes and/or the Coupons (a **Dispute**) and accordingly each of the Issuer and the Note Trustee and any Noteholders, Receiptholders or Couponholders in relation to any Dispute submits to the exclusive jurisdiction of the English courts.
- (b) For the purposes of this Condition 22.2, the Issuer waives any objection to the English courts on the grounds that they are an inconvenient or inappropriate forum to settle any Dispute.
- (c) To the extent allowed by law, the Note Trustee, the Noteholders, the Receiptholders and the Couponholders may, in respect of any Dispute or Disputes, take:
 - (i) proceedings in any other court with jurisdiction; and
 - (ii) concurrent proceedings in any number of jurisdictions.

22.3 Other documents

The Issuer has in the Programme Documents (other than the Legal Mortgages) submitted to the jurisdiction of the English courts.

Form of Pricing Supplement

Set out below is the form of Pricing Supplement which will be completed for each Tranche of Notes issued under the Programme.

PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (**EEA**). For these purposes, a **retail investor** means a person who is one (or both) of the following: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended or superseded, **MiFID II**); or (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended or superseded, the **Insurance Distribution Directive**), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently, no key information document required by Regulation (EU) No 1286/2014 (as amended or superseded, the **PRIIPs Regulation**) for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (the **UK**). For these purposes, a **retail investor** means a person who is one (or both) of the following: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the **EUWA**); or (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA. Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the **UK PRIIPs Regulation**) for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

[MiFID II product governance / Professional investors and ECPs only target market – Solely for the purposes of [the][each] manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in MiFID II; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. [*Consider any negative target market.*] Any person subsequently offering, selling or recommending the Notes (a **distributor**) should take into consideration the manufacturer['s']['s'] target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer['s']['s'] target market assessment) and determining appropriate distribution channels.]¹

[UK MIFIR product governance / Professional investors and ECPs only target market – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook (**COBS**), and

¹ To be included where the relevant Dealer/Managers (and any other relevant entities) are subject to MiFID II.

professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA (**UK MiFIR**); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. [*Consider any negative target market*]. Any person subsequently offering, selling or recommending the Notes (a **distributor**) should take into consideration the manufacturer[’s/s’] target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the **UK MiFIR Product Governance Rules**) is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer[’s/s’] target market assessment) and determining appropriate distribution channels.]²

[Date]

PLATFORM HG FINANCING PLC
Legal entity identifier (LEI): 213800UCFCI3SEDD1530

Issue of [Aggregate Principal Amount of Tranche] [Title of Notes]

under the £1,000,000,000
Secured Note Programme

Part A – Contractual Terms

[Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the Programme Admission Particulars dated 23 February 2024 [and the supplement[s] to it dated [date] [and [date]] ([together,] the **Programme Admission Particulars**). This document constitutes the Pricing Supplement of the Notes described herein and must be read in conjunction with the Programme Admission Particulars. Full information on the Obligors and the offer of the Notes is only available on the basis of the combination of this Pricing Supplement and the Programme Admission Particulars. The Programme Admission Particulars have been published via the regulatory news service maintained by the London Stock Exchange (www.londonstockexchange.com/exchange/news/market-news/market-news-home.html).]

[Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the **Conditions**) set forth in the Programme Admission Particulars dated [22 February 2021][7 April 2022] which are incorporated by reference in the Programme Admission Particulars dated 23 February 2024. This document constitutes the Pricing Supplement of the Notes described herein and must be read in conjunction with the Programme Admission Particulars dated 23 February 2024 and the supplement[s] to it dated [date] [and [date]] ([together,] the **Programme Admission Particulars**), including the Conditions incorporated by reference in the Programme Admission Particulars. Full information on the Obligors and the offer of the Notes is only available on the basis of the combination of this Pricing Supplement and the Programme Admission Particulars. The Programme Admission Particulars have been published via the regulatory news service maintained by the London Stock Exchange (www.londonstockexchange.com/exchange/news/market-news/market-news-home.html).]

- 1. Issuer: Platform HG Financing plc
- 2. (a) Series Number: [*specify*]

² To be included where the relevant Dealer/Managers (and any other relevant entities) are subject to the UK MiFIR Product Governance Rules.

- (b) Tranche Number: [specify]
- (c) Date on which the Notes will be consolidated and form a single Series: [The Notes will be consolidated and form a single Series with [specify] on [the Issue Date][the date that is 40 days after the Issue Date][exchange of the Temporary Global Note for interests in the Permanent Global Note, as referred to in paragraph [28] below, which is expected to occur on or about [specify]][Not Applicable].
3. Specified Currency: [specify]
- [NB no non-Sterling Notes shall be issued until the necessary amendments to the Programme Admission Particulars and Programme Documents are made]
4. Aggregate Principal Amount:
- (a) Series: [specify]
- (b) Tranche: [specify]
5. Retained Notes: [Applicable][Not Applicable]
- (a) Retained Notes Principal Amount: [specify][Not Applicable]
- (b) Retained Note Cancellation Date [specify][Not Applicable]
6. Issue Price [specify] per cent. of the Aggregate Principal Amount [plus accrued interest from [specify]]
7. Specified Denomination(s): [specify]
8. Calculation Amount (in relation to calculation of interest in respect of Notes in global form see Conditions): [specify]
9. Trade Date: [specify]
10. Issue Date: [specify]
11. Interest Commencement Date: [specify][Issue Date]
12. Maturity Date: [specify][Interest Payment Date falling in or nearest to [specify]]
13. Interest Basis: [Fixed Rate] [and] [Floating Rate]
- (see paragraph [20][21] below)

14. Redemption Basis: [Redemption on the Maturity Date at the Final Redemption Amount][Instalment Redemption]
(see paragraph [22][23] below)
15. Change of Interest Basis: [specify][Not Applicable]
16. Date Board approval for issuance of Notes obtained [specify]

Provisions relating to the Loan Agreements and Series Underlying Security

17. Borrower(s) and Commitment(s):

<i>Borrower</i>	<i>Commitment</i>
[Platform Housing Limited]	£[●]
[Additional Borrower]	£[●]

Upon the accession of an Additional Borrower, a new Programme Admission Particulars or a supplement to these Programme Admission Particulars will be published.

18. Numerical Apportionment Basis: [Applicable][Not Applicable]

Initial Apportioned Properties: [specify number of units]

19. Specific Apportionment Basis: [Applicable][Not Applicable]

(NB If applicable, supplement to the Programme Admission Particulars to be prepared)

Provisions relating to interest payable

20. Fixed Rate Note Provisions: [Applicable][Not Applicable]

(a) Rate(s) of Interest: [specify] per cent. per annum payable in arrear on each Interest Payment Date

(b) Interest Payment Date(s): [specify] in each year up to and including the Maturity Date[, subject to adjustment in accordance with the Business Day Convention set out in (g) below]

(c) Fixed Coupon Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions): [specify] per Calculation Amount

(d) Broken Amount(s) for Notes in definitive form (and in relation to Notes): [[specify] per Calculation Amount, payable on the Interest Payment Date falling [in][on] [specify].][Not Applicable]

in global form see
Conditions):

- (e) Day Count Fraction: [Actual/Actual (ICMA)] [30/360]
 - (f) Determination Date(s): [[*specify*] in each year] [Not Applicable]
 - (g) Business Day Convention: [Following Business Day Convention] [Modified Following Business Day Convention]
21. Floating Rate Note Provisions: [Applicable][Not Applicable]
- (a) Specified Period(s)/Specified Interest Payment Dates: [*specify*] [, subject to adjustment in accordance with the Business Day Convention set out in (b) below][, not subject to adjustment, as the Business Day Convention in (b) below is specified to be Not Applicable]
 - (b) Business Day Convention: [Floating Rate Convention] [Following Business Day Convention] [Modified Following Business Day Convention] [Preceding Business Day Convention] [Not Applicable]
 - (c) Additional Business Centre(s): [*specify*]

[For euro denominated Floating Rate Notes, specify T2 and include: T2 means a day on which the Trans-European Automated Real-Time Gross Settlement Express Transfer System or any successor or replacement for that system is open.

All references to "the TARGET2 System" in the Conditions shall be deemed to be deleted and replaced with "T2".]
 - (d) Manner in which the Rate of Interest and Interest Amount is to be determined: [Screen Rate Determination][ISDA Determination]
 - (e) Party responsible for calculating the Rate of Interest and Interest Amount (if not the Agent Bank): [*specify*][Not Applicable]
 - (f) Screen Rate Determination: [Applicable][Not Applicable]

Interest Determination Date(s): [*specify*]

(NB To be not less than 5 London Banking Days prior to each Interest Payment Date in respect of interest determined pursuant to Condition 7.2(b)(ii))

Relevant Screen Page: [specify]

Relevant Time: [specify][Not Applicable]

(NB where Calculation Method is not SONIA Index Determination, Relevant Time will be Not Applicable)

Calculation Method: [Compounded Daily SONIA Formula]
[SONIA Index Determination]

Observation Method: [Lag]
[Observation Shift]
[Not Applicable]

Lag Lookback Period (p): [[5][specify] London Banking Days][Not Applicable]

Observation Shift Period: [[5][specify] London Banking Days][Not Applicable]

(N.B. When setting the Lag Lookback Period (p) or the Observation Shift Period, the practicalities of this period should be discussed with the Agent Bank or, if applicable, such other party responsible for the calculation of the Rate of Interest, as specified in the applicable Pricing Supplement. It is anticipated that '(p)' will be no fewer than 5 London Banking Days unless otherwise agreed with the Agent Bank or, if applicable/required, such other party responsible for the calculation of the Rate of Interest, as specified in the applicable Pricing Supplement, in relation to the relevant issuance)

Relevant Number: [[5][specify] London Banking Days][Not Applicable]

(NB not applicable unless Calculation Method is SONIA Index Determination)

(N.B. When setting the Relevant Number, the practicalities of this period should be discussed with the Agent Bank or, if applicable, such other party responsible for the calculation of the Rate of Interest, as specified in the applicable Pricing Supplement. The Relevant Number shall be no fewer than 5 London Banking Days as agreed with the Agent Bank or, if applicable/required, such other party responsible for the calculation of the Rate of Interest, as specified in the applicable Pricing Supplement, in relation to the relevant issuance)

(It is anticipated that Screen Rate Determination will be used on an issue by issue basis, unless otherwise agreed

between the Issuer and the relevant Dealer or the relevant managers on the launch of a particular issue)

- Relevant Screen Page: [specify]
- (g) ISDA Determination: [Applicable][Not Applicable]
- ISDA Definitions [2006 ISDA Definitions] [2021 ISDA Definitions]
- Floating Rate Option: [specify]
- (Ensure this is a Floating Rate Option included in the Floating Rate Matrix (as defined in the 2021 ISDA Definitions)*
- Designated Maturity: [specify]
- Reset Date: [specify]
- (h) Linear Interpolation: [Not Applicable][Applicable – the Rate of interest for the [long/short] [first/last] Interest Period shall be calculated using Linear Interpolation (specify for each short or long interest period)]
- (i) Margin(s): [+][-] [specify] per cent. per annum
- (j) Minimum Rate of Interest: [specify] per cent. per annum
- (k) Maximum Rate of Interest: [specify] per cent. per annum
- (l) Day Count Fraction: [Actual/Actual (ISDA)] [Actual/Actual] [Actual/365 (Fixed)] [Actual/365 (Sterling)] [Actual/360] [30/360] [360/360] [Bond Basis] [30E/360] [Eurobond Basis] [30E/360 (ISDA)]

Provisions relating to Redemption

22. Final Redemption Amount: [[100] per cent. of their principal amount][Not Applicable]
23. Instalment Redemption: [Applicable][Not Applicable]
- | | <i>Instalment Dates</i> | <i>Instalment Amounts</i> |
|--|-------------------------|---------------------------|
| | [specify] | [specify] |
| | [specify] | [specify] |
24. Mandatory Early Redemption: [Applicable][Not Applicable]
25. Issuer Call: [Applicable][Not Applicable]

- (a) Optional Redemption Amount: [Par Amount][Modified Spens Amount][Make Whole Amount][Other Amount]
- [Specify method of calculation where Make Whole Amount or Other Amount is applicable.
- Modified Spens Amount will only be applicable where the Specified Currency is Sterling]*
- (b) Benchmark Gilt: [specify][Not Applicable]
- (c) Spens Margin: [[specify] per cent.][Not Applicable]
- (d) Minimum Redemption Amount: [specify][Not Applicable]
- (e) Maximum Redemption Amount: [specify][Not Applicable]
26. Maturity Call Par Option: [Applicable][Not Applicable]
- Call Option Date: [specify][Not Applicable]
- [To be no earlier than 90 days before the Maturity Date]
27. Residual Call Option: [Applicable][Not Applicable]
- Residual Call Amount: [specify]
- Residual Call Option Percentage: [specify]

General provisions applicable to the Notes:

28. Form of Notes: [Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes upon an Exchange Event]
- [Temporary Global Note exchangeable for Definitive Notes on and after the Exchange Date]
- [Permanent Global Note exchangeable for Definitive Notes upon an Exchange Event]
29. New Global Note: [Yes][No]
30. Additional Financial Centre(s): [Not Applicable][give details]
31. Talons for future Coupons to be attached to Definitive Notes: [Yes, as the Notes have more than 27 coupon payments, Talons may be required if, on exchange into definitive form, more than 27 coupon payments are still to be made][Not Applicable]

[THIRD PARTY INFORMATION

[[●] has been extracted from [●]. The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware and is able to ascertain from information published by [●], no facts have been omitted which would render the reproduced information inaccurate or misleading.]

Signed on behalf of Platform HG Financing plc:

By:
Duly authorised

[By
Duly authorised]

Part B – Other Information

1. Admission to Trading

(a) Admission to Trading [Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the London Stock Exchange plc's International Securities Market [and Sustainable Bond Market] with effect from [specify].]

[Application is expected to be made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the London Stock Exchange's International Securities Market [and Sustainable Bond Market] with effect from [specify].]

(Where documenting a fungible issue need to indicate that original Notes are already admitted to trading.)

(b) Estimate of total expenses related to admission to trading: [specify]

2. Ratings

[The Notes to be issued [have been][are expected to be] rated [[●] by S&P Global Ratings UK Limited] [and] [[●] by [Fitch Ratings Ltd.].]

[The Notes to be issued are not rated.]

3. Interests of natural and legal persons involved in the issue

[Save for the fees [of [insert relevant fee disclosure]] payable to the [Managers][Dealers], so far as the Obligors are aware, no person involved in the issue of the Notes has an interest material to the offer. The [Managers][Dealers] and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Obligors and their affiliates in the ordinary course of business][To be amended as appropriate if there are other interests]

4. Yield (Fixed Rate Notes only)

[●]. The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

5. Historic Interest Rates (Floating Rate Notes only)

Details of historic SONIA rates can be obtained from The Bank of England.

6. Operational Information

(a) ISIN: [specify]

- (b) Common Code: [specify]
- (c) CFI: [[specify], as updated as set out on the website of the Association of National Number Agencies (ANNA)][Not Applicable]
- (If the CFI is not required, requested or available, it should be specified to be "Not Applicable")*
- (d) FISN: [[specify], as updated as set out on the website of the Association of National Number Agencies (ANNA)][Not Applicable]
- (If the FISN is not required, requested or available, it should be specified to be "Not Applicable")*
- (e) Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s): [specify][Not Applicable]
- (f) Delivery: Delivery [against][free of] payment
- (g) Names and addresses of additional Paying Agent(s) (if any): [specify][Not Applicable]
- (h) Intended to be held in a manner which would allow Eurosystem eligibility: [Yes. Note that the designation "yes" simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]
- [No. Whilst the designation is specified as "no" at the date of this Pricing Supplement, should the Eurosystem eligibility criteria be amended in the future such that the Notes are capable of meeting them the Notes may then be deposited with one of the ICSDs as common safekeeper. Note that this does not necessarily mean that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]

- (i) Use of proceeds: *[Give details if additional to the “Use of Proceeds and Sustainable Finance Framework” section in the Programme Admission Particulars]*
- (j) Sustainability Bonds: [Yes][No]
- Reviewer(s): *[Name of relevant rating agencies and name of third party assurance agent, if any, and details of compliance opinion(s) and availability][Not Applicable]*
- Date of Second Party Opinion(s): *[specify][Not Applicable]*

7. Distribution

- (a) Method of distribution: [Syndicated][Non-Syndicated]
- (b) If syndicated, names of Managers: [Not Applicable][specify]
- (c) Date of [Subscription] Agreement: [Not Applicable][specify]
- (d) Stabilisation Manager(s) (if any): [Not Applicable][specify]
- (e) If non-syndicated, name of relevant Dealer: [Not Applicable][specify]
- (f) U.S. Selling Restrictions: Regulation S
Compliance Category 2
[TEFRA D][TEFRA C]

Use of Proceeds and Sustainable Finance Framework

The net proceeds from the issue of Notes of each Series (or, in the case of any Series of Notes where Retained Notes are specified as being applicable in the applicable Pricing Supplement, the net proceeds of the sale of such Retained Notes to a third party) will be advanced by the Issuer to one or more of the Borrowers, to be applied in the achievement of the relevant Borrower or Borrowers' objects, as permitted by their respective constitutional documents.

If, in respect of an issue, there is a particular identified use of proceeds, this will be stated in the applicable Pricing Supplement.

If the Notes are specified as "Sustainability Bonds" in the applicable Pricing Supplement, net proceeds from the issue of the Notes (or, in the case of any Retained Notes, the net proceeds of the sale of such Retained Notes to a third party) (each after deduction of expenses payable by the Issuer) will be used by the Borrowers for sustainable purposes and, unless otherwise specified in the applicable Pricing Supplement, will be applied in accordance with the Sustainable Finance Framework as described below.

Sustainable Finance Framework

The Group's Sustainable Finance Framework is available at: <https://www.platformhg.com/our-reports-and-publications>.

The Group's Sustainable Finance Framework aligns to the Social Bond Principles – June 2021, the Sustainability Bond Guidelines – June 2021 and the Green Bond Principles – June 2021 as published by the International Capital Market Association (**ICMA**) and the Green Loan Principles – February 2021 and the Social Loan Principles – April 2021 as published by the Loan Market Association (**LMA**).

The Sustainable Finance Framework contains four core components:

- (a) **Use of proceeds:** an amount equal to the net proceeds raised under Sustainable Financing Instruments (including any Notes which are specified to be Sustainability Bonds in the applicable Pricing Supplement), will be used to finance or refinance new or existing Eligible Projects (as defined in the Sustainable Finance Framework) subject to the ICMA and LMA principles. Where the net proceeds are utilised for the construction or renovation of Eligible Projects, these will be originated in the 24 months preceding, or 24 months following, the issuance date of a specific debt instrument.

Eligible Projects will comprise Affordable Housing and Green Buildings:

Affordable Housing: As a registered social housing provider and developer of affordable housing, the Group's activities are defined as being eligible social projects under the Social Bond Principles. Its target populations under the affordable housing project category include tenants living in social and general needs properties, shared ownership properties and supported housing. Social/affordable target populations and associated housing requirements are established by local planning authorities by identifying the needs of local communities to determine where and what quantity of affordable housing should be provided. The Group provides homes exclusively to target populations earning a low income, or in receipt of state benefits. The Group serves customers who are unable to feasibly purchase properties in the open market through the provision of shared ownership housing. Supported housing includes housing where property adaptations and support services help to ensure that older people remain independent and reduce, delay and prevent the need for residential care.

Green Buildings: New housing developed with an EPC of at least B, or investments by the Group in existing affordable housing to improve EPC rating by at least two bands or improve baseline energy output by 30 per cent. or more, are considered eligible projects under the Green Bond and Loan Principles;

- (b) **Process for project evaluation and selection:** projects will be evaluated, selected and monitored by the Group's Investment Appraisal Panel (**IAP**), which meets at least once a month to consider proposals. All projects submitted for approval will identify and quantify the expected outputs and outcomes. During project evaluation and selection, the IAP will identify and manage any perceived social and environmental risks, associated with potential eligible projects, by taking mitigating actions, where possible. In circumstances where mitigating actions are not possible, the IAP will exclude the project from the eligible project pool.

The IAP, in addition to overseeing the evaluation and selection of projects is responsible for:

- reviewing and approving eligible projects/expenditures;
- overseeing the overall eligible project portfolio and confirming its adherence to the Sustainable Finance Framework;
- monitoring the Sustainable Finance Framework and updating it to reflect changes in market standards (such as ICMA and LMA principles) and the Group's corporate strategy on a best efforts basis; and
- ensuring exclusion of any projects that no longer comply with the eligibility criteria or have been disposed of and replacing them with an eligible project as soon as reasonably practicable;

- (c) **Management of proceeds:** the Group has a documented and structured process to determine how projects fit within the categories identified, and how the proceeds will be matched to, and monitored in relation to, specific Eligible Spending or Projects. Amounts equivalent to the net proceeds from Sustainable Financing Instruments issued under the Sustainable Finance Framework will be separately recorded, reconciled and reported through the IAP. Unallocated proceeds issued under the Sustainable Finance Framework will be held as cash deposits or in sterling denominated money market funds in line with the Group's Treasury Management Policy, or used for short-term repayment of other debt facilities before allocation to eligible projects.

In alignment with ICMA and LMA principles, the IAP will ensure that net expenditures associated with Eligible Projects financed will meet or exceed net proceeds raised under the Sustainable Finance Framework, for as long as the financing remains in place. If a project is no longer eligible under the criteria included in the Sustainable Finance Framework, it will be removed from the Eligible Project portfolio. In such a scenario, the Group will replace the project with another Eligible Project as soon as reasonably practicable; and

- (d) **Reporting:** the Group will annually and until full allocation of a Sustainable Financing Instrument, publish an annual report outlining the allocation of the net proceeds raised as part of its ESG Report under the Sustainability Reporting Standard. The Group will also include impact reporting within this report.

The Framework provides that the allocation report will include the following:

- A description of outstanding Sustainable Financing Instruments.
- Net proceeds outstanding from the Sustainable Financing Instruments.
- Amount of proceeds allocated to Eligible Projects.

- Amount allocated for refinancing and new financing.
- Allocation split between asset value, opex and capex.
- Amount of unallocated proceeds (if any).
- A complete list of Eligible Green and Social Projects financed by outstanding Sustainable Financing Instruments.

However, in line with the ICMA and LMA principles, where confidentiality agreements, competitive considerations or a large number of underlying projects limit the amount of detail that can be made available, the information in the annual report may be presented in generic terms or on an aggregated portfolio basis.

The following metrics will be included, where feasible, within Platform's annual ESG report, aligned with the SRS and demonstrate Platform's ongoing environmental and social impact. Whilst not exclusive, the below provide examples of indicative impact metrics:

Eligible Project Category	Description	Indicative impact metrics
Affordable Housing	Construction of affordable housing in the United Kingdom.	<p>Number of new homes built for a social purpose, by tenure.</p> <p>Number of people housed from local authority waiting lists.</p>
	Re-financing of eligible existing affordable housing in the United Kingdom.	<p>Existing number of social, affordable and shared ownership homes by tenure.</p> <p>Average weekly rent charged relative to average private sector rent.</p>
Green Buildings	Construction of new homes with a minimum EPC rating of B.	Number and % of new homes with an EPC rating of A or B.
	Renovation of existing homes that improve unit EPC ratings by at least two bands or with an improvement to baseline energy output of 30 per cent. (measured by an improvement to EPC (SAP) score of 30 per cent. or more).	Change in distribution of EPC and SAP ratings of existing homes since prior year

	Re-financing of existing homes – subject to a minimum EPC rating of B.	Number of existing homes with an EPC rating of A or B
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The Group has appointed DNV GL Business Assurance Services UK Limited (**DNV**) (an independent provider of environmental, social and governance research, ratings and analysis) to review the alignment of the Group's Sustainable Finance Framework with industry practice. DNV has evaluated the Group's Sustainable Finance Framework and has issued an independent opinion confirming its alignment with the ICMA and LMA principles at the date of the Sustainable Finance Framework. The independent opinion provided by DNV dated 20 August 2021 is available for viewing at: <https://www.platformhg.com/reports-and-publications>.

No assurance or representation is given by the Obligors, the Arranger, the Dealers or any of their respective affiliates or any other person as to the suitability or reliability for any purpose whatsoever of any opinion or certification of any third party (whether or not solicited by any Obligor) which may be made available in connection with the issue of any Notes. For the avoidance of doubt, any such opinion or certification is not, nor shall it be deemed to be, incorporated in and/or form part of these Programme Admission Particulars. Any such opinion or certification is not, nor should it be deemed to be, a recommendation by the Obligors, the Arranger, the Dealers or any of their respective affiliates or any other person to buy, sell or hold any such Notes. The Noteholders have no recourse against the Obligors, the Arranger, any Dealer or any of their respective affiliates or the provider of any such opinion or certification for the contents of any such opinion or certification. Any such opinion or certification is only current as at the date that opinion was initially issued and the providers of such opinions and certifications are under no obligation to update them following their issue. Prospective investors must determine for themselves the relevance of any such opinion or certification and/or the information contained therein and/or the provider of such opinion or certification for the purpose of any investment in any Notes. Currently, the providers of such opinions and certifications are not subject to any specific or regulatory or other regime or oversight.

No assurance is given by the Obligors, the Arranger, the Dealers or any of their respective affiliates or any other person that the use of the proceeds of issue of any Notes will satisfy, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor or its investments are required to comply, whether by any present or future applicable law or regulations or by its own by-laws or other governing rules or investment portfolio mandates. None of the Note Trustee, the Arranger or the Dealers or any of their respective affiliates will have any responsibility for monitoring the application of any such proceeds.

For the avoidance of doubt, the Sustainable Finance Framework, the Second Party Opinion and any further second party opinion(s) referred to in the applicable Pricing Supplement(s) are not, nor shall they be deemed to be, incorporated in and/or form part of these Programme Admission Particulars.

Documents Incorporated by Reference

These Programme Admission Particulars should be read and construed in conjunction with:

- (a) the Conditions of the Notes set out on pages 48 to 92 (inclusive) of the Programme Admission Particulars dated 22 February 2021 (the **2021 Conditions** and the **2021 Programme Admission Particulars**, respectively) prepared by the Issuer in connection with the Programme;
- (b) the Conditions of the Notes set out on pages 52 to 102 (inclusive) of the Programme Admission Particulars dated 7 April 2022 (the **2022 Conditions** and the **2022 Programme Admission Particulars**, respectively) prepared by the Issuer in connection with the Programme;
- (c) the audited financial statements for the Issuer, including the report of the auditors for the financial years ended 31 March 2023 and 31 March 2022 (the **Issuer's Financial Statements**);
- (d) the audited financial statements for the Original Borrower, including the report of the auditors, for the financial years ended 31 March 2023 and 31 March 2022 (the **Original Borrower's Financial Statements** and, together with the Issuer's Financial Statements, the **Financial Statements**);
- (e) future audited annual financial statements of each Obligor;
- (f) future unaudited interim financial statements of each Obligor (if any);
- (g) future inside information as required to be made public under Regulation (EU) No. 596/2016 on market abuse as it forms part of domestic law by virtue of the EUWA (as amended or superseded); and
- (h) the RNS announcements (numbers 8605N, 8033U and 6029D) titled "*Annual Financial Report*", "*Half-Year Report*" and "*3rd Quarter Results*" published by the Issuer on 27 September 2023, 28 November 2023 and 20 February 2024, respectively, (the **2023/2024 RNS Announcements**),

in the case of (e) to (g) (inclusive), as and when such future financial statements or inside information are published in accordance with the ISM Rulebook.

The 2021 Conditions, the 2022 Conditions, the Financial Statements and such future financial statements and inside information shall (in the case of future financial statements and inside information, upon publication) be incorporated in, and form part of, these Programme Admission Particulars.

Copies of the 2021 Programme Admission Particulars, the 2022 Programme Admission Particulars, the Financial Statements, the 2023/2024 RNS Announcements and such future financial statements and inside information can be obtained from the registered office of the Issuer and from the specified office of the Principal Paying Agent for the time being in London. Documents will also be available for viewing on the Issuer's website at <https://www.platformhg.com/investor-centre> and on the website of the Regulatory News Service operated by the London Stock Exchange at <http://www.londonstockexchange.com/exchange/news/market-news/market-news-home.html>.

Any documents themselves incorporated by reference in the documents incorporated by reference in these Programme Admission Particulars shall not form part of these Programme Admission Particulars.

Any non-incorporated parts of a document referred to herein are either deemed not relevant for an investor or otherwise covered elsewhere in these Programme Admission Particulars.

The Obligors will, in the event of any significant new factor, material mistake or material inaccuracy relating to information included in these Programme Admission Particulars which is capable of affecting the assessment of any Notes (including, without limitation, the accession of an Additional Borrower), prepare a supplement to these Programme Admission Particulars or publish a new Programme Admission Particulars for use in connection with any subsequent issue of Notes.

Description of the Loan Agreements

The following description of the Loan Agreements consists of a summary of certain provisions of the Loan Agreements and is qualified by reference to the detailed provisions thereof. The Loan Agreements are not, however, incorporated by reference into, and therefore do not form part of, these Programme Admission Particulars.

Definitions used in this section but not otherwise defined in these Programme Admission Particulars have the meanings given to them in the Loan Agreements.

Loan Agreements

Each Loan Agreement will be comprised of:

- (a) the Loan Agreement Standard Terms dated 22 February 2021 and signed for identification by the Issuer, the Original Borrower and the Security Trustee; and
- (b) a Loan Transaction Terms to be dated on or around the relevant Issue Date of the related Series of Notes between the Issuer, the relevant Borrower and the Security Trustee.

Facility

The Issuer shall enter into one or more Loan Agreements in respect of each Series of Notes with an aggregate Commitment equal to the aggregate principal amount of the relevant Series of Notes. The Borrowers in respect of the Loan Agreements entered into in connection with each Series of Notes and their Commitments will be specified in the applicable Pricing Supplement in respect of such Series of Notes.

Drawings

Each Commitment under Loan Agreements entered into in connection with the same Series of Notes may be drawn in one or more drawings and the maximum principal amount of each drawing shall be an amount which corresponds to the Minimum Value of the Apportioned Properties multiplied by the Series Security Percentage (in each case as at the date of such drawing and relating to such Loan Agreements), less the aggregate amount of all Commitments in respect of such Loan Agreements which have previously been drawn.

The initial drawing of any Initial Commitment shall be advanced at par, a discount or a premium in an amount equal to the nominal amount of such drawing multiplied by the Issue Price of the Notes of the related Series (and, for the avoidance of doubt, the difference between the nominal amount of such drawing and the Actual Advance Amount thereof shall be ignored in determining the amount of the Loan under the Loan Agreement and, *inter alia*, the calculation of interest, principal and premium payments payable in respect thereon).

No Commitment may be drawn by a Borrower until it has satisfied the conditions set out in Clause 2.3 (*Facility*) of the Loan Agreement Standard Terms in respect of the first drawing in respect of a Loan Agreement and the conditions set out in Clause 11.1 (*Addition, Substitution and Release of Apportioned Properties and Charged Cash*) of the Loan Agreement Standard Terms in respect of any subsequent drawings of amounts of the relevant Commitment which exceed the Minimum Value of the Apportioned Properties multiplied by the Series Security Percentage.

In addition, the Issuer and each Borrower will be required to acknowledge that any drawing of a Commitment shall be subject to the Security Trustee being satisfied (based solely on the relevant confirmation from the Borrower(s) of the Minimum Value of the Apportioned Properties multiplied by the Series Security Percentage (which itself shall be evidenced by the relevant Valuation), which the Security Trustee is entitled to rely upon without further enquiry or investigation in respect thereof) that the relevant Asset Cover Test is satisfied immediately following such drawing.

Each Borrower will be required to acknowledge that the Issuer may invest all or any part of the Retained Proceeds in Permitted Investments in accordance with the Custody Agreement and that, as a result of:

- (a) any losses made by the Issuer in respect of such Permitted Investments; and/or
- (b) any issue or sale of Notes by the Issuer made at a discount to the principal amount of such Notes,

the amount of Retained Proceeds held by the Issuer, at the time of any drawdown request, may be less than the Undrawn Commitment which is to be funded from such Retained Proceeds. In such circumstances, each drawing to be funded from the Retained Proceeds shall be advanced in an amount equal to the Actual Advance Amount (which may be at a discount to the principal amount requested).

For this purpose, **Actual Advance Amount** means, in respect of each drawing of the Commitment, the lesser of:

- (a) the principal amount of such drawing multiplied by:
 - (i) in the case of a drawing which is to be funded by the sale of Original Notes or Further Notes (other than Retained Notes), the issue price of such Original Notes or Further Notes, as applicable; and
 - (ii) in the case of a drawing which is to be funded by the sale of Retained Notes, the sale price of such Retained Notes; and
- (b) the principal amount of such drawing multiplied by the result of dividing:
 - (i) the amount of Retained Proceeds held by the Issuer at the time of the drawdown request (for the avoidance of doubt, after taking into account any losses suffered by the Issuer as a result of investing in Permitted Investments but, for this purpose, excluding any Permitted Investment Profit), by
 - (ii) the Undrawn Commitment which is to be funded from such Retained Proceeds.

For the avoidance of doubt:

- (a) no Borrower shall be required to monitor the market value of any Permitted Investments or the Retained Notes;
- (b) any difference between the principal amount of a drawing and the relevant Actual Advance Amount shall be ignored in determining the amount of the relevant Loan and, *inter alia*, the calculation of interest, principal and premium payments payable in respect thereon; and
- (c) any income received by the Issuer in respect of Permitted Investments shall not be credited to the Series Initial Cash Security Account in respect of the relevant Series but shall instead be

credited to the Series Transaction Account in respect of the relevant Series in accordance with the Account Agreement.

Each Borrower shall agree that:

- (a) where the Issuer is required to sell any Permitted Investments to fund a drawing under the Loan Agreement and such sale results in a Permitted Investment Profit, the Issuer may (at its discretion and at such time as it thinks fit) make a Gift Aid Payment to a Charitable Group Member in an amount equal to the Permitted Investment Profit and, for the avoidance of doubt, such drawing shall be advanced at the Actual Advance Amount (provided that such right exists only to the extent that there are distributable reserves available for such purpose in the Issuer and, prior to taking into account the Gift Aid Payment, the Issuer has taxable profits for corporation tax purposes in the accounting period in which the Gift Aid Payment is or would but for this paragraph (a) otherwise be made or treated as made by section 199 of the Corporation Tax Act 2010); and
- (b) immediately prior to the end of each accounting period, to the extent that the Issuer would otherwise be required to recognise a profit for tax purposes in respect of its Permitted Investments and/or Retained Notes as a result of the movement in the fair value recognised in its accounts of such Permitted Investments and/or Retained Notes for that accounting period, the Issuer shall sell Permitted Investments in an aggregate amount equal to the amount required to offset or discharge any corporation tax liability (either by the payment of such corporation tax liability or by making a Gift Aid Payment to a Charitable Group Member) in respect of the Accounting Profit and may (at its discretion), in the same accounting period or such later period permitted under section 199 of the Corporation Tax Act 2010, make a Gift Aid Payment to a Charitable Group Member in an amount equal to the Accounting Profit (provided that such right only exists to the extent that there are distributable reserves available for such purpose in the Issuer and, prior to taking into account of the Gift Aid Payment, the Issuer has taxable profits for corporation tax purposes in the accounting period in which the Gift Aid Payment is or would but for this paragraph (b) otherwise be made or treated as made by section 199 of the Corporation Tax Act 2010).

Each Borrower shall agree, to the extent that any Retained Notes are issued in respect of the relevant Series, that, where the Issuer is required to sell any Retained Notes in order to fund a drawdown request, the Issuer's obligations to fund such drawdown will be subject to the ability of the Issuer to sell such Retained Notes to a third party.

For so long as any Retained Notes in respect of a Series are held by or on behalf of the Issuer, a Borrower may request that an amount of its Commitment under a Loan Agreement entered into in connection with that Series be cancelled (provided that such amount does not exceed the principal amount of Retained Notes held by or on behalf of the Issuer at that time). As soon as practicable following any such request, the Issuer shall cancel Retained Notes in a corresponding amount. Such cancellation of the relevant Commitment shall take effect upon the cancellation of such Retained Notes.

Subject to the conditions precedent set out in Clause 4.1 (*Request for Further Commitments*) of the Loan Agreement Standard Terms, the Issuer may make further commitments to any Borrower under a Loan Agreement, each in an amount to be agreed between the Issuer, the relevant Borrower and the Security Trustee, following the issuance of further notes of the Series in respect of which the Loan Agreement was entered into in connection with pursuant to Condition 20 (*Further Issues*).

Purpose

The proceeds of each Loan may only be used by a Borrower in accordance with such Borrower's Constitutional Documents or as otherwise set out in the applicable Loan Transaction Terms.

If the Notes of the relevant Series in connection with which a Loan Agreement was entered into are specified as "Sustainability Bonds" in the applicable Pricing Supplement, the applicable Loan Transaction Terms may specify further provisions in respect of the permitted use of proceeds of the relevant Loan.

Interest

Rate of Interest

Following its advance, each Loan will carry interest from (and including) the date of its initial advance at the fixed rate or floating rate specified in the applicable Loan Transaction Terms which will correspond with the rate of interest payable in respect of the related Series of Notes. Interest will be payable in arrear on each Loan Payment Date (being four Business Days prior to each Interest Payment Date in respect of the related Series of Notes).

Interest Periods

Notwithstanding the fact that interest is payable on each Loan Payment Date, interest will accrue on each Loan from (and including) an Interest Payment Date (or, in the case of the first interest period of a Loan, the date of its initial advance) to (but excluding) the immediately following Interest Payment Date (each, a **Loan Interest Period**).

Commitment Fee

Each Borrower shall pay to the Issuer a commitment fee in respect of its Undrawn Commitment on each Loan Payment Date in an amount equal to its *pro rata* share (based on the aggregate amount of all Undrawn Commitments of all Borrowers) of the interest payable by the Issuer under the Notes of the relevant Series on the following Interest Payment Date in respect of such Series less (a) the aggregate of the interest received from the Borrowers under all Loan Agreements entered into in connection with the relevant Series on such Loan Payment Date and (b) the interest otherwise received by the Issuer in respect of the Retained Proceeds in respect of such Series in the relevant Loan Interest Period (including, but not limited to, any income received by the Issuer in respect of any Permitted Investments in which any Retained Proceeds are, for the time being, invested). The commitment fee shall accrue on a daily basis.

Repayment, Purchase and Prepayment

Repayment

Each Borrower must repay its Loan:

- (a) in full on the Loan Maturity Date specified in the applicable Loan Transaction Terms (being four Business Days prior to the Maturity Date in respect of the related Series of Notes); or
- (b) where Instalment Prepayment is specified as applicable in the applicable Loan Transaction Terms, in an amount equal to its pro rata share of each Instalment Amount payable by the Issuer

in respect of the related Series of Notes on the date falling four Business Days prior to the corresponding Instalment Date in respect of the related Series of Notes).

Note Purchase Option

Each Borrower and any other member of the Group (other than the Issuer) may at any time purchase Notes of any Series on the London Stock Exchange, by tender (available to all Noteholders alike) or by private treaty at any price.

Following any such purchase, such Borrower or such other member of the Group, as the case may be, may (but is not obliged to) surrender such Notes to the Issuer to be cancelled. An amount of the outstanding balance of the relevant Loan (provided that such Loan was funded by the issue proceeds of the relevant Series of Notes) equal to the principal amount of the Notes surrendered shall be deemed to be prepaid (or, to the extent that no Loan is then outstanding, then an amount of the relevant Undrawn Commitment equal to the principal amount of the Notes surrendered shall be deemed to be cancelled for the purposes of the relevant Loan Agreement and a corresponding portion of the Retained Proceeds shall be paid by the Issuer to the relevant Borrower or such other member of the Group, as the case may be).

Each Borrower shall acknowledge that the terms of the Note Trust Deed provide that any Notes which are for the time being held by or on behalf of, *inter alios*, a Borrower or any other member of the Group as beneficial owner shall be deemed not to remain outstanding for the purpose of, *inter alia*, the right to attend and vote at any meeting of the Noteholders.

Optional Prepayment – Borrower Call

If Borrower Call is specified as applicable in the applicable Loan Transaction Terms, each Borrower may, at any time (or, where interest on the Loan is payable on a floating rate, any Loan Payment Date):

- (a) on or after the Final Retained Note Disposal Date (if applicable); and
- (b) before the Loan Maturity Date specified in the applicable Loan Transaction Terms,

by giving not less than 30 nor more than 60 days' notice in writing to the Issuer and the Security Trustee, prepay the whole or (as the case may be) any part of the outstanding balance of its Loan, together with any interest accrued up to and including the date of prepayment and the relevant Prepayment Premium (being, for so long as any Notes of the relevant Series are outstanding, an amount equal to the excess (if any) of the amount notified to such Borrower by the Issuer as being the price determined under the Note Trust Deed for the redemption of a corresponding principal amount of the Notes of such Series over par).

Optional Prepayment – Maturity Call Par Option

If Maturity Call Par Option is specified as applicable in the applicable Loan Transaction Terms, each Borrower may, at any time (or, where interest on the Loan is payable on a floating rate, any Loan Payment Date):

- (a) on or after the later of (i) Final Retained Note Disposal Date (if applicable) and (ii) the Call Option Date specified in the applicable Loan Transaction Terms (provided, in the case of the Call Option Date, that such date shall be no earlier than 90 days before the Maturity Date); and

(b) before the Loan Maturity Date specified in the applicable Loan Transaction Terms,

by giving not less than 30 nor more than 60 days' notice in writing to the Issuer and the Security Trustee, prepay the whole or (as the case may be) any part of the outstanding balance of its Loan, together with any interest accrued up to and including the date of prepayment.

Optional Prepayment – Residual Call Option

If Residual Call Option is specified as applicable in the applicable Loan Transaction Terms, each Borrower may (acting jointly with the other Borrowers in respect of Loan Agreements entered into in connection with the same Series of Notes), at any time (or, where interest on the Loan is payable on a floating rate, any Loan Payment Date):

(a) on or after the later of Final Retained Note Disposal Date (if applicable); and

(b) before the Loan Maturity Date specified in the applicable Loan Transaction Terms,

in the event that the aggregate outstanding principal amount of the related Series of Notes (being, where Instalment Redemption is specified as applicable in the applicable Pricing Supplement for such Notes, the original principal amount ignoring any previous redemption of principal in accordance with Condition 9.1(b) (*Redemption at maturity*)) is less than or equal to the Residual Call Option Percentage of the aggregate principal amount of the Notes of such Series issued,

by giving not less than 30 nor more than 60 days' notice in writing to the Issuer and the Security Trustee, prepay the whole of the outstanding balance of its Loan, together with any interest accrued up to and including the date of prepayment and the relevant Prepayment Premium.

Mandatory Prepayment – Redemption of Notes

If the Notes of the related Series become redeemable prior to their Maturity Date, other than as a result of a prepayment or termination of a Loan Agreement, each Borrower shall prepay, at least one Business Day prior to the relevant date of redemption of such Notes, the outstanding balance of the Loan funded by the issue proceeds of such Series of Notes, together with accrued interest and accrued commitment fee thereon up to and including the date of redemption.

Mandatory Prepayment – Cancellation of Status

Each Borrower shall promptly notify the Issuer and the Security Trustee if it ceases to be a Registered Provider of Social Housing. Within 180 days of such notification, such Borrower shall prepay the whole of the outstanding balance of its Loan(s), together with any interest and commitment fee accrued up to and including the date of prepayment, provided, however, that if such Borrower regains its status as a Registered Provider of Social Housing within such period of 180 days, it shall no longer be required to prepay its Loan(s).

Redemption of Notes – Further Payment in Respect of Retained Proceeds Par Amount

In the event that a Borrower elects to, or is otherwise required to, prepay the whole of the outstanding balance of its Loan and the Issuer is required to notify such Borrower of the price determined under the Conditions for the redemption of a corresponding principal amount of the related Series of Notes, then the Issuer shall be entitled to also take account of the redemption of such principal amount of the Notes of such Series (if no commitment is put in place with another Borrower) that shall correspond to the Retained Proceeds Par Amount (being an amount equal to the Retained Proceeds including, where any

Retained Proceeds are invested in Permitted Investments, the purchase price of the relevant Permitted Investments and ignoring, for these purposes, any increase or decrease in such Retained Proceeds as a result of gains or losses in respect of such Permitted Investments and/or any discount on a sale of Retained Notes by the Issuer), and the price notified to such Borrower shall be increased accordingly.

Warranties and Covenants

Each Borrower will make various warranties and covenants in accordance with the Loan Agreement Standard Terms. These warranties and covenants include (or will include, as the case may be), *inter alia*, the following:

Information Covenants

Each Borrower must supply to the Issuer and the Security Trustee not later than 180 days after the end of each relevant financial year:

- (a) copies of the audited financial statements of such Borrower (consolidated if available) for such financial year; and
- (b) a certificate setting out, among other things, calculations in respect of the asset cover ratio substantially in the form set out in Schedule 2 to the Loan Agreement Standard Terms (the **Compliance Certificate**) signed by two Authorised Signatories of such Borrower.

Each Borrower must, following receipt of a notice from the Issuer stating that it intends to sell any Retained Notes of a related Series, supply to the Issuer and the Note Trustee not later than three Business Days prior to the date of such sale, a certificate setting out, among other things, calculations in respect of the Asset Cover Test substantially in the form set out in Schedule 8 to the Loan Agreement Standard Terms signed by two Authorised Signatories of such Borrower confirming whether, immediately following such sale, the Borrowers will be in compliance with the Asset Cover Test in respect of the Loan Agreements related to such Series of Notes.

Negative Pledge

No Borrower shall create or allow to exist (and shall procure that no Eligible Group Member creates or allows to exist) any Security Interest on any assets which are Security Assets, except as set out in the Loan Agreement Standard Terms which includes the Security Interests created pursuant to, *inter alia*, the Security Trust Deed and the Legal Mortgages and any Security Interests created with the prior written consent of the Issuer or by operation of law.

Charged Properties

Each Borrower shall obtain (and shall procure that each Eligible Group Member obtains) any authorisation or licence required in order to enable the Security Trustee pursuant to the powers of enforcement conferred on it by the Legal Mortgages to sell vacant Apportioned Properties and maintain insurances on and in relation to its Apportioned Properties.

Covenants

Each Borrower shall comply (and shall procure that each Eligible Group Member complies) (unless the Security Trustee otherwise agrees in writing) in all material respects with any covenants or restrictive covenants relating to an Apportioned Property which are binding on it.

Guarantee and Indemnity

Each Borrower of a Loan Agreement entered into in connection with each Series will irrevocably and unconditionally:

- (a) guarantee to the Issuer the punctual performance by each other Borrower of all such Borrowers' obligations under, *inter alia*, their respective Loan Agreements entered into in connection with such Series, the Security Trust Deed and their respective Legal Mortgages, other than each other Borrower's obligations to repay principal and any prepayment premium thereon pursuant to their respective Loan Agreements entered into in connection with such Series (such amounts being, the **Guaranteed Interest and Fee Amounts**);
- (b) undertake with the Issuer that, whenever any other Borrower does not pay any Guaranteed Interest and Fee Amounts when due under its respective Loan Agreement entered into in connection with such Series, the Security Trust Deed or its respective Legal Mortgage(s), it must, promptly on demand by the Security Trustee and/or the Issuer, pay the Guaranteed Interest and Fee Amounts as if it were the principal obligor;
- (c) undertake with the Issuer that, to the extent that the proceeds of the enforcement of the Series Underlying Security in respect of such Series are insufficient to satisfy the Borrowers' obligations under their respective Loan Agreements entered into in connection with such Series in full (the shortfall being, the **Guaranteed Principal Amount**), it must, promptly on demand by the Security Trustee and/or the Issuer, pay the Guaranteed Principal Amount as if it were the principal obligor; and
- (d) agree to indemnify the Issuer immediately on demand against any loss or liability suffered by the Issuer if any obligation guaranteed by it is or becomes illegal or invalid.

Asset Cover Ratio

Each Borrower shall procure that at all times the sum of:

- (a) the Minimum Value of Apportioned Properties multiplied by the Series Security Percentage;
- (b) the Retained Proceeds Par Amount; and
- (c) the Charged Cash,

in each case, in respect of the related Series of Notes, will not be less than the Aggregate Funded Commitment, provided however, that from and including the Final Charging Date, the Retained Proceeds Par Amount shall be deemed to be zero for the purpose of determining the Borrowers' compliance with the Asset Cover Test.

Interpretation

For these purposes:

Aggregate Funded Commitment means, in respect of each Series, the aggregate amount of all Commitments under all Loan Agreements entered into in connection with such Series, less the aggregate principal amount of Retained Notes of such Series held by or on behalf of the Issuer;

Apportioned Properties means:

- (a) where Numerical Apportionment Basis is specified in the applicable Loan Transaction Terms, unless and until the Charged Properties securing the obligations of the Borrowers under the Loan Agreements entered into in connection with the same Series of Notes are apportioned, at such time, on the Specific Apportionment Basis following a request of the Issuer in the limited circumstances permitted in the Security Trust Deed, the Units comprising the Residual Properties (as defined in the Security Trust Deed); and
- (b) where Specific Apportionment Basis is specified in the applicable Loan Transaction Terms or in the event that the Charged Properties securing the obligations of the Borrowers under the Loan Agreements entered into in connection with the same Series of Notes are apportioned, at such time, on the Specific Apportionment Basis following a request of the Issuer in the limited circumstances permitted in the Security Trust Deed, such of the Units comprising the Charged Properties as have been allocated in respect of the Loan Agreements entered into in connection with the same Series of Notes pursuant to the Security Trust Deed from time to time;

EUV-SH means a valuation made on the basis of existing use value for social housing ("EUV-SH") as defined by the RICS at UK VPGA 7 of the RICS Valuation – Global Standards 2017 UK National Supplement (or, if a subsequent edition of the RICS Valuation Standards has been published at the relevant time, the relevant valuation standard of the then most recently published edition of the RICS Valuation Standards) (effectively assuming that the properties will continue to be let as social housing and that any vacant Units will be re-let to tenants on normal social housing terms) or, if the RICS Valuation Standards are no longer published at such time, on a basis agreed between the relevant Borrowers, the Issuer, the Security Trustee and a Valuer, and **EUV-SH Apportioned Properties** shall be construed accordingly;

Final Charging Date means:

- (a) in relation to the Initial Commitment in respect of a Loan Agreement, the date specified as such in the applicable Loan Transaction Terms (which is expected to be the date falling six months after the Issue Date in respect of the related Series of Notes); and
- (b) in relation to any further Commitments, the date (if any) as agreed between the Issuer, the relevant Borrower and the Security Trustee.

Minimum Value means, in relation to the Apportioned Properties in respect of the Loan Agreements entered into in connection with any Series of Notes:

$$\left(\frac{A}{105} + \frac{B}{115} \right) \times 100$$

A = the Value of the residential EUV-SH Apportioned Properties in respect of the Loan Agreements entered into in connection with such Series of Notes determined on the basis of EUV-SH; and

B = the Value of the residential MV-ST Apportioned Properties in respect of the Loan Agreements entered into in connection with such Series of Notes determined on the basis of MV-ST.

All Apportioned Properties shall each be treated as EUV-SH Apportioned Properties for the purpose of determining the Minimum Value unless and until a Value, determined on the basis of MV-ST, is given by a Valuer in respect of any such Apportioned Property and the Valuer has confirmed that it has reviewed a Certificate of Title in respect of such Apportioned Property certifying that it may be disposed

of by the relevant Borrower or Eligible Group Member on an unfettered basis (meaning subject only to any existing tenancies disclosed in the Certificate of Title but not subject to any security interest, option or other encumbrance or to any restriction preventing or restricting its sale to, or use by, any person for residential use);

MV-ST means a valuation made on the basis of the current Market Value as defined by the RICS at VPS4 of the RICS Valuation - Global Standards 2017 UK National Supplement (or, if a subsequent edition of the RICS Valuation Standards has been published at the relevant time, the relevant valuation standard of the then most recently published edition of the RICS Valuation Standards) (effectively, in these circumstances, based on the fact that the properties are subject to existing tenancies but are not restricted to use as social housing let at sub-market rents, and that any Units that become vacant may be sold with vacant possession) or, if the RICS Valuation Standards are no longer published at such time, on a basis agreed between the relevant Borrowers, the Issuer, the Security Trustee and a Valuer;

MV-ST Apportioned Properties means the Apportioned Properties accepted as such in accordance with the Loan Agreement Standard Terms;

Retained Proceeds Par Amount means, in respect of each Series of Notes, an amount equal to the Retained Proceeds in respect of such Series of Notes at the time of calculation and, for this purpose:

- (a) where any Retained Proceeds are at that time invested in Permitted Investments, the amount of such Retained Proceeds shall be taken as the purchase price of the relevant Permitted Investments ignoring any gains or losses in respect of those Permitted Investments since the date of purchase; and
- (b) where the source of any Retained Proceeds is the net sale proceeds of any Retained Notes which were sold at a discount, the amount of such Retained Proceeds shall be taken as the principal amount of such Retained Notes;

Right to Buy means the right of a tenant of any property to buy or acquire part or all of such property (including, without limitation, by means of a shared ownership lease) from a Borrower or an Eligible Group Member under section 180 of the Housing and Regeneration Act 2008 (as amended by the Localism Act 2011 and the Housing and Planning Act 2016) (the **Housing and Regeneration Act**) or Part V of the Housing Act 1985 (or any similar right or scheme replacing or supplementing that right) or where a grant is provided to the relevant Borrower or Eligible Group Member in respect of such a sale under section 35(1) of the Housing and Regeneration Act or any other statute conferring similar rights to buy or acquire to tenants of Registered Providers with which the relevant Borrower or Eligible Group Member is obliged to comply or under any contract or other voluntary arrangement conferring such a right (and including, without limitation, such rights preserved notwithstanding any previous transfer of such property from any local authority);

Series Security Percentage means, in respect of all Loan Agreements entered into in connection with the same Series of Notes:

- (a) where the Charged Properties securing the obligations of the Borrowers under such Loan Agreements are apportioned on the Numerical Apportionment Basis, the number of Units allocated to the Issuer in relation to such Loan Agreements under the Numerical Apportionment Basis from time to time divided by the total number of Units comprising the Residual Properties from time to time, multiplied by 100 (and expressed as a percentage); and
- (b) where the Charged Properties securing the obligations of the Borrowers under such Loan Agreements are apportioned on the Specific Apportionment Basis, 100 per cent.; and

Value means, at any time and in relation to the Apportioned Properties, the value of those properties as shown in the then latest Valuation Report on the basis of EUV-SH or, as the case may be, MV-ST (provided that if any Apportioned Property or part thereof is sold pursuant to a Right to Buy, the Value of the relevant Apportioned Property shall, for the purposes of this definition and with effect from the date of the relevant sale or release, be zero (if the entire relevant Apportioned Property has been sold) or (if only part of the relevant Apportioned Property has been sold) shall be the proportion of the value of the Apportioned Property which has not been sold pursuant to the relevant Right to Buy).

Apportionment Basis

The Apportioned Properties securing the obligations of the Borrowers under the Loan Agreements shall be apportioned on the Numerical Apportionment Basis (subject to the rights of the Issuer to require the Specific Apportionment Basis to apply in limited circumstances after the occurrence of an Enforcement Event in accordance with the terms of the Security Trust Deed) or the Specific Apportionment Basis, as specified in the applicable Loan Transaction Terms.

Addition, Substitution and Release of Apportioned Properties and Charged Cash

Addition of Apportioned Properties

Subject as set out below, each Borrower may charge (or may procure that any Eligible Group Member charges) additional Properties as Apportioned Properties provided that such Borrower and/or Eligible Group Member:

- (a) provides to the Issuer and the Security Trustee the condition precedent documents specified in Schedule 2 to the Security Trust Deed in respect of the charging of such Properties;
- (b) delivers to the Issuer and the Security Trustee a completed Additional Property Certificate certifying that, *inter alia*, such Properties are residential properties of a type and nature that are usually owned by Registered Providers of Social Housing; and
- (c) provides such other documents as the Security Trustee or the Issuer may require as set out in Part 2 (*Property Conditions Precedent Documents*) of Schedule 1 to the Loan Agreement Standard Terms.

Notwithstanding the foregoing, for so long as a Borrower's obligations under a Loan Agreement are secured on the Numerical Apportionment Basis, the above requirements shall not apply in the event that Properties are added to the Residual Properties solely as a result of them ceasing to be allocated to any Specific Beneficiary on a Specific Apportionment Basis.

Substitution of Apportioned Properties

Subject as set out below, at the request and expense of a Borrower or an Eligible Group Member, the Security Trustee shall release from the relevant Security Documents (and/or reallocate, if applicable) such Apportioned Properties (the **Released Properties**) and substitute for the Released Properties other Properties (each, a **Substitute Property**) as may be selected by such Borrower or Eligible Group Member, provided that such Borrower or Eligible Group Member:

- (a) provides to the Issuer and the Security Trustee the condition precedent documents specified in Schedule 2 to the Security Trust Deed in respect of the charging of the Substitute Properties;

- (b) delivers to the Issuer and the Security Trustee a completed Substitute Property Certificate certifying, *inter alia*, that the relevant Substitute Property is a residential property of a type and nature that is usually owned by Registered Providers of Social Housing, that, immediately following such release (and/or reallocation, if applicable) and substitution, the relevant Asset Cover Test will not be breached as a result of the substitution of the relevant Apportioned Properties and that no Borrower Default or Potential Borrower Default has occurred and is continuing; and
- (c) provides such other documents as the Security Trustee or Issuer may require as set out in Part 2 (*Property Conditions Precedent Documents*) of Schedule 1 to the Loan Agreement Standard Terms.

Notwithstanding the foregoing, for so long as a Borrower's obligations under a Loan Agreement are secured on the Numerical Apportionment Basis, the above requirements shall only apply in respect of substitutions out of and into the Residual Properties as a whole, and shall not apply in respect of adjustments to the Allocated Parts of NAB Beneficiaries without resulting in a change to the Properties comprised within the Residual Properties or to the extent that the provisions described above and below relating to additions and substitutions would not apply to the Substitute Property and the Released Property, respectively.

Release of Apportioned Properties

Subject as set out below, at the request and expense of a Borrower or Eligible Group Member, the Security Trustee shall release from the relevant Security Documents (and/or reallocate, if applicable) such Properties (or Units) forming part of the Series Apportioned Part as may be selected by such Borrower or Eligible Group Member provided that such Borrower or Eligible Group Member delivers to the Issuer and the Security Trustee a completed Property Release Certificate certifying that, immediately following such release (and/or reallocation, if applicable), the relevant Asset Cover Test will not be breached as a result of the release (and/or reallocation, if applicable) of such part of the Series Apportioned Part and that no Borrower Default or Potential Borrower Default has occurred and is continuing.

Notwithstanding the foregoing, for so long as a Borrower's obligations under a Loan Agreement are secured on the Numerical Apportionment Basis the above requirements shall only apply:

- (a) where the Properties to be released from the Residual Properties do not constitute Unallocated Properties; and/or
- (b) if an adjustment is required in respect of the Series Apportioned Part irrespective of whether any Properties are to be removed from the Residual Properties as a whole.

Statutory Disposals

Each Borrower and Eligible Group Member shall have the right to withdraw Property from the Series Apportioned Part pursuant to any Statutory Disposal and each Borrower or Eligible Group Member shall deliver to the Issuer and the Security Trustee, as soon as reasonably practicable after it has received notice of such Statutory Disposal, a completed Statutory Disposal Certificate, certifying that the relevant withdrawal relates to a Statutory Disposal, and, if the Statutory Disposal would result in a breach of the relevant Asset Cover Test, confirming that it shall procure that Additional Properties are charged pursuant to the Security Trust Deed so as to become part of the Series Apportioned Part and/or moneys are deposited into the relevant Series Ongoing Cash Security Account, in accordance with the relevant Loan Agreement, such that any breach of the relevant Asset Cover Test will be cured.

Without prejudice to the aforementioned right to withdraw Property from the Series Apportioned Part pursuant to any Statutory Disposal, each Borrower will be required to covenant that, if following such withdrawal the Borrower(s) will no longer be in compliance with the relevant Asset Cover Test, it shall, as soon as practicable thereafter (and, in any event, prior to the expiry of the applicable grace period), charge (or procure the charging of) additional Properties and/or deposit (or procure the deposit of) money into the relevant Series Ongoing Cash Security Account in an aggregate amount sufficient to ensure that the Borrowers will be in compliance with the relevant Asset Cover Test.

Charged Cash

Pending the acquisition of any proposed Substitute Property by a Borrower or Eligible Group Member, such Borrower or Eligible Group Member, as applicable, may deposit the proceeds of disposal of the relevant Apportioned Properties which are released from charge under the relevant Security Documents into the Series Ongoing Cash Security Account in respect of the relevant Series for the purpose of maintaining the relevant Asset Cover Test (for the avoidance of doubt, no Borrower shall be required to monitor the market value of any Permitted Investments). Charged Cash may be withdrawn from a Series Ongoing Cash Security Account:

- (a) to be applied by a Borrower or Eligible Group Member (provided, for the avoidance of doubt, that such Borrower or Eligible Group Member continues, at such time, to be a Registered Provider of Social Housing) in the acquisition of a Substitute Property; or
- (b) to the extent that the relevant Asset Cover Test would not be breached immediately after such withdrawal,

and, in any event, if no Borrower Default or Potential Borrower Default has occurred and is continuing.

Notwithstanding the above, any Borrower or Eligible Group Member may, at any time, deposit, or arrange for the deposit of, any other money into a Series Ongoing Cash Security Account for the purposes of satisfying an Asset Cover Test.

Each Borrower will be required to acknowledge that the money standing to the credit of any Series Ongoing Cash Security Account shall be charged in favour of the Note Trustee pursuant to the terms of the Note Trust Deed. Each Borrower will be required to acknowledge that:

- (a) the Issuer may invest all or any part of the Charged Cash in Permitted Investments in accordance with the Custody Agreement;
- (b) as a result of any gains or losses made by the Issuer in respect of such Permitted Investments and any income received thereon (which shall, for the avoidance of doubt, be credited to a Series Ongoing Cash Security Account), the amount of such Charged Cash may be greater or less than the amount deposited in the relevant Series Ongoing Cash Security Account by such Borrower or Eligible Group Member; and
- (c) it shall not have any recourse to the Issuer in respect of any losses realised by the Issuer in respect of the Charged Cash as a result of investment in any Permitted Investments.

Valuations

Rolling Valuations

Each Borrower shall deliver (or procure the delivery of) a Rolling Valuation Report to the Issuer and the Security Trustee in the period between 10 August and the date falling 60 days thereafter in each year (commencing on 10 August 2021) whereby the Valuer values:

- (a) not less than 20 per cent. of the Apportioned Properties on a Full Valuation Basis; and
- (b) the remaining Apportioned Properties on a Desk Top Valuation Basis.

For these purposes:

- (i) the Apportioned Properties to be valued on a Full Valuation Basis in any year must not include any Apportioned Properties which have been valued on a Full Valuation Basis in the preceding two years; and
- (ii) in any five-year period, 100 per cent. of Apportioned Properties must be valued on a Full Valuation Basis, taking into account any additions and withdrawals of Apportioned Properties in accordance with the Loan Agreements.

Full and Desktop Valuations

Notwithstanding the above, the Borrowers may elect, by notice to the Issuer and the Security Trustee, to provide Valuations as follows:

- (a) the Borrowers shall deliver (or procure the delivery of) a Full Valuation to the Issuer and the Security Trustee at least once in every period of five calendar years. The first Full Valuation must be delivered in the period between 10 August next following an election made in accordance with the Loan Agreements and the date falling 60 days thereafter, and subsequent Full Valuations must be delivered in the period between 10 August and the date falling 60 days after 10 August in each fifth year after the previous Full Valuation delivered in accordance with this paragraph (or within the same period in any prior calendar year); and
- (b) the Borrowers shall deliver (or procure the delivery of) a Desk Top Valuation to the Issuer and the Security Trustee in the period between 10 August and the date falling 60 days thereafter in each year (beginning in the year following the year in which a Full Valuation is first produced in accordance with (a) above) other than a year in respect of which a Full Valuation is required to be delivered under (a) above.

Loan Events of Default and Enforcement

Borrower Default

Each of the following (set out in more detail in the Loan Agreement Standard Terms) is a **Borrower Default**:

- (a) **Non-payment.** The Borrower does not pay on the due date any amount payable by it under the Finance Documents in the manner required under the Finance Documents, unless the non-payment continues for a period of not more than seven days in the case of principal and not more than 14 days in the case of interest.

- (b) **Breach of other obligations:** The Borrower or any Eligible Group Member fails to perform or observe any of its obligations under the Finance Documents (other than as referred to in (a) above and (l) below) and (except in any case where, in the opinion of the Security Trustee, the failure is incapable of remedy when no such continuation or notice as is hereinafter mentioned will be required) the failure continues for the period of 30 days next following the service by the Security Trustee on such Borrower or Eligible Group Member of notice requiring the same to be remedied.
- (c) **Other non-payment:**
- (i) Any other present or future indebtedness of the Borrower or any Eligible Group Member for or in respect of moneys borrowed or raised becomes due and payable prior to its stated maturity by reason of any actual default, event of default or the like (howsoever described);
 - (ii) any such indebtedness is not paid when due or, as the case may be, within any originally applicable grace period; or
 - (iii) the Borrower or any Eligible Group Member fails to pay when due any amount payable by it under any present or future guarantee for, or indemnity in respect of, any moneys borrowed or raised,

provided that the aggregate amount of the relevant indebtedness, guarantees and indemnities in respect of which one or more of the events mentioned in (i), (ii) or (iii) above in this paragraph (c) have occurred equals or exceeds £15,000,000 or its equivalent in other currencies (as reasonably determined by the Security Trustee) (and provided further, for the avoidance of doubt, that the amounts mentioned in (i), (ii) or (iii) above in this paragraph (c) shall exclude the amount of any Public Sector Subsidy except for any Public Sector Subsidy which is or becomes due and payable to the relevant grant making body or organisation).

- (d) **Enforcement Event:** An Enforcement Event occurs under a Relevant Document.
- (e) **Winding-up:** Any order is made by any competent court or resolution passed for the winding up or dissolution of the Borrower or any Eligible Group Member save for the purposes of a Permitted Reorganisation or a reorganisation on terms previously approved in writing by the Security Trustee.
- (f) **Cessation of Business:** The Borrower or any Eligible Group Member ceases or threatens to cease to carry on the whole or, as determined by the Security Trustee, substantially the whole of its business, save for the purposes of a Permitted Reorganisation or a reorganisation on terms previously approved in writing by the Security Trustee.
- (g) **Failure or inability to pay debts:** The Borrower or any Eligible Group Member stops or threatens to stop payment of, or is unable to, or admits inability to, pay, its debts (or any class of its debts) as they fall due, or is deemed unable to pay its debts pursuant to or for the purposes of any applicable law, or is adjudicated or found bankrupt or insolvent.
- (h) **Insolvency:** Any of the insolvency related events occurs or proceedings are taken as referred to in the Loan Agreement Standard Terms (which exclude any Permitted Reorganisation or reorganisation on terms previously approved in writing by the Security Trustee).

- (i) **Insolvency Proceedings:** The Borrower initiates or consents to the proceedings referred to in the Loan Agreement Standard Terms (which exclude, or will exclude, any Permitted Reorganisation or reorganisation on terms previously approved in writing by the Security Trustee).
- (j) **Arrangement with creditors:** The Borrower or any Eligible Group Member makes a conveyance or assignment for the benefit of, or enters into any composition or other arrangement with, its creditors generally (or any class of its creditors) or any meeting is convened to consider a proposal for an arrangement or composition with its creditors generally (or any class of its creditors) (which exclude any Permitted Reorganisation or reorganisation on terms previously approved in writing by the Security Trustee).
- (k) **Unlawfulness:** It is or becomes unlawful for the Borrower or any Eligible Group Member to perform any of its obligations under the Finance Documents to which they are, respectively, a party.
- (l) **Breach of the Asset Cover Test:** The Borrower fails to perform its obligations under Clause 10 (*Asset Cover Ratio*) of the Loan Agreement Standard Terms and (except in any case where, in the opinion of the Security Trustee, the failure is incapable of remedy when no such continuation or notice as is hereinafter mentioned will be required) the failure continues for the period of 60 days next following the service by the Security Trustee on the Borrower of notice requiring the same to be remedied.

For these purposes, **Permitted Reorganisation** means any amalgamation, merger, consolidation or transfer of engagements (whether entering into or acceptance thereof) of the whole of any Borrower's or any Eligible Group Member's property (including, for the avoidance of doubt, any statutory procedure as provided for under the Co-operative and Community Benefit Societies Act 2014 (if applicable)) made between such Borrower or such Eligible Group Member, as the case may be, (**Party A**) and any other entity (**Party B**) provided that (i) Party B is a Registered Provider of Social Housing and any new amalgamated entity to be created as a result thereof will be a Registered Provider of Social Housing; (ii) following any such amalgamation, merger, consolidation or transfer of engagements in respect of which the property of Party A (including, for the avoidance of doubt, any liabilities) shall become vested in Party B or a new amalgamated entity, Party B or such new amalgamated entity will thereafter be responsible for all the liabilities of Party A pursuant to the Co-operative and Community Benefit Societies Act 2014 or otherwise; and (iii) a certificate executed by two authorised signatories of Party A or Party B confirming the above is provided to the Note Trustee.

Obligation to Notify the Issuer and the Security Trustee

Each Borrower shall notify the Issuer and the Security Trustee of any Borrower Default (and the steps, if any, being taken to remedy it) or potential Borrower Default in respect of its Loan Agreement promptly upon becoming aware of the same. The Issuer shall also notify the Security Trustee of any Borrower Default or potential Borrower Default promptly upon becoming aware of the same (unless the Issuer is aware that a notification has already been provided by the relevant Borrower) including, but not limited to, the non-payment by a Borrower of any amounts owing to the Issuer under its Loan Agreement on the due date for payment thereof.

Borrower Default Notice

Following the occurrence of a Borrower Default (but in the case of the happening of any of the events described in paragraphs (b) (*Breach of other obligations*), (c) (*Other non-payment*) and (k) (*Unlawfulness*) above, only if the Security Trustee shall have certified in writing to the relevant Borrower

that such event is, in its opinion, materially prejudicial to the interests of the Issuer), the Issuer may declare by notice to the relevant Borrower either:

- (a) that the security for the relevant Loan has become, whereupon the security for the relevant Loan shall become, immediately enforceable (and the Issuer shall notify the Security Trustee of the same in accordance with Clause 6 (*Default procedure*) of the Security Trust Deed); and/or
- (b) (irrespective of whether a notice to the effect set out in (a) shall have already been given) that the relevant Loan has become due and repayable, whereupon that Loan shall become immediately due and repayable at the outstanding balance thereof together with accrued interest, premium (if any) and any other amounts and the security therefor shall become immediately enforceable.

Enforcement

If the security constituted under any Legal Mortgages for the benefit of the Issuer becomes enforceable as a result of the service of a notice pursuant to Clause 14.4 of the Loan Agreement Standard Terms, then the Security Trustee or any receiver (where appropriate) shall hold the monies arising from any sale, calling in, collection or conversion under, or otherwise arising from the exercise of, the powers of conversion contained in the Legal Mortgages after the security has become enforceable upon trust to apply the same:

- (a) first, in payment or retention of all costs, charges, expenses and liabilities incurred in or about the exercise of such powers or otherwise in accordance with the Security Documents and payments made by the Security Trustee, any Appointee or any Receiver in accordance with the Security Documents and of all remuneration payable to the Security Trustee, any Appointee or any Receiver in accordance with the Security Documents with interest thereon as provided in the Security Documents;
- (b) second, in or towards payment to the Issuer of all interest then due and remaining unpaid on the relevant Loan and all commitment fees then due and remaining unpaid;
- (c) third, in or towards payment to the Issuer of all principal and premium (if any) then due and remaining unpaid in respect of the relevant Loan; and
- (d) fourth, in or towards payment to the Issuer of all other amounts then due and remaining unpaid under the relevant Loan Agreement.

Taxes

Each Borrower must make all payments to be made by it to the Issuer under, *inter alia*, its Loan Agreement(s), the Legal Mortgages and the Security Trust Deed, without any deduction or withholding for or on account of tax, unless a deduction or withholding is required by law.

If a deduction or withholding from any such payment is required by law to be made by a Borrower, the amount of the payment due from such Borrower shall be increased to an amount which (after making such deduction or withholding) leaves an amount equal to the payment which would have been due if no deduction or withholding had been required.

If, as a result of any actual or proposed change in tax law, the Issuer determines (in its reasonable commercial judgement) that it would on the next following Interest Payment Date be required to make a withholding or deduction in respect of payments to be made by the Issuer to the Noteholders of the

relevant Series of Notes pursuant to the Conditions (other than in respect of a Noteholder Specific Withholding), it shall notify each Borrower of the same. Each Borrower may (but, for the avoidance of doubt, shall not be obliged to), in its sole discretion, pay to the Issuer its *pro rata* share of such additional amounts (by reference to the Loan Agreements entered into in connection with the same Series) as will enable the Issuer (after such withholding or deduction) to pay to the Noteholders the amounts of principal and interest which they would have received in respect of the Notes in the absence of such withholding or deduction. Each Borrower shall continue to pay such additional amounts to the Issuer unless and until such Borrower delivers to the Issuer a notice stating that it shall cease to make such additional payments with effect from the next following Interest Payment Date.

In the event that one or more Borrowers does not choose to make such additional payments (or indicates that it intends to cease to make such additional payments) in respect of any Loan Agreement entered into in connection with the relevant Series, the remaining Borrowers of Loans advanced in connection with the same Series may (but, for the avoidance of doubt, shall not be obliged to), in their sole discretion, pay to the Issuer such increased amount as will enable the Issuer (after such withholding or deduction) to pay to the Noteholders of such Series the amounts of principal and interest which they would have received in respect of such Notes in the absence of such withholding or deduction. If the remaining Borrowers (either collectively or individually) do not choose to make such payments and as a result the Issuer will not have sufficient funds to pay the additional amounts in respect of such Notes, the Issuer shall not opt to pay such additional amounts (or, having so opted, will notify the Note Trustee and the Noteholders of such Series of its intention to cease paying such additional amounts) and the Notes shall be redeemed in accordance with Condition 9.2 (*Redemption for tax reasons*), whereupon each Borrower of a Loan advanced in connection with the same Series shall be required to prepay the outstanding balance of its Loan, together with accrued interest and accrued commitment fee thereon up to and including the date of redemption.

Governing Law

Each Loan Agreement, and any non-contractual obligations or matters arising from or connected with it, are governed by and shall be construed in accordance with English law.

Description of the Legal Mortgages and the Security Trust Deed

The Issuer's obligations in respect of the Notes of each Series will be secured pursuant to the Note Trust Deed in favour of the Note Trustee for the benefit of itself, the Noteholders and the other Series Secured Parties by the Series Security, which includes an assignment by way of security of the Issuer's rights, title and interest arising under the Legal Mortgages and the Security Trust Deed.

The following description of the Legal Mortgages and the Security Trust Deed consists of a summary of certain provisions of the Legal Mortgages and the Security Trust Deed and is qualified by reference to the detailed provisions thereof. The Legal Mortgages and the Security Trust Deed are not, however, incorporated by reference into, and therefore do not form part of, these Programme Admission Particulars.

Definitions used in this section but not otherwise defined in these Programme Admission Particulars have the meanings given to them in the Legal Mortgages and/or the Security Trust Deed.

LEGAL MORTGAGES

The Borrowers shall enter into Legal Mortgages substantially in the form set out in the Security Trust Deed (each, a **Legal Mortgage**).

Fixed Charges

Pursuant to each Legal Mortgage, each Borrower and/or Eligible Group Member, as applicable, will charge with full title guarantee, as security for the payment of all Secured Obligations in favour of the Security Trustee for the benefit of itself and, *inter alios*, the Issuer:

- (a) by way of a first fixed legal mortgage all the property specified therein together with all buildings and Fixtures, erections and structures thereon or in the course of construction thereon, the proceeds of sale of all or any part thereof and (so far as the same are capable of being mortgaged) the benefit of any covenants for title given or entered into by any predecessor in title of such Borrower or Eligible Group Member and any monies paid or payable in respect of such covenants;
- (b) by way of first fixed charge:
 - (i) all plant and machinery (except for the Fixtures within paragraph (a) above) now or in the future owned by such Borrower or Eligible Group Member and its interest in any plant and machinery in its possession which form part of or are operated on the property specified therein;
 - (ii) all benefits in respect of the Insurances and all claims and returns of premiums in respect thereof;
 - (iii) the benefit of all present and future licences, consents and authorisations (statutory or otherwise) held in connection with the Security Assets and the use of any of the Security Assets specified in paragraphs (a) and (b)(i) above and the right to recover and receive all compensation which may at any time become payable to it in respect thereof; and
 - (iv) if and in so far as the legal mortgage set forth in paragraph (a) above or the assignments set forth in the section entitled "*Assignment*" below shall for any reason be ineffective as legal mortgages or assignments, the assets referred to therein.

Assignment

Pursuant to each Legal Mortgage, each Borrower and/or Eligible Group Member, as applicable, will covenant with full title guarantee, as security for payment of the Secured Obligations, that on the request of the Security Trustee, it shall following the occurrence of an Enforcement Event which is continuing (unremedied or unwaived and is not remedied within any applicable grace period) assign to the Security Trustee for the benefit of itself and, *inter alios*, the Issuer (to the fullest extent assignable or capable of assignment without first infringing any contracted provision restricting the same) all of its rights, title and interest in and to:

- (a) the personal agreements and covenants (still subsisting and capable of being enforced) by the tenants, lessees, licensees or other parties under the Letting Documents and by all guarantors and all security held by such Borrower or Eligible Group Member from time to time whether present or future in respect of the obligations of the tenants, lessees, licensees or other parties under the Letting Documents (including, without limiting the generality of the foregoing, all monies due and owing to such Borrower or Eligible Group Member or which may become due and owing to such Borrower or Eligible Group Member at any time in the future in connection therewith and any rent arrears or service charges due at any time from any tenants, lessees, licensees or other parties under the Letting Documents. regardless of whether such amounts became due before or after the date of such Legal Mortgage);
- (b) all agreements now or from time to time entered into or to be entered into to enable the charging of the Security Assets and for the sale, letting or other disposal or realisation of the whole or any part of the Security Assets (including, without limiting the generality of the foregoing, all monies due and owing to such Borrower or Eligible Group Member or which may become due and owing to such Borrower or Eligible Group Member at any time in the future in connection therewith);
- (c) all agreements, contracts, deeds, licences, undertakings, guarantees, covenants, warranties, representations and other documents (including all documents entered into now or in the future so as to enable such Borrower or Eligible Group Member to perfect its rights under such Legal Mortgage or any such agreement, contract, deed, licence, undertaking, guarantee, covenant, warranty, representation or other documents) now or hereafter entered into by or given to such Borrower or Eligible Group Member in respect of the properties specified therein and all claims, remedies, awards or judgments paid or payable to such Borrower or Eligible Group Member (including, without limitation, all liquidated and ascertained damages payable to such Borrower or Eligible Group Member under the above) in each case relating to the properties specified therein;
- (d) all licences held now or in the future in connection with the properties specified therein and also the right to recover and receive all compensation which may at any time become payable to such Borrower or Eligible Group Member in relation to the properties specified therein;
- (e) all rights and claims to which such Borrower or Eligible Group Member is now or may hereafter become entitled in relation to any development, construction project, redevelopment, refurbishment, repair or improvement of or on the properties specified therein;
- (f) all guarantees, warranties, bonds and representations given or made now or hereafter by, and any rights or remedies against, all or any of the designers, builders, contractors, surveyors, valuers, professional advisers, sub-contractors, manufacturers, suppliers and installers of any Fixtures in respect of the properties specified therein; and

- (g) all rental income and disposal proceeds in each case relating to the properties specified therein which has not been assigned as set out in (a), (b) or (c) and the right to make demand for and receive the same.

Representations, Warranties and Undertakings

Each Borrower and Eligible Group Member shall make various representations in respect of the properties specified in the relevant Legal Mortgage including as to ownership, planning permission, covenants and security interests. In addition, each Borrower and Eligible Group Member shall undertake to, *inter alia*, repair, insure, pay taxes in respect of and comply with all leases in respect of, such properties.

Enforcement of Security

Each Legal Mortgage will provide that at any time after an Enforcement Event has occurred and is continuing, the security created by or pursuant to such Legal Mortgage will be immediately enforceable and the Security Trustee may enforce all or any part of such security.

The Legal Mortgages shall entitle the Security Trustee and, *inter alios*, the Issuer to be indemnified in respect of, *inter alia*, all liabilities incurred by them in the execution or purported execution of any of the powers vested in them pursuant to the Legal Mortgages.

Governing Law

Each Legal Mortgage and any non-contractual obligations arising out of or in connection with it will be governed by and construed in accordance with English law.

SECURITY TRUST DEED

The benefit of the security created by the Borrowers and the Eligible Group Members pursuant to the Legal Mortgages shall be held by the Security Trustee on trust for the benefit of itself and, *inter alios*, the Issuer on the terms of the Security Trust Deed.

The Security

Division of Properties and Related Security Assets

Each Loan Transaction Terms will specify whether the Borrower's obligations under its Loan Agreement will be apportioned on a "Numerical Apportionment Basis" or a "Specific Apportionment Basis". All Loan Agreements entered into in connection with the same Series of Notes will specify the same apportionment basis.

The Security Trust Deed provides that, where Numerical Apportionment Basis is specified as the basis for apportionment, a specific number of units within the portfolio of Residual Properties will be designated to the relevant Beneficiary (each, a **NAB Beneficiary**) as agreed between a Borrower and such Beneficiary (being, in the case of the Loan Agreements, the Issuer).

Where Numerical Apportionment Basis is specified as the apportionment basis, a Beneficiary in respect thereof is entitled to change its basis of apportionment to "Specific Apportionment Basis" only in the limited circumstances and in accordance with the procedures specified in the Security Trust Deed.

The Security Trust Deed provides that, where Specific Apportionment Basis is specified as the basis for apportionment or in the event that the apportionment basis is changed to Specific Apportionment Basis, the apportioned part of the Charged Properties shall be as selected and notified to the Issuer in accordance with the terms of the Security Trust Deed.

Additions and releases of Apportioned Properties

On or prior to creating a Legal Mortgage in respect of any Property, the relevant Borrower or Eligible Group Member, as applicable, is required to deliver to the Security Trustee (or such person as shall be nominated by the Security Trustee, to be held by such person to the order of the Security Trustee) the documents listed in Schedule 2 to the Security Trust Deed, such documents to be in form and substance satisfactory to the Issuer (and, where the Apportioned Properties are the Residual Properties, the other NAB Beneficiaries).

The Security Trustee shall release the benefit of any Security Interest, rights or obligations held by it over the Apportioned Property as security for all or any of the Secured Obligations:

- (a) subject to the instruction the Issuer and, where the Apportioned Properties are the Residual Properties, the other NAB Beneficiaries (or, where the Properties to be released constitute Unallocated Properties, the relevant Borrower or Eligible Group Member); and
- (b) provided, in each case, that the relevant Borrower or Eligible Group Member, as applicable, shall have paid to the Security Trustee, or provided for to the satisfaction of the Security Trustee, all Trustee Costs which relate to the Residual Properties or such Apportioned Properties (as applicable).

The Issuer's instructions shall be subject to satisfaction with the requirements of the Loan Agreements as regards such additions and releases (see "*Description of the Loan Agreements*" above).

Application of Proceeds

The Security Trustee shall, upon the enforcement of the Rights, and after satisfying claims which at law rank in priority to sums owing under or in respect of any of the Relevant Documents, apply all Proceeds and all money derived therefrom:

- (a) in respect of the Security Assets comprised in the Residual Properties:
 - (i) first, in or towards payment of all NAB Trustee Costs;
 - (ii) second, by allocating the balance among the NAB Beneficiaries by reference to their NAB Security Percentages so that the amount allocated to each NAB Beneficiary shall be applied in satisfaction when due of the Relevant Liabilities owed to such NAB Beneficiary arising under or in connection with each Relevant Document to which such NAB Beneficiary is a party in the order of priority set out therein (deducting for its own account, where appropriate, any Valuer's Expenses from the relevant NAB Beneficiary's allocation) (and so that, in each case, any surplus remaining after payment of all such Relevant Liabilities shall be reallocated among the remaining NAB Beneficiaries *mutatis mutandis* in accordance with the foregoing provisions). For the avoidance of doubt, no surplus amounts shall be reallocated by the Security Trustee until all Relevant Liabilities have been fully discharged in connection with the relevant Relevant Document;

- (iii) third, by allocating the balance among the Beneficiaries whose Relevant Liabilities have not been fully discharged under (a)(ii) above or (b)(ii) below *pro rata* to their unpaid liabilities so that the amount allocated to each Beneficiary shall be applied in satisfaction when due of the Relevant Liabilities owed to such Beneficiary arising in connection with the relevant Relevant Document in the order of priority set out therein (and so that, in each case, any surplus remaining after payment of all such Relevant Liabilities when due shall be re-allocated among the remaining Beneficiaries *mutatis mutandis* in accordance with the foregoing provisions);
 - (iv) fourth, to the extent not recovered under (a)(i) above or (b)(i) below, in or towards payment of all Trustee Costs; and
 - (v) fifth, the balance, if any, to the relevant Borrower or Eligible Group Member; and
- (b) in respect of the Security Assets comprised in a Specific Apportioned Part:
- (i) first, in or towards payment of all Relevant Trustee Costs;
 - (ii) second, in or towards satisfaction of all Relevant Liabilities of the Specific Beneficiary (other than Relevant Trustee Costs) in accordance with the Relevant Documents in respect of the Relevant Liabilities (deducting for its own account, where appropriate, any Valuer's Expenses from the relevant Specific Beneficiary's allocation);
 - (iii) third, by allocating the balance among the Beneficiaries whose Relevant Liabilities have not been fully discharged under (a)(ii) or (b)(ii) above *pro rata* to their unpaid liabilities so that the amount allocated to each Beneficiary shall be applied in satisfaction when due of the Relevant Liabilities owed to such Beneficiary arising in connection with the relevant Relevant Document in the order of priority set out therein (deducting for its own account, where appropriate, any Valuer's Expenses from the relevant Specific Beneficiary's allocation) (and so that, in each case, any surplus remaining after payment of all such Relevant Liabilities when due shall be re-allocated among the remaining Beneficiaries *mutatis mutandis* in accordance with the foregoing provisions);
 - (iv) fourth, to the extent not recovered under (a)(i) or (b)(i) above, in or towards payment of all Trustee Costs; and
 - (v) fifth, the balance, if any, to the relevant Borrower or Eligible Group Member.

Enforcement of Security

Pursuant to Clause 6 (*Default procedure*) of the Security Trust Deed, the Security Trustee shall only be required to take action to enforce or protect the security created by, or rights arising under, the Legal Mortgages if instructed to do so by the Issuer (and/or the other NAB Beneficiaries where the Series Underlying Security is apportioned to it on the Numerical Apportionment Basis) (and then only if it has been indemnified and/or secured and/or pre-funded to its satisfaction).

In respect of instructions given by the Issuer, the Issuer will assign its rights under, *inter alia*, the Security Trust Deed and the Legal Mortgages to the Note Trustee and, pursuant to Condition 6.3 (*Loan Agreements, Legal Mortgages and Security Trust Deed Consents Covenant*), has covenanted not to take any action or direct the Security Trustee to take any action pursuant thereto except with the prior consent of the Note Trustee. The Note Trustee may, but is not obliged to, seek the consent of the Noteholders in accordance with the Note Trust Deed prior to giving any such consent.

In enforcing the Series Underlying Security in respect of any Series (including the Issuer's rights, title and interests in the Security Trust Deed and the Legal Mortgages insofar as they relate to the Notes of such Series) the Note Trustee may act in its discretion. It is, however, required to take action, pursuant to Condition 12.2 (*Enforcement*), where so directed by the requisite majority of the Noteholders of such Series provided, however, that it is secured and/or indemnified and/or pre-funded to its satisfaction.

Governing Law

The Security Trust Deed and any non-contractual obligations arising out of or in connection with it will be governed by and construed in accordance with English law.

Description of the Account Agreement, the Custody Agreement and the Retained Note Custody Agreement

The Issuer has appointed HSBC Bank plc as its account bank, its custodian in relation to Permitted Investments and its custodian in relation to Retained Notes pursuant to the Account Agreement, the Custody Agreement and the Retained Note Custody Agreement, respectively, in relation to the issue of the Notes.

HSBC Bank plc and its subsidiaries form a group providing a range of banking products and services.

HSBC Bank plc (formerly Midland Bank plc) was formed in England in 1836 and subsequently incorporated as a limited company in 1880. In 1923 the company adopted the name Midland Bank Limited, which it held until 1982 when it re-registered and changed its name to Midland Bank plc. In 1992, Midland Bank plc became a wholly owned subsidiary undertaking of HSBC Holdings plc, whose Group Head Office is at 8 Canada Square, London E14 5HQ. HSBC Bank plc adopted its current name, changing from Midland Bank plc, in 1999.

HSBC Holdings plc, the parent company of the HSBC Group, is headquartered in London. As at the date of these Programme Admission Particulars, the Group serves customers worldwide across 62 countries and territories. With assets of U.S.\$3,021 billion at 30 September 2023, HSBC is one of the world's largest banking and financial services organisations.

The short term senior unsecured and unguaranteed obligations of HSBC Bank plc are, as at the date of these Programme Admission Particulars, rated "P-1" by Moody's and "A-1" by S&P and HSBC Bank plc has a short term issuer default rating of "F1+" from Fitch. The long term senior unsecured and unguaranteed obligations of HSBC Bank plc are rated "A1" by Moody's and "A+" by S&P and HSBC Bank plc has a long term issuer default rating of "AA-" from Fitch.

HSBC Bank plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. HSBC Bank plc's principal place of business in the United Kingdom is 8 Canada Square, London E14 5HQ.

The following description of the Account Agreement, the Custody Agreement and the Retained Note Custody Agreement consists of a summary of certain provisions of the Account Agreement, the Custody Agreement and the Retained Note Custody Agreement and is qualified by reference to the detailed provisions thereof. The Account Agreement, the Custody Agreement and the Retained Note Custody Agreement are not, however, incorporated by reference into, and therefore do not form part of, these Programme Admission Particulars.

Definitions used in this section but not otherwise defined in these Programme Admission Particulars have the meanings given to them in the Account Agreement, the Custody Agreement and the Retained Note Custody Agreement.

ACCOUNT AGREEMENT

Series Accounts

The Account Bank shall open and maintain a Series Transaction Account, a Series Ongoing Cash Security Account and (if required) a Series Initial Cash Security Account in respect of each Series of Notes.

Initial Deposits

Pursuant to the Account Agreement, the Issuer shall on the Issue Date of each Series of Notes:

- (a) to the extent that there will be Retained Proceeds in respect of such Series, credit the Series Initial Cash Security Account in respect of such Series with the Retained Proceeds, to the extent that such amount is not invested directly in Permitted Investments which are deposited in the Series Initial Cash Security Custody Sub-Account; and
- (b) credit the Series Transaction Account in respect of such Series with the net issue proceeds of the Notes of such Series less the Retained Proceeds (if any) in respect of such Series to the extent that such amount is not paid directly to or to the order of a Borrower pursuant to, and in accordance with, a Loan Agreement entered into in connection with such Series.

The Issuer shall, upon receipt, credit to the Series Ongoing Cash Security Account in respect of each Series all amounts received from a Borrower or an Eligible Group Member pursuant to Clause 11.7 (*Addition, Substitution and Release of Apportioned Properties and Charged Cash*) of the Loan Agreement Standard Terms in respect of any Loan Agreement relating to such Series.

Retained Note Deposits

Pursuant to the Account Agreement, the Issuer shall, upon the sale of any Retained Notes of any Series, credit the Series Initial Cash Security Account in respect of such Series with the net sale proceeds of such Retained Notes, to the extent that such amount is not paid directly to a Borrower pursuant to, and in accordance with, a Loan Agreement entered into in connection with such Series.

Future Deposits and Withdrawals

The Issuer has covenanted, pursuant to the Note Trust Deed that:

- (a) prior to the enforcement of the Series Security in respect of any Series, payments from the Series Initial Cash Security Account relating to such Series shall only be made to fund:
 - (i) the Commitments pursuant to, and in accordance with the terms of, the Loan Agreements entered into in connection with such Series;
 - (ii) payment to a Borrower or any other member of the Group (other than the Issuer) in respect of any Notes of such Series surrendered for cancellation in accordance with a Loan Agreement entered into in connection with such Series;
 - (iii) the purchase of Permitted Investments pursuant to the Custody Agreement; or
 - (iv) redemptions of the Notes of such Series in accordance with the Conditions;
- (b) prior to the enforcement of the Series Security in respect of any Series, payments from the Series Ongoing Cash Security Account relating to such Series shall only be made to a Borrower pursuant to, and in accordance with the terms of, a Loan Agreement entered into in connection with such Series or to purchase Permitted Investments pursuant to, and in accordance with, the Custody Agreement; and
- (c) no payments from the Series Transaction Account in respect of any Series will be made other than in accordance with the Conditions of the Notes of such Series and the Issuer has

undertaken to procure that amounts are paid into and out of each Series Transaction Account only in accordance with the Conditions of the Notes of such Series, the Account Agreement and the Agency Agreement.

The Account Bank is under no obligation to monitor compliance with the above covenants.

Interest

Any monies standing to the credit of a Series Transaction Account, a Series Initial Cash Security Account and/or a Series Ongoing Cash Security Account will, subject to the Account Agreement, earn interest at the positive, negative or zero rate(s) set by the Account Bank from time to time.

Pursuant to the Account Agreement, interest accrued on the Series Transaction Account and the Series Initial Cash Security Account in respect of any Series shall be credited to, or debited from, the Series Transaction Account in respect of such Series and interest accrued on any Series Ongoing Cash Security Account shall be credited to, or debited from, such Series Ongoing Cash Security Account.

Change of Account Bank

The appointment of the Account Bank in respect of a Series of Notes may, with the prior written approval of the Note Trustee, be terminated upon 45 days' written notice (subject to the appointment of a replacement account bank) or forthwith at any time the Account Bank is adjudged bankrupt or insolvent. The appointment of the Account Bank may also be terminated in respect of a Series of Notes in the event that:

- (a) the short-term senior, unsecured and unguaranteed indebtedness rating of the Account Bank as assigned by any Relevant Rating Agency falls below the Minimum Rating Requirement or is withdrawn; and
- (b) there are amounts standing to the credit of the Series Initial Cash Security Account and/or the Series Ongoing Cash Security Account in respect of such Series,

subject to the appointment of a replacement account bank.

The Account Bank may resign its appointment upon giving at least 45 days' written notice (subject to the appointment of a replacement account bank, provided that if the Account Bank shall resign due to a change in any applicable law or regulation to which the Account Bank may be subject and such change causes the performance by the Account Bank of its duties under the Account Agreement to be in violation of such law or regulation, such resignation shall take place immediately).

Pursuant to the Account Agreement, the appointment of any replacement Account Bank shall be subject to the prior written approval of the Note Trustee, be on substantially the same terms as the Account Agreement and be subject to the condition that it must have a short-term senior, unsecured and unguaranteed indebtedness rating from each Relevant Rating Agency of no less than the Minimum Rating Requirement.

For these purposes:

Minimum Rating Requirement means a short-term senior, unsecured and unguaranteed indebtedness rating of "A-1" or equivalent assigned by a Relevant Rating Agency; and

Relevant Rating Agency means, in respect of each Series, S&P, Fitch and/or such other rating agency which has assigned a solicited rating to the Notes of such Series at the relevant time.

CUSTODY AGREEMENT

Custody Account

Pursuant to the Custody Agreement, the Custodian shall, subject to receipt of such documents as it may require, open, in the name of the Issuer, a Series Ongoing Cash Security Custody Sub-Account and (if required) a Series Initial Cash Security Custody Sub-Account in respect of each Series of Notes (the **Series Custody Sub-Accounts**) and a Series Ongoing Cash Security Cash Sub-Account and (if required) a Series Initial Cash Security Cash Sub-Account in respect of each Series of Notes (the **Series Cash Sub-Accounts** and, together with the Series Custody Sub-Accounts, the **Series Custody Account**).

Payments and Delivery

The Issuer has authorised the Custodian to make payments and delivery out of each Series Custody Account only for the purpose of any acquisition or sale of Permitted Investments or as provided below.

Pursuant to the Custody Agreement, unless otherwise instructed pursuant to Instructions to make a payment out of the proceeds of any Distributions in respect of Permitted Investments held by the Issuer in the settlement of an acquisition of other Permitted Investments on or prior to the date of receipt of such Permitted Investments (subject as provided below), the Issuer has agreed to give Instructions to the Custodian, forthwith upon receipt by the Custodian of any Distributions to transfer:

- (a) all Distributions credited to the Series Ongoing Cash Security Cash Sub-Account in respect of each Series of Notes to the Series Ongoing Cash Security Account in respect of such Series of Notes;
- (b) all Distributions (including any amount representing Permitted Investment Profit (if any)) credited to the Series Initial Cash Security Cash Sub-Account in respect of each Series of Notes (other than Distributions which represent redemption and/or sale proceeds less any Permitted Investment Profit (if any)) to the Series Transaction Account in respect of such Series of Notes; and
- (c) all Distributions credited to a Series Initial Cash Security Cash Sub-Account in respect of each Series of Notes (other than those to be credited to the Series Transaction Account pursuant to (b) above) to the Series Initial Cash Security Account in respect of such Series of Notes,

subject, in each case, to any withholding as required by applicable tax laws.

The Issuer has agreed that it shall not instruct the Custodian pursuant to Instructions to make a payment out of the proceeds of any Distributions standing to the credit of a Series Initial Cash Security Cash Sub-Account in respect of a Series of Notes other than Distributions which represent redemption and/or sale proceeds (but excluding any amount representing Permitted Investment Profit (if any)) and that such amounts shall forthwith upon receipt be transferred to the Series Transaction Account in respect of such Series of Notes in accordance with (b) above.

Interest

Any monies standing to the credit of each Ongoing Cash Security Cash Sub-Account and each Initial Cash Security Cash Sub-Account will, subject to the Custody Agreement bear or charge interest at the prevailing deposit interest rate (whether negative or positive) as offered by the Custodian from time to time.

Change of Custodian

Either the Issuer (with the prior written approval of the Note Trustee) or the Custodian may terminate the Custody Agreement by giving at least 45 days' written notice to the other party (subject to the appointment of a replacement custodian).

Either of the Issuer (with the prior written approval of the Note Trustee) or the Custodian may further terminate the Custody Agreement with immediate effect by giving notice to the other parties if the Custodian or the Issuer, as applicable, has committed a material breach of the terms of the Custody Agreement which is not remedied within 30 days of notice of the same or upon the occurrence of an insolvency event with respect to that party.

The Issuer (with the prior written approval of the Note Trustee) shall terminate the appointment of the Custodian in respect of a Series of Notes in the event that:

- (a) the short-term senior, unsecured and unguaranteed indebtedness rating of the Custodian as assigned by any Relevant Rating Agency falls below the Minimum Rating Requirement or is withdrawn; and
- (b) there are Permitted Investments standing to the credit of the Series Custody Account in respect of such Series,

subject to the appointment of a replacement custodian.

Pursuant to the Custody Agreement, the appointment of any replacement custodian shall be subject to the prior written consent of the Note Trustee, be on substantially the same terms as the Custody Agreement and be subject to the condition that it must have a short-term senior, unsecured and unguaranteed indebtedness rating from each Relevant Rating Agency of no less than the Minimum Rating Requirement.

RETAINED NOTE CUSTODY AGREEMENT

Retained Note Custody Account

Pursuant to the Retained Note Custody Agreement, the Retained Note Custodian shall, subject to receipt of such documents as it may require, open, in the name of the Issuer, the Retained Note Custody Sub-Account and the Retained Note Cash Sub-Account (together with the Retained Note Custody Sub-Account, the **Retained Note Custody Account**).

Payments and Delivery

The Issuer has authorised the Retained Note Custodian to make payments and delivery out of the Retained Note Custody Account only as provided below.

Pursuant to the Retained Note Custody Agreement, the Retained Note Custodian shall not effect a transfer of any Retained Notes except with the prior written consent of the Note Trustee in the form of a Retained Note Consent Letter which has been countersigned on behalf of the Note Trustee.

Pursuant to the Retained Note Custody Agreement, unless otherwise instructed pursuant to Instructions to make a payment out of any Sale Proceeds to a Borrower in satisfaction of the Issuer's obligation to make an advance pursuant to a Loan Agreement entered into in connection with the relevant Series, the Issuer shall give Instructions to the Retained Note Custodian, forthwith upon receipt by the Retained Note Custodian of any Sale Proceeds to transfer all Sale Proceeds in respect of the Retained Notes of each Series to the Series Initial Cash Security Account in respect of such Series, subject to any withholding as required by applicable tax laws.

Payment Waiver

Notwithstanding any other provision of the Retained Note Custody Agreement to the contrary and subject to the following paragraph, the Issuer has, pursuant to Clause 3.1 (*Waiver of Distributions and Transfer Restrictions*) of the Retained Note Custody Agreement, unconditionally and irrevocably:

- (a) waived its rights to receive payments of interest, principal or other amounts in respect of the Retained Notes and, for the avoidance of doubt, such waiver by the Issuer of such rights will continue to be effective following the occurrence of an Event of Default or Potential Event of Default in respect of the relevant Series;
- (b) authorised the Retained Note Custodian to disclose the waiver referred to in (a) above in respect of the Retained Notes (and the Retained Notes position with the Retained Note Custodian) to the Principal Paying Agent and any applicable international clearing system for the Retained Notes to ensure that the waiver of the right to receive payments of interest, principal or otherwise in respect of the Retained Notes is effected; and
- (c) directed the Retained Note Custodian, in respect of each Retained Note held by the Retained Note Custodian on behalf of the Issuer in the Retained Note Custody Sub-Account in definitive form (if applicable):
 - (i) on each Interest Payment Date, to surrender the interest coupon for such Retained Note corresponding to such Interest Payment Date to the Principal Paying Agent for cancellation;
 - (ii) in respect of Retained Notes where Instalment Redemption is specified as applicable in the applicable Pricing Supplement, on each Instalment Date, to surrender the principal receipt for such Retained Note corresponding to such Instalment Date to the Principal Paying Agent for cancellation; and
 - (iii) to surrender the definitive note representing such Retained Note to the Principal Paying Agent for cancellation on any date on which the Retained Notes are to be redeemed in full.

The Retained Note Custodian and the Issuer have each acknowledged and agreed that the waiver, authorisation and direction provided by the Issuer as described above are irrevocable except with the prior written consent of the Note Trustee in the form of a Retained Note Consent Letter which has been countersigned on behalf of the Note Trustee.

Interest

Any monies standing to the credit of the Retained Note Cash Sub-Account will, subject to the Retained Note Custody Agreement bear or charge interest at the prevailing deposit interest rate (whether negative or positive) as offered by the Retained Note Custodian from time to time.

Termination of Retained Note Custody Agreement

Either the Issuer or the Retained Note Custodian may terminate the Retained Note Custody Agreement by giving at least 30 days' written notice to the other party.

Either of the Issuer or the Retained Note Custodian may further terminate the Retained Note Custody Agreement with immediate effect by giving notice to the other parties if the Retained Note Custodian or the Issuer, as applicable, has committed a material breach of the terms of the Retained Note Custody Agreement which is not remedied within 30 days of notice of the same or upon the occurrence of an insolvency event with respect to that party.

Pursuant to the Retained Note Custody Agreement, the Issuer has covenanted for the benefit of the Note Trustee that, in the event that the Retained Note Custody Agreement is terminated, it shall appoint a successor custodian to hold the Retained Notes on substantially the same terms as the Retained Note Custody Agreement, in particular, but without limitation, with respect to the payment waiver and transfer restrictions applicable to the Retained Notes, as described above.

Description of the Issuer

Incorporation and Status

Platform HG Financing plc (the **Issuer**) is a public limited company incorporated in England and Wales with registered number 12743517 on 15 July 2020 under the Companies Act 2006. The principal legislation under which the Company operates is the Companies Act 2006.

The registered address of the Issuer is 1700 Solihull Parkway, Birmingham Business Park, Solihull B37 7YD. The telephone number of its registered address is 0333 200 7304. The Issuer has no subsidiaries.

Principal Activities of the Issuer

The Issuer is a special purpose vehicle established for the purpose of issuing notes (and incurring other indebtedness (including other secured indebtedness but subject to the covenant set out in Condition 6.1 (*General Covenants*))) and lending the proceeds thereof to members of the Group to be applied in accordance with their respective constitutional documents.

Directors

The directors of the Issuer and their other principal activities are:

Name	Other Principal Activities
John Weguelin	Chairman, the Group Parent and the Original Borrower Non-Executive Director, Griffin Financial Technology Limited
Tony King	Director, the Group Parent and the Original Borrower Non-Executive Director, Housing Association Property Mutual Limited Non-Executive Director, The Housing Finance Corporation Limited and related companies Director of Kincar Estates Limited Governor of Heart of Worcestershire College Trustee of the Sunshine Centre Board Member of the Church of England Pensions Board
Elizabeth Froude	Group Chief Executive and Director, the Group Parent and the Original Borrower Non-Executive Director, Settle Group Non-Executive Director, Anchor Hanover Group Director of Executive Directions Limited
Rosemary Farrar	Chief Finance Officer of the Group Non-Executive Director, Oxford City Housing Limited Non-Executive Director, Soho Housing Association Director, Rosemary Farrar Associates Limited Non-Executive Director, Shepherd's Bush Housing Association

The business address of each of the directors is 1700 Solihull Parkway, Birmingham Business Park, Solihull B37 7YD.

The Secretary of the Issuer is Andrew Bush whose business address is 1700 Solihull Parkway, Birmingham Business Park, Solihull B37 7YD.

Subject as follows, there are no potential conflicts of interest between any duties to the Issuer of the directors of the Issuer and their private interests and/or duties. John Weguelin, Tony King and Elizabeth Froude are also board members of the Group Parent and the Original Borrower and Elizabeth Froude and Rosemary Farrar are also employees and members of the board of management of the Group Parent. As such there may be circumstances where these duties conflict with their duties as directors of the Issuer. The articles of association of the Issuer and the registered rules of the Group Parent and the Original Borrower allow for such conflicts provided the relevant director or board member has disclosed the nature and extent of any interest to the relevant board.

The Issuer has no employees but has available to it the treasury and business resources of the Group to enable it to administer its business and perform its obligations.

Share Capital and Major Shareholders

The entire issued share capital of the Issuer comprises 50,000 ordinary shares of £1 each, all of which are fully paid up.

The Group Parent holds directly all 50,000 shares of the Issuer currently in issue.

The Group Parent exercises control over the Issuer through owing 100 per cent of its share capital.

Operations

On 10 August 2020, the Issuer issued its £350,000,000 1.625 per cent. Secured Bonds due 2055, of which £50,000,000 in principal amount were retained by the Issuer (the **Retained 2055 Bonds**). On 22 February 2021, the Issuer established the Programme. On 15 September 2021, the Issuer issued its £250,000,000 1.926 per cent. Sustainability Secured Notes due 2041. On 14 December 2021, the Issuer sold the Retained 2055 Bonds.

Recent Developments

There have been no recent events particular to the Issuer that are, to a material extent, relevant to the evaluation of the Issuer's solvency.

Description of the Group and the Original Borrower

Incorporation and Status

Platform Housing Group Limited (the **Group Parent**) is the parent entity of the Platform Housing Group (the **Group**) which is one of the largest groups of Registered Providers of Social Housing (**Registered Providers**) in the United Kingdom, owning approximately 49,000 units of accommodation. The Group's principal operating subsidiary is Platform Housing Limited (the **Original Borrower**) which is a Registered Provider and owns the vast majority of the Group's housing units (99.996 per cent.). It is also the borrower under the Group's existing external debt financing other than the Existing Bonds (as defined below). The Group is unique for a social housing business of its scale in having an exclusive focus on the Midlands region of England.

As a Registered Provider, the Original Borrower is regulated by the Regulator of Social Housing (the **Regulator**), which monitors the quality of service provided and has powers to intervene where it feels the organisation is being inappropriately managed or is in financial difficulty. The Original Borrower is a community benefit society with charitable objects.

The Group has a strong social purpose and is run as a business, although it does not distribute its profit and all surplus is reinvested back into the organisation to maintain existing homes, to help finance new properties and to deliver relevant related services.

The Group provides a varied range of rented housing including general needs, housing for older people and retirement living schemes, as well as supported housing schemes for young people, disabled people and homeless families. The Group also provides access to home ownership in the form of 'shared ownership' and housing for outright market sale, although outright sales comprise a very small part of developments (there were no outright sales in the year to 31 March 2023). Complementing this core activity, a limited number of legacy intermediate and market rent properties are also provided. It also works closely with customers and stakeholders to understand and respond to local needs and to help create successful and resilient local communities. This is achieved through:

- firstly, end-to-end housing services such as site identification and acquisition, housing construction and residential property letting and maintenance;
- secondly, the provision of services supporting its broader social agenda such as debt prevention services, energy advice, benefits advice and employment support; and
- thirdly, strategic partnerships with contractors, Homes England and local authorities in the Group's areas of operation.

Background and History

The Group was established in its current form in October 2018 through the combination of Waterloo Housing Group Limited (**Waterloo Housing**) and Fortis Living Limited (**Fortis Living**). These two businesses, in turn, had grown over the years through a series of strategic mergers and their respective development programmes.

Waterloo Housing was formed as a result of various mergers including most recently and substantively the merger of Eastern Shires Housing Group (itself the result of the combination of, amongst others, de Montfort Housing Society and New Linx Housing Trust between 1996 and 2006) with Waterloo Housing in 2008 and Acclaim Housing Group with Waterloo Housing in 2016. Prior to the merger with Fortis Living, Waterloo Housing operated in the east Midlands region, in Leicestershire, Nottinghamshire and

Lincolnshire, as well as in Worcestershire. Fortis Living was formed as a result of various mergers including most recently and substantively the merger of Festival Housing and Worcester Community Housing in 2014. Prior to becoming part of the Group, it operated primarily in the west Midlands region, in Worcestershire, Herefordshire, Gloucestershire and Warwickshire.

The Group owns approximately 49,000 properties that are home to over 100,000 people. Currently, the heaviest concentration of its housing stock is in Worcestershire and Lincolnshire. A breakdown of the number of properties owned by the Group as at 31 December 2023 in its largest markets (by number of homes owned) is provided below.

Area	County	Number of homes owned	Proportion of total homes owned by the Group
East Lindsey	Lincolnshire	7,059	14.45%
Worcester	Worcestershire	5,811	11.89%
Malvern Hills	Worcestershire	4,719	9.66%
Wychavon	Worcestershire	4,348	8.90%
Derbyshire Dales	Derbyshire	3,567	7.30%
Birmingham	West Midlands	2,905	5.95%
Harborough	Leicestershire	2,768	5.67%
Herefordshire	Herefordshire	2,254	4.61%
Leicester	Leicestershire	1,271	2.60%
		14,156	28.97%
Total	n/a	48,858	100.00%

The Group's strategy is to become a "truly modern housing association", using technology to improve the service to its residents and providing modern, 'sustainable' homes and communities.

Operational profile

The Group has a strong focus on its core social housing lettings business and its current stock reflects this. Of the 48,858 homes owned by the Group (48,856 owned by the Original Borrower) at 31 December 2023, 28,714 homes were for general needs rental, 8,094 homes were for affordable rent, 6,558 were under shared ownership, 3,332 homes were for supported living and housing for older people and the remaining 2,160 homes were for a variety of other niche tenures.

The Group has a relatively modern housing portfolio with an average age of 35 years, given approximately two thirds of housing association homes in England are more than 40 years old (source: Statista). The Group also has very low exposure to high rise buildings that have come under significant additional scrutiny since the Grenfell Tower disaster in 2017 with just six buildings that are more than six storeys high in its portfolio and no plans to build any more. Nearly 75 per cent. of its homes also have two or more bedrooms.

Development programme

The Group is a significant owner and developer of housing in the UK social housing sector, currently owning approximately 49,000 units of accommodation across the Midlands region of England. It has over 50 years' experience of developing affordable homes for rent and more than 40 years of helping people step on the property ladder principally through its shared ownership offering, branded Platform Home Ownership. It works closely with a variety of strategic partners to deliver its development programme, particularly:

- Homes England, which provides the Group with significant grant funding;
- a diverse range of third party contractors that play a critical role in delivering the Group's development programme by providing housebuilding services to the Group; and
- local authorities and other housing associations typically on joint developments where the Group ultimately sells on to these parties a small proportion of the properties it develops.

The Group is one of the larger strategic partners of Homes England and was allocated over £250 million of grant as part of the UK Government's 2021-2026 Affordable Homes Programme. As part of the programme the Group has committed to deliver approximately 3,750 homes for rent and affordable home ownership. In addition, the Group has a current allocation under Homes England's 2016-2021 Affordable Homes Programme.

Platform New Homes Limited, a subsidiary of the Group Parent and subsidiary of the Original Borrower, provides construction and development services to the Group. The Group also contracts with a range of third party delivery partners to fulfil its housing construction programme.

In the year ended 31 March 2023, the Original Borrower invested £243.7 million (2022: £185.4 million) and developed and acquired 1,114 new homes (2022: 1,173 homes). These homes included 486 homes for affordable rent, 223 homes for social rent and 405 homes for shared ownership. In the nine months ended 31 December 2023, the Original Borrower invested £243.8 million (2022: £163.2 million) and completed 713 new homes (2022: 775 homes), comprising 188 homes for affordable rent, 137 homes for social rent and 388 homes for shared ownership (including 12 homes let on a "rent to buy" basis).

The Group intends to accelerate its development programme in a measured and incremental way to up to 1,600 homes per annum from the approximately 1,100 homes in recent years by developing in areas where demand is strong. The medium-term intention is to deliver a cumulative total of approximately 8,000 new homes in the next five years. To enable this growth, the development strategy aims to leverage the Group's status as a Homes England strategic partner and allow the Group to have better control of delivery, sustainability and quality which will mean evolving towards larger land-led sites.

For the foreseeable future, the Group expects its development activities to remain concentrated in the Group's current core geographic areas of operation across the Midlands region of England with some modest expansion of the geographical reach of the Group in areas adjacent to its existing geographic footprint. The Group also expects its new housing stock to be focused on core mixed tenure affordable housing with modest amounts of commercial activity to help increase its affordable housing development.

The Group's development activities are subject to robust investment appraisal and broader governance oversight by the Board and its Growth and Development Committee. See "*Corporate Governance – Growth and Development Committee*".

Asset management

The Group has a strong focus on investing in its existing housing stock to maintain and enhance the quality and safety of homes for customers whilst delivering property maintenance and asset management effectively and efficiently.

Key to the Group's activities in this area is its in-house maintenance business, Platform Property Care Limited (**PPC**), which delivers both day to day and major investment works to existing properties.

Services provided by PPC include responsive repairs, planned major programme works (such as bathroom and kitchen refurbishment), repairs to properties during void periods, gas servicing and maintaining communal areas and green spaces. PPC also provides its services to Rooftop Housing Group (**RHG**) and Stonewater Limited (**SL**), which became a customer in April 2022. In the year ended 31 March 2022, PPC generated £9.3 million in turnover from such contracts. RHG is a 3 per cent. shareholder and SL a 1 per cent. shareholder in PPC. PPC has over 500 employees, a significant proportion of the Group's employees, with all trades covered including recent investment in green technology skills. PPC's workforce is fully mobile and recruited from areas where they need to work, generating employment, training and apprenticeships in the heart of the Group's communities.

The Original Borrower is committed to the decarbonisation of its operations and is establishing a programme based on the principles of fabric first, future proofing and no fossil fuels, to help ensure that it transitions all existing homes to an energy performance certificate (**EPC**) rating of C and above by 2030 (which is a change from the original target of 2028 set out in the Group's Sustainable Finance Framework) and net zero carbon by 2050. To further support decarbonisation, the Original Borrower has set minimum levels of energy efficiency on newly constructed homes of an EPC rating of B. The Original Borrower has secured £12m from the Social Housing Decarbonisation Fund (Wave 2) which will support the retrofit of 995 homes.

As at 31 December 2023, an estimated 77 per cent. of its housing stock had energy efficiency consistent with an EPC rating of C or better. A summary of EPCs held at 31 December 2023 is shown below:

EPC Rating (SAP)	Percentage¹	Cumulative percentage
A (92+)		
B (81-91)	21 per cent.	21 per cent.
C (69-80)	56 per cent.	77 per cent.
D (55-68)	22 per cent.	98 per cent.
E (39-54)	2 per cent.	100 per cent.
F (21-38)		100 per cent.
G (1-20)		100 per cent.

¹ Ratings are based on available EPC certificates where these are available and under ten years old; where not, EPC ratings are estimated using parity projects, with whom the Original Borrower has partnered to model ratings.

External ratings

The Regulator confirmed that the Group retains the highest possible grading of "G1" for governance and "V1" for viability grading in November 2022. The "G1" and "V1" gradings mean that the Group Parent meets the requirements on governance and viability respectively set out in the Regulator's Governance and Financial Viability standard and that the Group has the capacity to mitigate its exposures effectively. The Regulator may affirm, revise, place under review or downgrade their gradings at any time. Any such updates or changes are generally available on their website.

Both the Group and the Programme have been rated "A+" by S&P and "A+" by Fitch. A credit rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension or withdrawal at any time by the assigning rating organisation.

Constitutional details of the Group Parent and structure of the Group

The Group Parent is the parent of the Original Borrower and of the Group and has a number of subsidiaries including the Issuer and the Original Borrower that are both direct wholly owned subsidiaries of the Group Parent.

The Group Parent was incorporated on 11 November 2013 and is registered in England with limited liability under the Co-operative and Community Benefit Societies Act 2014 (with registered number 32239R) and is registered with the Regulator (with registered number 4789).

The legal structure of the Group is set out in the chart below:



Corporate Governance

The Group is led and governed by a common board for both the Group Parent and the Original Borrower (the **Board**) that is responsible for directing the Group's affairs in accordance with its objects and rules and ensuring that its functions are properly performed. Members of the Board are all non-executive other than Elizabeth Froude. They are drawn from a wide background, bringing together professional, commercial and local experience.

Details of the board members and their principal activities outside the Group Parent and the Original Borrower, are as follows:

Name	Principal activities outside the Group Parent/the Original Borrower
John Weguelin <i>Chair</i>	Director of the Issuer Non-Executive Director, Griffin Financial Technology Limited
Elizabeth Froude	Director of the Issuer

Name	Principal activities outside the Group Parent/the Original Borrower
<i>Group Chief Executive</i>	Non-Executive Director, Settle Group Non-Executive Director, Anchor Hanover Group Director of Executive Directions Limited
Ian Ailles	Non-Executive Director, NHS Chesterfield Royal Hospital Chair of Safer Tourism Foundation Chair of Haven House Children's Hospice Trustee of City and Guilds of London Chair and Independent Director, University of Suffolk Co-Treasurer, RSA Lay Trustee, Royal College of Emergency Medicine Director of Townsend Sports Club
John Anderson	Non-Executive Director of Sixty Bricks Limited Director of Adamia Limited Chair of the Board of Chess Engage Limited
Tony King	Director of the Issuer Non-Executive Director, Housing Association Property Mutual Limited Non-Executive Director, The Housing Finance Corporation Limited and related companies Director of Kincar Estates Limited Governor of Heart of Worcestershire College Trustee of the Sunshine Centre Board Member of the Church of England Pensions Board
Heena Prajapat	None
Paula Smith	Director of Group Financial Performance and Cost Transformation, M&G plc
Helen Southwell	Senior Consultant – NHS and Local Authorities
Jane Wynne	Chair of Treveth LLP Director of Quadrix Real Estate Ltd
Lou Zonato	Director – Customer Experience – loveholidays

The business address of each of the above board members is 1700 Solihull Parkway, Birmingham Business Park, Solihull B37 7YD.

The company secretary of the Group Parent and the Original Borrower is Andrew Bush whose business address is 1700 Solihull Parkway, Birmingham Business Park, Solihull B37 7YD.

Subject as follows, there are no potential conflicts of interest between any duties to the Group Parent and the Original Borrower of the board members of the Group Parent and the Original Borrower and their private interests and/or duties. John Weguelin, Tony King and Elizabeth Froude are directors of the Issuer. A conflict of interest could therefore arise between their duties as board members of the Original Borrower and their duties as directors of the Issuer. The articles of association of the Issuer

and the registered rules of the Group Parent and the Original Borrower allow for such conflicts provided the relevant director or board member has disclosed the nature and extent of any interest to the relevant board.

The Board meets a minimum of 6 times each year for regular business (in practice, this is usually around 5 times). The Secretary may call a meeting at any time provided that two clear days' written notice is given, or at such shorter notice as all the members may agree.

The main responsibilities of the Board include:

- setting the overall strategy and business plan of the Group;
- ensuring the Executive Team is working effectively and has access to the resources it needs;
- ensuring any risks to the Group are identified and controlled; and
- monitoring the performance, service delivery and financial viability of the Group.

The Board delegates some of its responsibilities to the five standing committees it has in operation.

Group Audit and Risk Committee

The Group Audit and Risk Committee's role is to support and advise the Board on internal and external audit activities, risk management, compliance and assurance. The Committee meets at least 4 times per year.

In relation to internal audit, the Committee's responsibilities include (a) ensuring the Group has adequate internal audit arrangements that provide the Board with sufficient assurance that risks and controls are effectively managed by the Group (b) considering and approving the internal audit plan and programme for each financial year and (c) receiving and reviewing internal audit reports and implementation of actions related to those.

In relation to external auditors, the Committee's responsibilities include considering the annual audit plan with the auditor, the selection and remuneration of the Group's external auditor, assessing the performance and independence of the external auditor and monitoring policies regarding use of the external auditor for non-audit and consultancy work.

In relation to risk management, the Committee's responsibilities include the systemic overview and assurance of the Group's approach to risk management, reviewing the Group's corporate risk assurance framework and significant changes to individual risks and reviewing and recommending the Group's risk policy for approval by the Board.

In relation to financial reporting, the Committee's responsibilities include the review of the annual financial statements for all Group companies prior to consideration and approval by the Board. The Committee also reviews quarterly investor releases prior to submission.

In relation to compliance assurance, the Committee's responsibilities include monitoring, overseeing and reviewing the range of statutory compliance risks including gas, electrical and lift safety, legionella, asbestos and fire risk assessment and ensuring that required actions in these areas are carried out within the agreed timescales. However, the primary responsibility for overseeing these risks resides with the Assets and Sustainability Committee. The Committee also provides the Board with an annual controls assurance report.

Assets and Sustainability Committee

The Assets and Sustainability Committee's role is to support and advise the Board on matters relating to asset management strategy and related investment, the Group's approach to sustainability and zero carbon commitments, and all aspects of landlord health and safety compliance. The Committee meets at least 4 times per year.

As indicated above, the Committee has overall oversight of landlord health and safety compliance and Asset Management Strategy.

Growth and Development Committee

The Growth and Development Committee's role is to support and advise the Board on growth ambition and development strategy, critically evaluating at a programme level committed and uncommitted development, sales and commercial activity to monitor delivery performance; and acting within financial limits agreed by the Board, approve certain development transactions.

The Committee meets at least 4 times per year. The Committee's responsibilities include considering and recommending to the Board the Group's development strategy and five to ten year programme, as well as working collaboratively with the Assets and Sustainability Committee to identify where asset management activities would more appropriately form part of a wider regeneration activity to create better places and communities.

Treasury Committee

The Treasury Committee's role is to support and advise the Board on treasury management activities. The Committee meets at least 4 times per year. The Committee's responsibilities include considering updates to the treasury management policy, the treasury strategy and the annual treasury plan and recommending these to the Board for approval; considering the financial performance, viability and stability of the Group by regularly monitoring reports detailing compliance with borrowing covenants and the golden rules and considering the Group's long-term financial business plan stress testing and recovery plan and recommending these plans to the Board for approval.

People and Governance Committee

The People and Governance Committee's role is to support and advise the Board on all employee and governance related matters. The Committee meets at least 4 times per year. Its responsibilities include informing and reviewing the development and delivery of the Group's people strategy, the appointment and remuneration of the Board (and members of the various committees of the Board), the Group Chief Executive and Group Executive Team as well as reviewing the ongoing performance of the Group Chief Executive and the effectiveness of the Board and its committees. Its role also includes supporting the Board in relation to the Group's Strategic HR, Governance and succession planning.

In relation to the maintenance activities managed through the PPC subsidiary, there is a separate board that manages strategy, service delivery, risk management and financial performance. The board meets bi-monthly.

Day-to-day management and implementation of the strategy is delegated to the Group Executive Team, the members of which are detailed below.

Name and role	Background	Principal activities outside the Group Parent /the Original Borrower
Elizabeth Froude <i>Group Chief Executive</i>	Elizabeth joined the Group in July 2019. She has an extensive business change background having spent 20 years working in the commercial sector before moving into Housing. Her housing career began in 2005 and includes working for Notting Hill Genesis and before that Radian, having been involved in its creation via the only 3-way merger in social housing to this day. Prior to the housing association sector, Elizabeth worked for a variety of large FTSE companies both in the UK and across Europe, mostly in operationally focussed roles involving process improvement, mergers and buy outs, including Carlton Communications, Kingfisher and Diageo.	Director of the Issuer Non-Executive Director, Settle Group Non-Executive Director, Anchor Hanover Group Director of Executive Directions Limited
Jon Cocker <i>Chief Information Officer</i>	Jon originally joined the Group in 2011 as Director of Business Technology at Waterloo Housing Group.	None
Marion Duffy <i>Chief Operations Officer</i>	Marion originally joined the Group in 1996 as Director of Operations at Waterloo Housing Group.	None
Clare Durnin <i>Executive Director (Corporate Resources)</i>	Clare originally joined the Group in 2009 as Human Resources and Business Services Director at Waterloo Housing Group.	None
Dennis Evans <i>Executive Director (Property Management)</i>	Dennis joined the Group in October 2018 and is the lead director for Platform Property Care Limited. He has extensive experience in property maintenance and assurance and planning roles principally in the social housing sector, having previously worked in senior roles in these areas at London & Quadrant Housing Trust, Guinness Partnership, Sanctuary and Places for People.	None
Rosemary Farrar <i>Chief Finance Officer</i>	Rosemary joined the Group in March 2020, initially as Interim Chief Finance Officer and took up her role permanently in June 2020. She has 35 years' experience in the social housing sector, particularly in numerous interim or permanent CFO roles, including for Riverside, Southern Housing Group, Circle Anglia (now part of Clarion Housing) and Notting Hill Housing Trust (now Notting Hill Genesis).	Non-Executive Director, Soho Housing Association Non-Executive Director, Oxford City Housing Limited Director, Rosemary Farrar Associates Limited Non Executive Director, Shepherds Bush Housing Association

Name and role	Background	Principal activities outside the Group Parent /the Original Borrower
Gerraint Oakley <i>Executive Director (Growth & Development)</i>	Gerraint joined the Group in June 2020 and has over 30 years' experience in property, estate and asset management, development and urban regeneration.	Non-Executive Director – Linc Cymru Housing Association Limited

Capital Resources and Treasury

As at 31 December 2023, the Original Borrower had, in aggregate, total debt facilities of £1,729 million (all figures are nominal value), of which £268 million were undrawn (including a £3 million overdraft). At the same date the Original Borrower also had available cash and cash equivalents totalling £27 million. The Original Borrower's debt facilities comprised £778 million in bank loans, £600 million in public capital markets debt raised by Platform HG Financing plc and on-lent to the Original Borrower (the **Existing Bonds**), £80 million in institutional private placements and £271 million in public capital markets debt raised via industry aggregators, primarily bLEND Funding plc (£180 million) and Affordable Housing Finance Plc (£77 million).

The Original Borrower maintains a range of treasury policies designed to ensure it operates at a level of risk commensurate with the appetite of the Board. These policies include:

- maintaining diverse debt maturities in order to mitigate refinancing risk such that no more than 25 per cent. of the Original Borrower's current drawn term debt should mature in any one year;
- maintaining sufficient liquidity, in the form of either cash and cash equivalents or undrawn committed debt facilities, to meet a minimum of 18 months of projected cash flows;
- maintaining total drawn fixed rate debt as a proportion of total drawn debt in the range of 60 - 100 per cent.;
- ensuring that the Original Borrower operates with levels of interest cover, gearing and asset cover ratios that leave headroom to relevant debt facility agreements; and
- requiring minimum credit ratings of its financial counterparties in relation to investment of its surplus cash and derivative transactions.

As at 31 December 2023, the Original Borrower's largest annual debt maturity was £350 million in the year ending 31 March 2056. In addition, the Original Borrower's drawn nominal gross debt consisted of 95 per cent. fixed rate debt and 5 per cent. variable rate debt.

The weighted average life of the Original Borrower's nominal gross debt as at 31 December 2023 was 21 years. The debt maturity profile of the Original Borrower's nominal gross drawn debt as at 31 December 2023 is set out in the table below.

Period to maturity	Amount of debt maturing (£m)
Less than 1 year	6
Between 1 and 2 years	7
Between 2 and 5 years	93

Between 5 and 10 years	133
Between 10 and 20 years	531
Between 20 and 30 years	266
More than 30 years	425

Total	1,461
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The Group currently has no standalone derivative financial instruments outstanding.

The weighted average cost of the Group's nominal gross debt at 31 December 2023 was 3.44 per cent (March 2023: 3.33 per cent).

Description of the Original Borrower

Platform Housing Limited (the **Original Borrower**) was incorporated on 31 December 2019 as the resultant entity of the amalgamation of Fortis Living and Waterloo Housing (the **Amalgamation**). The Original Borrower is registered in England with limited liability under the Co-operative and Community Benefit Societies Act 2014 (with registered number 8288) and is a Registered Provider whose activities are regulated by the Regulator (with registered number 5084). As such, the Original Borrower has charitable status but is exempt from registration with the Charity Commission.

The registered address of the Original Borrower is 1700 Solihull Parkway, Birmingham Business Park, Solihull B37 7YD. The telephone number of its registered address is 0333 200 7304.

The website address of the Original Borrower is www.platformhg.com. The information on such website does not form part of these Programme Admission Particulars, except where that information has been incorporated by reference into these Programme Admission Particulars.

The members of the Original Borrower's Board and their principal activities outside the Original Borrower and the Group Parent are the same as set out above under the heading "*Corporate Governance*".

Recent Developments

There have been no recent events particular to the Original Borrower that are, to a material extent, relevant to the evaluation of the Original Borrower's solvency.

Alternative Performance Measures

The Original Borrower believes that certain financial measures that are not recognised by the Original Borrower Accounting Standards, but are derived from the information provided in its Group Financial Statements, provide additional useful information regarding the Group's ongoing operating and financial performance.

These measures are not recognised measures under the Original Borrower Accounting Standards, do not have standardised meanings prescribed by the Original Borrower Accounting Standards and should not be considered in isolation or construed to be alternatives to measures pursuant to the Original Borrower Accounting Standards including revenues, net income (loss) and comprehensive income (loss) for the period determined in accordance with the Original Borrower Accounting Standards. The Original Borrower's method of calculating these measures may differ from the method used by other entities, including other Registered Providers of Social Housing. Accordingly, certain of the financial performance measures presented in these Programme Admission Particulars may not be comparable to similarly titled measures used by other entities or in other jurisdictions, including other Registered Providers of Social Housing. Consequently, these measures should not be considered substitutes for the information contained in the financial statements set out in the section headed "*Financial Statements of the Original Borrower*" below and should be read in conjunction therewith.

In particular, the Original Borrower uses the financial measures (as defined below) set out in the table below to evaluate the business performance of the Original Borrower. References in the table below to "Financial Statements" shall have the meaning given to it in the section headed "*Financial Statements*" below.

For the purposes of the tables below:

- **SoFP** means the statement of financial position set out in the Financial Statements;
- **SoCI** means the statement of comprehensive income set out in the Financial Statements;
- all references to specific line items taken from the Financial Statements are to the line items in respect of the Original Borrower; and
- all references to **Notes** are to the relevant note in the Financial Statements.

Financial Measure	Definition	Reconciliation	Additional information
Total operating margin / overall operating surplus margin / operating margin / excluding fixed asset sales	Total operating margin is: Operating surplus less Gain on disposal of property, plant and equipment divided by Turnover.	"Operating surplus" is taken from the SoCI. "Gain on disposal of property, plant and equipment" is taken from the SoCI. "Turnover" is taken from the SoCI. "Operating surplus" as above. "Turnover" as above.	This margin is a measure of profitability. This ratio indicates the efficiency of the Group's financial performance by showing how much of each £1 of revenue is left after operating costs and cost of sales are taken into account. This margin is a measure of profitability. This ratio indicates the efficiency of the Group's financial performance by showing how much of each £1 of revenue is left after operating costs and cost of sales are taken into account.
Operating margin including fixed asset sales	Operating margin including fixed asset sales is: Operating surplus divided by		

Financial Measure	Definition	Reconciliation	Additional information
	Turnover.		
Social housing lettings margin	Social housing lettings margin is: Operating surplus on social housing lettings divided by Turnover from social housing lettings	"Operating surplus on social housing lettings" is taken from Note 3 (Turnover and Operating Expenditure for Social Housing Lettings). "Turnover from social housing lettings" is taken from Note 3.	This measures the profitability of the Group's social housing lettings activities and provides a measure of how much is available to reinvest in its ongoing business.
Shared ownership first tranche sales margin	Shared ownership first tranche sales margin is: Surplus on first tranche shared ownership sales divided by Turnover from first tranche shared ownership sales.	"Surplus" and "turnover" on first tranche shared ownership sales are taken from note 2 (Turnover, Cost of Sales, Operating Expenditure and Operating Surplus).	This measures the profitability of the Group's first tranche shared ownership sales.
Shared ownership staircasing sales margin	Shared ownership staircasing sales margin is: Shared ownership staircasing sales divided by Shared ownership staircasing sales proceeds	Management information	This measures the profitability of the Group's shared ownership staircasing sales
Fixed asset housing sales margin	Fixed asset housing sales margin is: Fixed housing asset sales divided by Fixed asset housing sales proceeds.	Management information.	This measures the profitability of the Group's fixed housing asset sales.
Surplus after tax margin	Surplus after tax margin is: Total comprehensive income for the year divided by Turnover.	"Total comprehensive income for the year" and "turnover" are taken from the SoCI.	This margin is a measure of net profitability. The ratio indicates the efficiency of the Group's financial performance by showing how much of each £1 of revenue is left after all costs and applicable accounting adjustments are taken into account.
EBITDA MRI	EBITDA MRI is: Operating surplus after deducting: gain on disposal of property, plant and	"Operating surplus" is taken from the SoCI. "Gain on disposal of property, plant and equipment" is taken from the SoCI.	This indicates the cash operating performance of the Original Borrower, representing earnings before

Financial Measure	Definition	Reconciliation	Additional information
	<p>equipment, amortised government grants, other grants taken to income, cost of capitalised major repairs and, where applicable, increase in the value of investment properties</p> <p>and adding</p> <p>interest receivable and similar income and depreciation charge for the year.</p>	<p>"Amortised government grants and other grants" is taken from Note 3.</p> <p>"Cost of capitalised major repairs" is taken from Note 11 (Tangible Fixed Assets – Housing Properties: "works to existing properties").</p> <p>"Increase in the values of investment properties" is taken from the SoCI.</p> <p>"Interest receivable and similar income" is taken from Note 6 (Net Interest).</p> <p>Depreciation "Charge for the year" is taken from Note 7 (Surplus on ordinary activities).</p>	<p>interest, tax, depreciation and amortisation.</p>
EBITDA MRI Interest Cover	<p>EBITDA MRI Interest Cover is</p> <p>EBITDA MRI</p> <p>divided by</p> <p>Interest payable and financing costs (after removing capitalised interest and non-cash pension adjustments on defined benefit pension schemes).</p>	<p>"EBITDA MRI" – see definition above.</p> <p>"Interest payable and financing costs" is taken from the SoCI.</p> <p>"Capitalised interest" is taken from Note 6 (Net Interest: "Interest capitalised on housing properties").</p> <p>"Interest payable and financing costs on defined benefit pension schemes" is taken from Note 6 (Net Interest).</p>	<p>This measures the ability of the Original Borrower to cover its interest payable from its cash operating performance.</p>
Net debt	<p>Net debt is:</p> <p>Creditors (amounts falling due within one year) – Bank loans – principal</p> <p>together with</p> <p>Creditors (amounts falling due after more than one year) – Bank and other loans</p> <p>and deducting</p> <p>Cash and cash equivalents.</p>	<p>"Creditors (amounts falling due within one year) – Bank loans – principal" is taken from Note 18 (Creditors (amounts falling due within one year)).</p> <p>"Creditors (amounts falling due after more than one year) – Bank and other loans" is taken from Note 19 (Creditors (amounts falling due after one year)).</p> <p>"Cash and cash equivalents" is taken from the SoFP.</p>	<p>Net Debt is an indicator that shows how much debt is outstanding if the cash and cash equivalents of the Original Borrower is used to satisfy part of the debt.</p>
Gearing	<p>Gearing is:</p> <p>Net debt</p> <p>divided by</p>	<p>"Net debt" see definition above.</p> <p>"Net book value of housing properties" is taken from Note 11</p>	<p>This measures the ratio of debt to assets, and therefore the Original Borrower's ability to</p>

Financial Measure	Definition	Reconciliation	Additional information
	Net book value of housing properties.	(Tangible Fixed Assets – Housing Properties).	cover its debt liabilities with its housing properties.
Average cost of debt	Average cost of debt is: the weighted average of interest rates charged on the nominal amount of each tranche of drawn debt, each at the relevant date divided by the total amount of drawn debt facilities at the relevant date.	Management information.	This measure shows the Original Borrower's cost of debt finance.
Reinvestment rate	Reinvestment rate is: Additions to tangible fixed assets relating to new housing properties plus additions to tangible fixed assets related to existing properties plus capitalised interest divided by the total net book value of housing properties at the end of the relevant period.	Additions to tangible fixed assets relating to new properties is taken from Note 11 (Tangible Fixed Assets – Housing Properties: "Additions"). Additions to tangible fixed assets relating to existing properties is taken from Note 11 (Tangible Fixed Assets – Housing Properties "Works to existing properties"). Capitalised interest is taken from Note 11 (Tangible Fixed Assets – Housing Properties: "Capitalised interest"). "Total net book value of housing properties" is taken from Note 11 (Tangible Fixed Assets – Housing Properties: "Net Book Value").	This measures how much the Original Borrower is investing in new and existing homes relative to the value of its existing home portfolio.
Social housing costs per unit	Social housing costs per unit is: Operating expenditure on social housing lettings excluding bad debts and depreciation of housing properties on social housing lettings, plus works to existing properties, plus operating expenditure in relation to other social housing activities divided by Total units managed and total units owned not managed excluding social leased @100% sold, non-social rented and non-social leased	"Operating expenditure on social housing lettings" excluding "bad debts" and "depreciation of housing properties" on social housing lettings" are taken from Note 3 (Turnover and Operating Expenditure for Social Housing Lettings). "Works to existing properties" is taken from Note 11 (Tangible Fixed Assets – Housing properties). "Operating expenditure" in relation to "other social housing activities" is taken from Note 2 (Turnover, Cost of Sales,	This is a cost indicator that measures operating costs incurred per unit.

Financial Measure	Definition	Reconciliation	Additional information
		Operating Expenditure and Operating Surplus). "Total units managed", "total units owned not managed", "social leased @100% sold", "non-social rented" and "non-social leased" are taken from Note 4 (Units).	
New supply (social housing units)	New supply (social housing units) is: Units additions excluding social leased, non social rented and non social leased Divided by Total Social units total owned.	Units "additions" excluding "social leased", "non-social rented" and "non-social leased" is taken from Note 4 (Units: Analysis of movements of units owned in the year). "Total Social" units "total owned" is taken from Note 4 (Units: Social housing properties in management at end of year).	This metric sets out the number of new social housing units that have been acquired or developed in the year as a proportion of total social housing units owned at period end.
New supply (non-social housing units)	New supply (non-social housing units) is: Units additions from non social rented and non social leased Divided by Total stock units total owned.	Units "additions" from "non social rented" and "non social leased" is taken from Note 4 (Units: Analysis of movements of units owned in the year). "Total stock" units "total owned" is taken from Note 4 (Units: Social housing properties in management at end of year).	The metric sets out the number of new non-social housing units that have been acquired or developed in the year as a proportion of total units owned at period end.
Return on capital employed	Return on capital employed is: Operating surplus Divided by Total assets less current liabilities	"Operating surplus" is taken from the SOCI. "Total assets less current liabilities" is taken from the SoFP.	This metric compares the operating surplus to total assets less current liabilities and assesses the efficient investment of capital resources.
Rent arrears	Rent arrears is: Current tenant arrears from social rented properties divided by Turnover from social housing lettings excluding "other grants", "Amortised government grants" and "Other income".	Management information	This is a measure of how effectively the Original Borrower collects rental income on social homes.
Void losses to social housing lettings turnover	Void losses to social housing lettings turnover is: Void losses divided by	"Void losses" and "social housing lettings turnover" are taken from Note 3 (Turnover and Operating Expenditure for Social Housing Lettings).	This is a measure of social housing lettings turnover lost through properties being vacant.

Financial Measure	Definition	Reconciliation	Additional information
	social housing lettings turnover.		

Description of the Regulation and Funding Environment applicable to the Borrowers

The Social Housing Sector

Social housing is housing to rent at below market level rents, or to buy through schemes such as shared ownership, in each case that is made available to those whose needs are not served by the commercial housing market.

Regulation and the Regulatory Framework

The Housing and Regeneration Act 2008, as amended by the Localism Act 2011, the Housing and Planning Act 2016 (the **HPA 2016**) and the Social Housing (Regulation) Act 2023 (the **SHRA**), (the **HRA 2008**) makes provision for the regulation of social housing provision in England.

The Regulator of Social Housing (the **Regulator**) is an independent regulator and statutory non-departmental public body, established under the HRA 2008. It is sponsored by the Department for Levelling Up, Housing and Communities (the **DLUHC**) and has responsibility for the regulation of Registered Providers of Social Housing. The Regulator's statutory objectives and powers of enforcement are set out in the HRA 2008. The Regulator sets statutory economic and consumer standards that apply to Registered Providers of Social Housing (the **Standards**). The Standards, along with associated codes of practice and regulatory guidance, together constitute the regulatory framework for social housing in England (the **Regulatory Framework**).

Registered Providers of Social Housing are expected to comply with the Standards and to establish arrangements to ensure that they are accountable to their tenants, the Regulator and relevant stakeholders. The Regulator's "*Regulating the Standards*" publication outlines its operational approach to assessing Registered Providers' of Social Housing compliance with the Standards. This was last updated in March 2022.

The Regulator proactively regulates the three Standards which are classified as 'economic'. These are:

- the Governance and Financial Viability Standard;
- the Value for Money Standard; and
- the Rent Standard.

The Regulator has issued two codes of practice: one code to amplify the Governance and Financial Viability Standard and the code for the Value for Money Standard. Furthermore, the Regulator has issued a Policy Statement on Rents for Social Housing which supplements the Rent Standard. It proactively seeks assurance regarding compliance by Registered Providers of Social Housing and maintains a public system of regulatory judgments, with gradings for governance and viability, for each Registered Provider of Social Housing.

The remaining five Standards are classified as 'consumer' and, as at the date of these Programme Admissions Particulars, the Regulator's role is reactive in response to referrals or other information received. Its role is currently limited to intervening where failure to meet the standards has caused or could have caused serious harm to tenants. The consumer standards are:

- the Tenant Involvement and Empowerment Standard;
- the Home Standard;
- the Tenancy Standard;

- the Neighbourhood and Community Standard; and
- the Tenant Satisfaction Measures Standard.

The Tenant Satisfaction Measures Standard was introduced on 1 April 2023 and requires Registered Providers of Social Housing to collect and provide information to support effective scrutiny by tenants of their landlord's performance in managing their homes and neighbourhoods. Since 1 April 2023, they have been required to collect data from tenant surveys and their own management information to cover areas such as repairs, safety checks and complaints.

The enforcement by the Regulator of the Standards other than those relating to governance and financial viability, rent and value for money is currently restricted to cases in which there is, or there is a risk of, serious detriment to tenants (including future tenants). The Regulatory Framework includes guidance as to how the Regulator will assess whether serious detriment may arise.

On 17 November 2020, the UK Government released a Social Housing White Paper, which had the stated aim of delivering transformational change for social housing residents. A seven-point Charter was proposed setting out what every social housing resident should be able to expect. Central to this was the proposal for a strengthened Regulator which will be granted additional powers and in particular will be empowered to act more proactively on consumer regulation matters than under the current regulatory regime in force as at the date of these Admission Particulars. The SHRA received royal assent on 20 July 2023 and contains the legislative changes that are required in order to implement a new proactive consumer regulatory regime. The SHRA will remove the current "serious detriment" test for the Regulator to intervene in cases of non-compliance with the consumer Standards. It also allows the Regulator to set new consumer Standards, brings parity between the consumer and economic regulatory regime, seeks to maintain and refine the Regulator's current economic regulatory role, including by improving its ability to monitor performance, and gives the Regulator more stringent enforcement powers. The Regulator held a consultation from 25 July 2023 to 17 October 2023 on the draft new consumer Standards which have been designed to reflect the expectations in the Social Housing White Paper for strengthened consumer regulation along with a draft Code of Practice. The proposed consumer Standards are:

- the Safety and Quality Standard;
- the Transparency, Influence and Accountability Standard (incorporating the Tenant Satisfaction Measures);
- the Neighbourhood and Community Standard; and
- the Tenancy Standard.

The SHRA has brought about one of the most fundamental changes to the remit for social housing regulation since 2008. The Regulator has set out its new proactive approach to consumer regulation and the steps it is taking in preparation for implementation of the SHRA in an implementation plan published on 12 January 2023 "*Reshaping consumer regulation: our implementation plan*". Part of the implementation will include inspections of all large Registered Providers of Social Housing against the new consumer Standards adopting a similar approach to the in-depth assessments already carried out to hold landlords to account in relation to the economic Standards. The Regulator expects to implement the new approach and the new consumer Standards from April 2024. The economic regulation of Registered Providers of Social Housing in relation to governance and financial viability, rents and value for money will not be changed.

The SHRA will also strengthen the Regulator's enforcement powers from April 2024. The Regulator is required under section 215 of the HRA 2008 to publish guidance on how it uses its enforcement powers and a consultation on the updated statutory guidance closed on 16 January 2024. New powers include the ability to require a Registered Provider of Social Housing to prepare and implement a performance improvement plan or to arrange for emergency remedial action. Amendments to the existing powers include expanding the grounds under which certain existing powers can be used, amendments to the surveys and inspections regime, removing the £5,000 cap on penalties and amendments to the insolvency provisions (for more details on the amendments to the insolvency provisions see "*Moratorium and Housing Administration*" below).

Health and safety

Following the death of Awaab Ishak in December 2020 from a respiratory condition largely caused by exposure to mould in his home, issues of damp and mould have been brought to the forefront of the political agenda. Following the coroner's report entitled "*Awaab Ishak: Prevention of future deaths report*", many parties have decided to take action. In November 2022, the Regulator wrote to chief executives of Registered Providers of Social Housing to ensure that assessments and remedial actions in relation to damp and mould always comply with the Housing Health and Safety Rating System (**HHSRS**) and uphold the Decent Homes Standard (**DHS**). The Housing Ombudsman also wrote to all Registered Providers of Social Housing to reiterate the adoption of a zero-tolerance approach to damp and mould and instruct that these issues are given greater priority with a culture change from being reactive to proactive. The Housing Ombudsman highlighted the 26 recommendations that it made in its 2021 Spotlight report on damp and mould and asked social landlords to assess themselves against these, engaging with residents and publishing the outcomes as they do so. The UK Government formally responded to the coroner's report on 13 January 2023 and made a number of key commitments which have resulted in the following steps being taken:

- (a) updated guidance on "*Understanding and addressing the health risks of damp and mould in the home*" was published on 7 September 2023;
- (b) the two-year review of the HHSRS which began in 2021 to consider updating the tool and making it easier to use has now concluded and the outcome has been published with new regulations required to implement any changes;
- (c) the review of the DHS which began in 2021 will be continued in order to assess how appropriate the criteria are in this modern day. In the meantime, it will be made clear to social landlords that the DHS must incorporate damp and mould specifically;
- (d) the SHRA was amended to include "Awaab's Law" to require landlords to comply with new requirements on health and safety, including damp and mould. This will give more rights and protections to tenants living in homes which have damp or mould or other serious hazards; and
- (e) DLUHC issued a consultation on 9 January 2024 on timescales for repairs in the social rented sector which landlords will be obliged to comply with in relation to "Awaab's Law".

Housing Grant

Grant funding for Registered Providers of Social Housing has, in recent years, undergone significant and material change. Under the 2011–2015 Affordable Homes Programme, the level of capital grant made available to fund new affordable homes was reduced to £4.5 billion compared to £8.4 billion under the previous review period. To compensate for this, Registered Providers of Social Housing are able to charge Affordable Rents where a Framework Delivery Agreement with Homes England has been entered into.

The 2015-2018 Affordable Homes Programme (the **New Framework**) was launched in January 2014. In December 2014 the Chancellor announced that the grant programme would be extended to 2020 with additional grant being made available. The primary change brought about under the New Framework is that all of the available funding is not allocated from the outset. The New Framework allows bidders the opportunity to bid for the remaining funding for development opportunities as these arise during the programme, where they can be delivered within the programme timescales.

In April 2016, the HCA announced that it was making available £4.7 billion of capital grant between 2016 and 2021 under the Shared Ownership and Affordable Homes Programme 2016-2021 (the **SOAHP 2016 to 2021**). That marked a decisive shift towards support for home ownership in England. However, the Autumn Statement 2016 announced that an additional £1.4 billion would be made available to build 40,000 affordable homes and that the SOAHP 2016 to 2021 will support a variety of tenures which now includes affordable rent, shared ownership and rent to buy.

The level of grant funding available has subsequently increased slightly with each new funding programme and, under the most recent Affordable Homes Programme 2021-2026 (the **AHP 2021-26**), £7.5 billion has been made available for the supply of new build affordable housing outside London. Funding granted under the current AHP 2021-2026 may support a variety of tenures including social rent, affordable rent, shared ownership and rent to buy. It may not be used for major repairs or the purchase of homes built under section 106 agreements but Homes England announced on 27 June 2023 that funding under the AHP 2021-2026 can be used to fund replacement homes alongside new affordable homes, as part of wider estate regeneration plans. Not all of the available funding is allocated from the outset of a programme, and bidders may bid for the remaining funding for development opportunities as these arise during the programme, where they can be delivered within the programme timescales. Alongside funding for individual development schemes, Homes England operates a strategic partnership framework for allocation of funding on a tailored, longer term basis. Those appointed as Homes England's strategic partners under this framework are typically amongst the larger Registered Providers of Social Housing, although the bidding process is also open to local authorities and developers with a strong track record of delivering new affordable housing.

Social Housing Rents

Rent levels and rental increases within the social housing sector are strictly controlled in line with UK Government policy. Registered Providers of Social Housing are required to set social rents by reference to a statutory formula in accordance with the rent Standard and associated guidance contained within the Regulatory Framework.

As part of the 2012 spending round, the UK Government confirmed, through its policy "*Guidance on Rents for Social Housing*" published in May 2014, that from 2015-2016, rents in the social sector should increase by up to the Consumer Price Index (**CPI**) at September of the previous year plus 1 per cent. annually, for ten years.

In the 2015 Summer Budget, the UK Government announced that rents for social housing (as defined in Part 2 of the HRA 2008) in England would reduce by 1 per cent. annually for four years. This change was introduced on 1 April 2016 pursuant to Section 23 of the Welfare Reform and Work Act 2016 (the **WRWA 2016**).

In the WRWA 2016 and associated amendment regulations there was provision for exceptions to the rent reduction requirement and DLUHC had regulation making powers to introduce other exemptions. For example, reductions did not apply to rents payable by residents in low cost home ownership and shared ownership properties. Furthermore, the WRWA 2016 also gave the Regulator the power, by direction, to exempt a Registered Provider of Social Housing from the rent reduction requirement but only where compliance with the requirement would jeopardise that Registered Provider's financial viability.

On 4 October 2017, the UK Government announced that social housing rents would be restored to the CPI plus 1 per cent. formula for five years from April 2020. Rent reductions continued to apply until then. A "Policy Statement on Rents for Social Housing" was issued by DLUHC on 26 February 2019 and confirmed the CPI plus 1 per cent. limit for five years from April 2020. A contemporaneous "Direction to the Regulator" was issued which prompted the Regulator to publish a new Rent Standard (supplemented by the Policy Statement on Rents for Social Housing) that took effect from 1 April 2020.

On 17 November 2022 it was announced that a cap on social housing rent increases of 7 per cent. would be put in place for rent periods that begin in the 12 months from 1 April 2023 to 31 March 2024. The National Housing Federation recommended that Registered Providers of Social Housing voluntarily agree to a cap on housing rent increases of 7 per cent. for their shared ownership properties. From 1 April 2024, social housing rents can be increased, in accordance with the UK Government's Policy Statement on Rents for Social Housing, by up to the level of CPI plus 1 per cent. Rent increases for shared ownership properties have reverted to RPI plus 0.5 per cent (except for new shared ownership leases granted from 12 October 2023 which have been brought into line with other social housing rents to be increased by CPI plus 1 per cent).

Household Benefit Cap

The amount of benefits that a household can receive are, as at the date of these Programme Admission Particulars, subject to the following limits:

Outside Greater London

	Per week	Per month
Couples	£423.46	£1,835
Single parents with children living with them	£423.46	£1,835
Single adults	£283.71	£1,229.42

Inside Greater London

	Per week	Per month
Couples	£486.98	£2,110.25
Single parents with children living with them	£486.98	£2,110.25
Single adults	£326.26	£1,413.92

Exemptions to the total household benefit cap can apply to those tenants who qualify for working tax credit; are above the qualifying age for pensions credit; obtain certain benefits for sickness and disability; or claim a war pension. The benefit cap will not apply in circumstances where a tenant or a tenant's partner is in receipt of, or is responsible for, a child or young person who is in receipt of benefits such as disability living allowance, personal independence payment or carer's allowance. Housing benefit will not be included when calculating total benefit income where tenants are housed in specified accommodation including supported housing.

Occupation Size Criteria

From April 2013, Housing Benefit was based on the number of people in the household and the size of the accommodation. This applies to all working-age tenants renting from a local authority, housing association or other registered social landlord. The rules were announced in the Welfare Reform Act 2012 (the **WRA 2012**) which saw the introduction of a size criterion for working age social housing tenants in receipt of housing related benefits sometimes known as the "removal of the spare room subsidy" or the "bedroom tax". The arrangements allow each of certain defined categories of people (such defined categories being: (a) a couple, (b) an adult (over 16), (c) two children of the same sex, (d) two children under the age of 10, (e) any other child, (f) those with a disability, and (g) a non-resident overnight carer) to be entitled to one bedroom. Exemptions are applied to supported housing tenants. Where a household has one extra bedroom, benefit is reduced by 14 per cent of the rent charge. Where a household has two or more extra rooms, the reduction is 25 per cent.

Universal Credit

Universal Credit, introduced under the WRA 2012 (as amended by the WRWA 2016), replaced six existing means-tested benefits and tax credits for working-age families, namely income support, income-based jobseeker's allowance, income-related employment and support allowance, housing benefit, child tax credit and working tax credit with a single monthly payment, transferred directly into a household bank account of choice, and is currently in an extended "caseload roll out" phase across the UK which is expected to last until September 2024.

There are three main types of alternative payment arrangements available for claimants:

- (a) direct payment of the housing cost element to landlords (known as managed payments);
- (b) splitting of payments between members of a couple (in exceptional circumstances); and
- (c) more frequent payment of benefit where a claimant is in arrears with their rent for an amount equal to, or more than, two months of their rent or where a claimant has continually underpaid their rent over a period of time, and they have accrued arrears of an amount equal to or more than one month's rent.

If the Department of Work and Pensions (the **DWP**) does not set up a managed payment, Registered Providers of Social Housing can request a managed payment and inform the DWP of other reasons why a managed payment might be needed. Landlords can request deductions from a claimant's Universal Credit to repay existing rent arrears, known as third party deductions. Deductions will be a minimum of 10 per cent and a maximum of 20 per cent of a claimant's Universal Credit standard allowance.

Right to Buy

The introduction of the right to buy to assured tenants of Registered Providers of Social Housing was a manifesto commitment by the Conservative party for the 2015 and 2017 general elections. An announcement from the Secretary of State for Communities and Local Government on 24 September 2015 confirmed a proposal made by the National Housing Federation (**NHF**) to introduce the right to buy voluntarily. The voluntary arrangement is based on four key principles:

- (a) tenants would have the right to purchase a home at right to buy discounts (maximum discount, as at the date of these Programme Admission Particulars, of £96,000 (£127,900 in London)) subject to government funding for the scheme;
- (b) Registered Providers of Social Housing will have the final decision about whether to sell an individual property;

- (c) Registered Providers of Social Housing will receive the full compensation to cover the value of the discount; and
- (d) nationally, for every home sold under the agreement a new affordable property would be built, thereby increasing supply.

The Prime Minister confirmed on 7 October 2015 that the NHF's proposal had been accepted by the UK Government. This means that, rather than including the right to buy extension in the HPA 2016 as a statutory obligation, there is an agreement by the social housing sector to deliver the extension voluntarily. The HPA 2016 does contain measures requiring local authorities to make payments to the UK Government in respect of expected sales of 'higher value' vacant stock over the year and it was intended that these payments would be used to compensate the Registered Providers of Social Housing for selling housing assets at a discount. However, the social housing Green Paper published in August 2018 stated that these measures would not be brought into effect. In the pilot scheme launched in 2018, the then Ministry of Housing, Communities and Local Government compensated the associations involved for the discounted sale of housing assets.

The UK Government ran an initial pilot scheme in January 2016 involving five housing associations and launched a further regional pilot in August 2018, which is now closed. An independent evaluation of the pilot scheme was published in February 2021 but no date has been announced for a full roll-out.

The Conservative Party's 2019 Manifesto said the voluntary Right to Buy scheme would be maintained, however, no implementation date for full roll-out has been announced.

Local Housing Allowance

In the 2015 Spending Review, the Chancellor outlined plans to cap the amount of rent that housing benefit would cover in the social housing sector to the level of the relevant Local Housing Allowance (**LHA**) (the **LHA Cap**). This was to take effect in England only from April 2019.

Following a joint DWP/DLUHC select committee inquiry, the UK Government announced on 31 October 2017 that the LHA Cap will not apply to tenants in supported housing, nor to the wider social rented sector, and therefore will not apply to the majority of Registered Providers of Social Housing. It was also announced, on 31 October 2017, that the UK Government will introduce a new sheltered rent for the sheltered housing and extra care sector from April 2020. This will keep funding within the welfare system and acknowledge the higher cost generated by this type of housing in comparison with general needs housing.

After several consultations in August 2018, the UK Government confirmed that housing costs for supported housing will continue to be paid through housing benefit. Additionally, there will be no introduction of a "sheltered rent" and as a result there will be no cap on services charged in sheltered and extra care schemes.

Affordable Rent

Affordable rents are rents set at up to 80 per cent. of market rent (inclusive of service charges) which Registered Providers of Social Housing can charge for certain residential properties. This limit is set by the Rent Standard, which is one of the regulatory standards imposed by the Regulator. The Policy Statement on Rents for Social Housing contains guidance on how affordable rent should be calculated.

Building Safety Reform

The Building Safety Act 2022 (the **BSA 2022**), which received royal assent on 28 April 2022, is intended to address the recommendations from an independent review of building regulations and fire safety

requirements following the Grenfell Tower tragedy in June 2017. It introduces fundamental reform of building safety requirements, focused on the spread of fire and structural safety, with the aim of ensuring that residents are safe in their homes. The implementation of the BSA 2022 will affect many aspects of the business of a Registered Provider of Social Housing and, in particular, the procurement, development, construction and management of existing and new build properties. The BSA 2022 affects the complete lifecycle of all residential buildings, from planning, design and procurement through to construction and post-construction, occupation and property management. It imposes additional statutory duties on building owners and developers, with an enhanced regulatory regime applying to "higher-risk buildings" (being buildings that are at least 18 metres in height or are 7 storeys or more and contain at least two residential units).

The BSA 2022 amends and supplements current building safety legislation to, *inter alia*:

- (a) create an improved duty holder accountability regime. In similar roles to the Construction (Design and Management) Regulations 2015, duty holders will have clear responsibilities for compliance with building regulations throughout a building's design and construction. The appointment of an "Accountable Person" and "Principal Accountable Person" will be required for all occupied higher-risk buildings with statutory responsibility for building safety risks during the occupation phase;
- (b) introduce a new building safety levy for developers of higher-risk buildings and measures to shield leaseholders from costs related to remediation of unsafe cladding, as well as an obligation on residents to ensure they do not undermine the fire and structural safety for the building in which they live;
- (c) create a stricter regime for both the construction and occupation of higher-risk buildings and statutory remedies to require companies to remediate defects in their buildings;
- (d) amend the Defective Premises Act 1972 to enhance the rights of property owners, leaseholders and occupiers to bring claims for defective works and construction products;
- (e) establish a new Building Safety Regulator to provide oversight of the new building safety regulatory regime; and
- (f) strengthen enforcement and sanctions to deter non-compliance with the new regime.

The BSA 2022 has been accompanied by a significant amount of secondary legislation which has brought sections of the BSA 2022 into force and implemented transitional provisions.

Fire Safety Updates

The Fire Safety Act 2021 (**FSA 2021**) received Royal Assent on 29 April 2021 and came into force on 16 May 2022. The FSA 2021 amended the Regulatory Reform (Fire Safety) Order 2005 (the **FSO**), clarifying its ambit to include the risks posed by the external façade (and external wall system) of buildings as well as individual entrance doors to flats (thereby implementing the recommendations of Phase 1 of the Grenfell Tower Inquiry).

The FSA 2021 amends the FSO:

- (a) to confirm that it applies to the common parts of buildings which contain two or more domestic premises and specifically applies to the building's structure, external walls (including cladding, balconies, windows, insulation and fittings), any common parts and also individual doors between domestic premises and common parts of the building; and

- (b) in relation to multi-occupancy residential buildings, to require all "Responsible Persons" (i.e., the relevant dutyholder(s) under the legislation) to assess, manage and reduce the fire risks posed by the building's structure, to include in this assessment external walls (including cladding, balconies, windows, insulation and fittings) and any individual doors between domestic premises and common parts of the building.

Section 156 of the BSA 2022 further amends the FSO:

- (a) to require Responsible Persons to give residents information about relevant fire safety matters;
- (b) to require the findings of risk assessments to be published in full (previously it was only the key findings); and
- (c) to require Responsible Persons to co-operate with any Accountable Persons under the BSA 2022.

Pursuant to the recommendations of Phase 1 of the Grenfell Tower Inquiry, the Fire Safety (England) Regulations 2022 further amend the FSO from 23 January 2023. These regulations now legally require Responsible Persons to keep records and share certain information with residents and local Fire and Rescue Services on the design, layout, safety equipment and building materials of existing high-rise residential buildings in England. Registered Providers of Social Housing are usually the statutory Responsible Persons in respect of all buildings that they either own or occupy.

Moratorium and Housing Administration

In order to protect the interests of tenants and to preserve the housing stock of a Registered Provider of Social Housing within the social housing sector and within the regulatory regime, a 28 day moratorium on the disposal of land (including the enforcement of any security) by a non-profit Registered Provider of Social Housing will apply upon notice being given to the Regulator of certain steps being taken in relation to that provider such as presenting a winding up petition, the appointment of an administrator or the intention to enforce security over its property. The Regulator may then seek to agree proposals about the future ownership and management of the provider's land with its secured creditors. The Bond Trustee is required to notify the Regulator of its intention to enforce the security created pursuant to the Trust Deed and it cannot enforce its security during the resulting moratorium without the consent of the Regulator. The SHRA will amend these provisions such that the moratorium is triggered on the relevant insolvency event occurring rather than being triggered by notice of such event and to amend the circumstances in which the moratorium can be extended or cancelled.

The Original Borrower is a registered society within the meaning of the Co-operative and Community Benefit Society Act 2014, and is therefore not subject to administration under the Insolvency Act 1986. However, the HPA 2016, the Insolvency of Registered Providers of Social Housing Regulations 2018 and the Housing Administration (England and Wales) Rules 2018 introduced a special administration regime called housing administration which was brought into force on 5 July 2018 and is available in addition to the moratorium regime. This provides for a court to appoint a qualified insolvency practitioner known as a "housing administrator" to manage the affairs, business and property of a Registered Provider of Social Housing, following an application from the Secretary of State or (with the permission of the Secretary of State) the Regulator.

An interim moratorium will run from the date of issue of an application for a housing administration order until the application is either dismissed or a housing administration order takes effect and, upon the making of a housing administration order, a Registered Provider of Social Housing shall become subject to a moratorium, for so long as such Registered Provider of Social Housing is subject to a housing administration order, that prevents secured creditors from enforcing their security without the consent of the housing administrator or the permission of a court.

Each housing administration order will last for 12 months (subject to certain exceptions), but may be extended. In certain circumstances a court may make an order enabling a housing administrator to dispose of property belonging to a Registered Provider of Social Housing which is subject to a fixed charge, albeit only on terms that the fixed charge holder receives the proceeds up to the value of the security and those proceeds are topped up to "market value" if the property is sold for less than this.

"Net Zero" and the impact on the Social Housing Sector

The Climate Change Act 2008 (as amended) (the **CCA 2008**) introduces a legal duty for the UK Government to act to reduce greenhouse gas emissions and provides the framework for the UK's approach to climate change. The CCA 2008 originally committed the UK (by law) to an 80 per cent. reduction of greenhouse gas emissions by 2050, compared to 1990 levels. In 2019, the UK Government committed to reducing greenhouse gas emissions to "Net Zero" by 2050, i.e. a 100 per cent. reduction in greenhouse gas emissions compared to 1990 levels (enacted through the Climate Change Act 2008 (2050 Target Amendment) Order 2019)). The CCA 2008 also established the Committee on Climate Change (the **CCC**) to ensure that emissions targets are evidence-based and independently assessed.

The CCA 2008 requires the UK Government to set legally-binding carbon budgets that cap the level of greenhouse gas emission over a defined five-year period. This provides formal milestones towards the 2050 target. Carbon budgets must be set at least 12 years in advance of when they will be in place, in order to allow policy-makers, businesses and individuals sufficient time to prepare.

The Sixth Carbon Budget (which will cap the amount of greenhouse gases emitted in 2033-2037 in the UK came into force on 24 June 2021, by virtue of sections 8(3) and 91(1) of the CCA 2008. The Sixth Carbon Budget's recommended pathway to Net Zero requires a 68 per cent. reduction in greenhouse gas emissions by 2030 and a 78 per cent. reduction by 2035. This has been brought into law by The Carbon Budget Order 2021 (SI 2021/750).

With emissions from buildings responsible for 23 per cent. of the UK's total greenhouse gas emissions in 2019 according to the CCC, decarbonising the UK's housing stock is a key priority in order to meet the legal binding targets and Net Zero. Key recommendations under the CCC's Sixth Carbon Budget relating to buildings include increasing energy efficiency of building stock and switching to low-carbon heating. This will require the retrofit of buildings, with heat pumps and heat networks requiring a high level of fabric efficiency to function effectively. For the social housing sector, a 'fabric first' approach to energy efficiency is essential to both reduce emissions and allow for the successful installation of low-carbon heating solutions.

The UK Government has published a series of strategies to address the reduction in greenhouse gas emissions including the Ten Point Plan, the Energy White Paper, the Net Zero Strategy, the Heat and Buildings Strategy, the British Energy Security Strategy and, most recently, the Net Zero Growth Plan, updated on 4 April 2023. The Heat and Buildings Strategy specifically sets out more detailed proposals for the transition to high-efficiency low-carbon buildings.

The Future Homes Standard was proposed under the UK Government's two-part consultation on changes to Part L (Conservation of fuel and power) of the Building Regulations and addresses the reduction of emissions in new homes. From 2025, the Future Homes Standard will require carbon dioxide emissions produced by new homes to be 75–80 per cent. lower than those built to current standards. Homes will need to be 'zero-carbon ready', with no retrofit work required to benefit from the decarbonisation of the electricity grid and the electrification of heating. In particular, the aim is to phase out fossil fuel heating (such as gas boilers) in new homes, with an expected shift to reliance on heat pumps and heat networks.

Although the Future Homes Standard will set standards for any new-build Social Housing, there is a gap in performance for existing buildings. As part of the Heat and Buildings Strategy, the UK Government

has pledged funding to support the retrofit for social housing. The UK Government's Social Housing Decarbonisation Fund (the **SHDF**) can be accessed by Registered Providers of Social Housing to carry out energy performance upgrades in homes currently below Energy Performance Certificate (**EPC**) C.

The UK Government intends to provide £3.8 billion of funding over a ten-year period through the SHDF to help social landlords kickstart their retrofit decarbonisation works. £1,019 million of this funding has already been released via an earlier SHDF Demonstrator, Wave 1 and Wave 2.1 of the funding, and up to £80 million will be allocated for Wave 2.2 (which closed to new applicants on 31 January 2024).

The Energy Security Act 2023, which was passed into law on 26 October 2023, introduces measures to strengthen energy security, support the delivery of net zero and ensure household bills are affordable in the long-term. This includes proposals to enable heat network zoning in England that would require buildings within zones to connect to heat networks within a specific timeframe. This legislation should encourage the growth of low-carbon heat networks with requirements for surrounding buildings to connect, which is likely to include social housing blocks located within any such heat network zones.

At present, there is no certainty over what targets the sector will be expected to hit over the next 30 years or how these targets will be regulated. The UK Prime Minister's speech on 20 September 2023 indicated that the UK Government would no longer take forward proposals to require landlords to achieve an EPC rating of C by specific target dates. The UK Government has said it will "consider setting a long-term regulatory standard" and is expected to launch a consultation on improving energy efficiency in social housing in early 2024.

Valuation Reports

Numerical Apportionment Basis

Where the applicable Pricing Supplement states that the Series Underlying Security is allocated on a Numerical Apportionment Basis, the Notes will be secured by, *inter alia*, an allocation of charged properties from a shared security pool (the **Apportioned Properties**). On an ongoing basis, the Security Trustee will apportion such number of units of the Charged Properties between all the NAB Beneficiaries (including the Issuer in respect of each Series of Notes that has specified Numerical Apportionment Basis as being applicable) as is appropriate.

The following valuation reports (the **Valuation Reports**) each therefore relate to the Apportioned Properties, an appropriate part of which will be apportioned to secure the Notes of each Series, such part as is required to enable the Borrowers to satisfy the Asset Cover Test in respect of such Series (as defined in the relevant Loan Agreements) (see the section entitled "*Description of the Loan Agreements*" above)).

The Valuation Reports were prepared by Avison Young (UK) Limited of 3 Brindley Place Birmingham B1 2JB and Jones Lang LaSalle Limited of 30 Warwick Street, London W1B 5NH (together, the **Valuers**). The Valuation Reports are included in these Programme Admission Particulars, in the form and context in which each is included, with the consent of the relevant Valuer and each Valuer has authorised the contents of this section. However, neither Valuer prepared these Programme Admission Particulars and neither Valuer assumes any responsibility for the correctness of these Programme Admission Particulars as a whole or for any other part of these Programme Admission Particulars. In addition, the Valuation Reports refer to the position at the respective dates stipulated in the Valuation Reports and neither Valuer is obliged to take any action after the date of these Programme Admission Particulars to review or to update their respective Valuation Reports.

Neither Valuer has a material interest in the Issuer or the Original Borrower.

Summary of valuations

A summary of the values of the Apportioned Properties set out in the Valuation Reports is set out below:

	EUV-SH or, where appropriate, MV-ST*				Total
	Units	EUV-SH is appropriate	Units	MV-ST is appropriate	
AY Reports*	5,136	£425,808,748	8,479	£729,044,318	£1,154,853,066
JLL Report**	211	£17,140,000	1,858	£199,370,000	£216,510,000
Total	5,347	£442,948,748	10,337	£928,414,318	£1,371,363,066

* A further 288 Units have been attributed a nil value.

** A further 89 Units have been attributed a nil value.

Initial Apportioned Properties

The applicable Pricing Supplement in respect of each Series of Notes in respect of which Numerical Apportionment Basis has been specified to be applicable in the applicable Pricing Supplement, shall

specify the number of units in respect of the Apportioned Properties to be initially apportioned to the Issuer in respect of such Series of Notes as at the Issue Date of such Series of Notes.

Specific Apportionment Basis

Where the applicable Pricing Supplement states that the security in respect of a Series of Notes is allocated on a Specific Apportionment Basis, the relevant valuation report will be set out in a drawdown admission particulars, or (if permitted by the London Stock Exchange) a supplement to these Programme Admission Particulars, in respect of such Series of Notes.



Our Ref: 17c300183v2

Your Ref: v4 16.02.24

To: ABN AMRO Bank N.V.
10 Gustav Mahlerlaan
1082 PP Amsterdam
The Netherlands

and: Barclays Bank PLC
1 Churchill Place
London E14 5HP

and: Lloyds Bank Corporate Markets plc
10 Gresham Street
London EC2V 7AE

and: MUFG Securities EMEA plc
Ropemaker Place
25 Ropemaker Street
London EC2Y 9AJ

and: National Australia Bank Limited (ABN 12 004 044 937)
52 Lime Street
London EC3M 7AF

and: NatWest Markets Plc
250 Bishopsgate
London EC2M 4AA

and any further dealers appointed from time to time under the amended and restated Programme Agreement in respect of the Programme (as defined below).

(each a **Dealer**)

and: M&G Trustee Company Limited
10 Fenchurch Avenue
London EC3M 5AG

(the **Note Trustee** and the **Security Trustee**)

and: Platform HG Financing plc
1700 Solihull Parkway
Birmingham Business Park
Solihull B37 7YD

(as **Issuer**)

and: Platform Housing Limited
1700 Solihull Parkway
Birmingham Business Park
Solihull B37 7YD

(as **Original Borrower**)

23 February 2024

Dear Sirs

Valuation of housing stock of Platform Housing Limited relating to the update of the £1,000,000,000 Secured Note Programme of Platform HG Financing plc (the *Programme*) (the *Programme Update*)

Avison Young (UK) Limited original reports dated 03 October 2023 and 08 February 2024 (together, the *Original Reports*)

1 Scope of this Report

- 1.1 We provided valuations in the Original Reports in respect of the properties listed therein which form part of the security for the holders of the Notes issued under the Programme (the **Original Properties**) as at 03 October 2023 and 08 February 2024 respectively. Copies of the Original Reports (each as redacted to remove confidentiality and liability restrictions) are attached at Schedule 2 to this Report.
- 1.2 We understand that the Programme is being updated and any Notes to be issued by the Issuer under the Programme will be secured by, *inter alia*, the charged properties from a shared security pool.
- 1.3 This Report is issued for the benefit of the addressees and for inclusion in the Programme Admission Particulars for the update of the Programme by the Issuer and may only be used in connection with the transaction referred to in this Report and for the purposes of the Programme Admission Particulars.
- 1.4 This Report is given in connection with the update of the Programme by the Issuer and is subject to our engagement letters with the Issuer dated 27 August 2023 and 05 February 2024. We hereby give consent to the publication of this Report within the Programme Admission Particulars, and accept responsibility for the information contained in this Report. Having taken all reasonable care to ensure that such is the case, the information

given in this Report is, to the best of our knowledge, in accordance with the facts and contains no omission likely to affect its import.

- 1.5 For the avoidance of doubt this is not a revaluation exercise. This letter in no way purports to comment on market value later than the respective valuation dates in the Original Reports. We have not re-inspected, and our opinion is subject to the condition and characteristics of the Original Properties and the location in which they are situated; and we assume these have not changed materially since the respective valuation dates of the Original Reports.
- 1.6 All representations, undertakings and other obligations provided by us in the Original Reports shall remain valid and in full force and effect in accordance with their terms and the terms upon which the Original Reports were issued.
- 1.7 With the exception of this Report (and subject to the terms on which the Original Reports, as redacted, were issued), we do not accept any liability in relation to the information contained in the Programme Admission Particulars or any other information provided by the Issuer or the Original Borrower or any representative or agent of the Issuer or the Original Borrower related to the Programme Admission Particulars. To the extent that any summary or part of the Original Reports is included in the Programme Admission Particulars, such summaries or extracts should be considered in conjunction with the Original Reports in their entirety.
- 1.8 For the avoidance of doubt, we confirm that it would not be appropriate or possible to compare the valuations in the Original Reports with any values appearing in the Original Borrower's annual accounts. This Original Reports have been prepared in accordance with the RICS Red Book. The valuations are prepared on this basis so that we can determine the value recoverable if the charges over the Original Properties were enforced as at the respective valuation dates of the Original Reports. We understand that the values given in the accounts of the Original Borrower are prepared on an historic cost basis, which considers how much the Original Properties have cost and will continue to cost the Original Borrower. This is an entirely different basis of valuation from that used for loan security purposes. Moreover, the figure in the Original Borrower's latest published annual accounts represents a valuation based on the going concern of the whole stock of the Original Borrower, in contrast with the valuation for Notes to be issued by the Issuer under the Programme which only represents the value to a funder in possession of a portion of the stock. As such different assumptions would be applied. Consequently, in addition to being impractical, any comparison would not be an accurate comparison.

2 Valuation

- 2.1 The Original Reports refer to the position as at the date that they were originally issued (subject, in each case, as set out in Section 2 thereof) and we have taken no action to review or update the Original Reports since the date they were originally issued. However, we have not been made aware by the Issuer, the Original Borrower or any other party of any material change in any matter relating to the Original Properties.
- 2.2 We understand that 24 units within the Original Properties have been removed from charge since the respective dates of the Original Reports and one shared ownership unit within the Original Properties has been subject to additional staircasing. These properties are set out in Schedule 1 attached to this Report.
- 2.3 The aggregate value of the Original Properties, less such removed properties and adjusted part staircased property, as stated in the Original Reports is therefore as follows:
- (a) the aggregate Existing Use Value for Social Housing (EUV-SH) value of the *leasehold* units restricted to this basis of valuation is:
 - **£2,776,505 (Two Million Seven Hundred and Seventy Six Thousand Five Hundred and Five Pounds)** (45 units – report dated 03/10/2023)
 - (b) the aggregate Existing Use Value for Social Housing (EUV-SH) value of the *freehold* units restricted to this basis of valuation is:
 - **£358,193,825 (Three Hundred and Fifty Eight Million One Hundred and Ninety Three Thousand Eight Hundred and Twenty Five Pounds)** (4,370 units – report dated 03/10/2023)
 - **£64,838,418 (Sixty Four Million Eight Hundred and Thirty Eight Thousand Four Hundred and Eighteen Pounds)** (721 units – report dated 08/02/2024)
 - (c) the aggregate Market Value – Subject to Tenancies (MV-STT) value of the *leasehold* units valued on this basis of valuation is:
 - **£3,750,984 (Three Million Seven Hundred and Fifty Thousand Nine Hundred and Eighty Four Pounds)** (36 units - report date 03/10/2023),
and

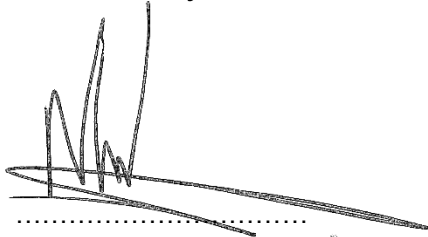
(d) the aggregate Market Value – Subject to Tenancies (MV-STT) value of the *freehold* units valued on this basis of valuation is:

- **£725,406,507 (Seven Hundred and Twenty Five Million Four Hundred and Six Thousand Five Hundred and Seven Pounds)** (7,889 units – report dated 03/10/23).
- **£62,886,827 (Sixty Two Million Eight Hundred and Eighty Six Thousand Eight Hundred and Twenty Seven Pounds)** (554 units – report dated 08/02/24).

2.4 A further 288 units in the 03/10/23 report and 13 units in the 08/02/24 report have been given a nil value.

This letter is governed by and shall be construed in accordance with English law and the English courts shall have exclusive jurisdiction.

Yours faithfully

A handwritten signature in black ink, consisting of several vertical strokes and a horizontal line, positioned above a dotted line.

.....
for and on behalf of
Avison Young (UK) Limited

Schedule 1

Properties removed from charge

No.	Address				Post Code	Report Date
1	Oker Drive	Darley Dale	Matlock	Derbyshire	DE4 2GR	03/10/24
6	King Street	Middleton-by-Wirksworth	Matlock	Derbyshire	DE4 4ND	03/10/24
45	Chatsworth Road	Rowsley	Matlock	Derbyshire	DE4 2EJ	03/10/24
23	Barley Way		Matlock	Derbyshire	DE4 3TQ	03/10/24
23	Cardinshaw Road		Matlock	Derbyshire	DE4 5PX	03/10/24
108	Hurst Rise		Matlock	Derbyshire	DE4 3ET	03/10/24
77	Fairford Road		Cheltenham	Gloucestershire	GL52 5FN	03/10/24
25	Barling Road		Leicester	Leicestershire	LE5 0AJ	03/10/24
10	Glenfrith Gardens	Mountsorrel	Loughborough	Leicestershire	LE12 7YE	03/10/24
10	Ferrers Road		Lutterworth	Leicestershire	LE17 4QR	03/10/24
1	The Limes	Bull Head Street	Wigston	Leicestershire	LE18 1PA	03/10/24
14	Heather Close		Gainsborough	Lincolnshire	DN21 1GP	03/10/24
25	Clarke Way		Skegness	Lincolnshire	PE25 2SE	03/10/24
3	South Street Mews		Oakham	Rutland	LE15 6DW	03/10/24
4	Old Milverton Road	Milverton	Leamington Spa	Warwickshire	CV32 6AY	03/10/24
4	Averis Way	Tredington	Shipston-On-Stour	Warwickshire	CV36 4GL	03/10/24
20	The Spinney	Hampton Lucy	Warwick	Warwickshire	CV35 8DJ	03/10/24
15	Albert Street		Warwick	Warwickshire	CV34 4JX	03/10/24
29	Fulwell Mews	Marston Green	Birmingham	West Midlands	B37 7FX	03/10/24
14	Springthorpe Road	Pype Hayes	Birmingham	West Midlands	B24 0PL	03/10/24
4	Burnham Road	Wythall	Birmingham	Worcestershire	B47 6AT	03/10/24
6	Fox Avenue		Droitwich	Worcestershire	WR9 7FL	03/10/24
15	Maybush Gardens	Badsey	Evesham	Worcestershire	WR11 7YL	03/10/24
44	Kingston Close	Welland	Malvern	Worcestershire	WR13 6LZ	03/10/24

Shared Ownership Properties subject to additional staircasing

No.	Address				Post Code	Report Date
8	Hawkins Way	Newbold on Stour	Stratford-Upon-Avon	Warwickshire	CV37 8FG	03/10/24
Interim Staircasing 18% - 18.10.23 (retained equity reduces from 70% to 52%)						



Schedule 2
Original Reports

Valuation Report

**Platform Housing Group
Numeric Trust Deed
Norman/Royale – Tranche 1
1,288 units in The Midlands**

Prepared for M&G Trustee Company Limited

Contact Details

Prepared by: **Avison Young (UK) Ltd**
1 Kingsway
Cardiff
CF10 3AN

Contacts:

Valuer:

Nicholas G Worman
RICS Registered Valuer

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E: nick.worman@avisonyoung.com

Assisted by

Lisa Roberts
RICS Registered Valuer

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E: lisa.roberts@avisonyoung.com

Approved by:

Peter O'Brien
RICS Registered Valuer

T: 020 7911 2176

E: peter.obrien@avisonyoung.com

Prepared for

- i) M&G Trustee Company Limited (previously known as Prudential Trustee Company Limited) as Security Trustee (the **Security Trustee**) for itself and on behalf of the Beneficiaries, each Beneficiary (both present and future) and each of their respective successors, assignees and transferees from time to time under (and as each such term is defined in) a security trust deed dated 10 August 2020 and made between Platform HG Financing plc as Initial Beneficiary, Platform Housing Limited as the Initial Chargor and the Security Trustee (as the same may be further amended, varied, supplemented, restated and/or novated from time to time, (the **Security Trust Deed**);
- ii) M&G Trustee Company Limited (formerly Prudential Trustee Company Limited) as Bond Trustee (the **Bond Trustee**) for itself and on behalf of the Bondholders under (and as defined in) a Bond Trust Deed dated 10th August 2020 made between Platform HG Financing Plc as issuer and the Bond Trustee as may be amended, novated, varied, supplemented, restated, or replaced from time to time, (the **Bond Trust Deed**);
- iii) M&G Trustee Company Limited (formerly Prudential Trustee Company Limited) as Note Trustee (the **Note Trustee**) for itself and on behalf of the Noteholders under (and as defined in) a Note Trust Deed originally dated 22nd February 2021 made between Platform HG Financing Plc as issuer and the Note Trustee (as may be amended, novated, varied, supplemented, restated, or replaced from time to time, the **Note Trust Deed**) entered into in respect of the £1,000,000,000 Secured Note Programme (the **Programme**) of Platform HG Financing plc; and
- iv) ABN AMRO Bank N.V., Banco Santander, S.A., Barclays Bank PLC, Lloyds Bank Corporate Markets plc, MUFG Securities EMEA plc, National Australia Bank Limited (ABN 12 004 044 937), NatWest Markets Plc and any other dealers appointed from time to time in respect of the Programme,

v) Any person that becomes a Beneficiary (as defined in the Security Trust Deed) in accordance with the provisions of the Security Trust Deed,

together with any receiver or other party which is appointed by them to realise the security, and in each case, each of their respective successors, transferees and assignees (together referred to as the "**Addressees**").

c/o M&G Trustee Company Limited

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Date:

08 February 2024

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Appendices

Appendix One	Location Plan
Appendix Two	Sample Photographs
Appendix Three	Property Schedule
Appendix Four	Letter of Instruction & Definitions and Reservations for Valuations

1 Executive Summary

The Property comprises 1,288 units in the freehold/long leasehold ownership of Platform Housing Group.

The Property comprises traditional general needs rented stock, plus significant numbers of affordable rented and shared ownership.

The Property is widely spread across a broad swathe of the East and West Midlands, in numerous settlements but concentrated within Worcestershire (34%), Lincolnshire (30%), Derbyshire (6%) and Leicestershire (6%).

The vast majority of units comprise modern purpose stock, with 1,231 units (96%) constructed since 2000 and 1,073 units (83%) since 2010. These include a combination of small to medium size infill schemes, either developed by The Association or Section 106 allocations on larger private developments. There are also a small number of individual one off acquisitions of varying ages.

There are 1,095 houses, 111 flats, 81 bungalows and 1 office. This includes a purpose built building comprising 12 supported units and office at 12-14 Callum Johnson Close, Boston. *12-14 Callum Johnson Close is ascribed a nil value for security purposes in accordance with Platform Housing Group's instructions.*

This report relates to a new tranche of security to be charged under the Numeric Trust Deed.

We are of the opinion that:

The Market Value as a single portfolio ("MV - STT"), subject to the existing tenancies and reflecting the MV-STT/EUV-SH security allocation following our review of the legal due diligence, is:-

£127,725,245

(One Hundred and Twenty Seven Million Seven Hundred and Twenty Five Thousand Two Hundred and Forty Five Pounds)

for the 1,288 rented and shared ownership properties

The Existing Use Value for Social Housing as a single portfolio ("EUV - SH"), subject to the existing tenancies, is:-

£108,570,000

(One Hundred and Eight Million Five Hundred and Seventy Thousand Pounds)

for the 1,288 rented and shared ownership properties

The above valuations are broken down as follows:

Table: Summary of Norman/Royale D'Dwn1 – Freehold Tenure

Security Basis	Category	Units	EUV-SH	MV-STT (reflecting restrictions on title and CIL liability)	MV-STT (before title review)
Disc MVT	Rented	128	£10,912,975	£15,329,905	£15,770,374
Disc MVT Total		128	£10,912,975	£15,329,905	£15,770,374
EUV	Rented	297	£27,368,418	£27,368,418	£39,592,704
	Shared Own	424	£37,470,000	£37,470,000	£37,470,000
EUV Total		721	£64,838,418	£64,838,418	£77,062,704
MVT	Rented	426	£32,818,606	£47,556,922	£47,556,922
MVT Total		426	£32,818,606	£47,556,922	£47,556,922
NIL	Other	13	£0	£0	£0
NIL Total		13	£0	£0	£0
<i>Total</i>		1,288	£108,570,000	£127,725,245	£140,390,000

Table: Summary of Norman/Royale D'Dwn1 – Leasehold Tenure

Security Basis	Category	Units	EUV-SH	MV-STT (reflecting restrictions on title and CIL liability)	MV-STT (before title review)
None		0			
<i>Total</i>		0	£0	£0	£0

The above stated valuations are a summary only and should only be relied upon in the context of this report.

2 Terms of Instruction

2.1 In accordance with emailed instructions received direct from your borrower, the agreed scope and details of which are set out in our letter of confirmation to you dated 05 February 2024 (copies Appendix Four), we have prepared a valuation of the subject freehold / long leasehold portfolio ("The Property") in order to advise you of our opinion of the following for secured lending purposes:

- a) The Market Value of the freehold interest in The Property as a single portfolio assuming all the properties are let and subject to existing tenancies ("MV - STT").
- b) The Existing Use Value for Social Housing ("EUV-SH").

2.2 The Property is owned by Platform Housing Group ("The Association") as an operational residential investment in connection with its role as a Registered Provider (registered social landlord). Platform Housing Group was formed in 2018 following a merger with Solihull-based Waterloo Housing Group and Fortis Living.

2.3 We confirm that this valuation is prepared in accordance with the RICS Valuation – Global Standards (effective from 31 January 2022), which incorporates the International Valuation Standards (IVS), published by the Royal Institution of Chartered Surveyors and we are acting as external valuers as defined therein.

2.4 We confirm that, we have previously valued other property in the ownership of The Association for third party funders. However, we consider that we do not have any material conflict of interest in providing this valuation and report with the required level of independence and objectivity.

2.5 [REDACTED]

2.6 [REDACTED]

2.7 The Property was inspected by our team of Chartered Surveyors led by Nick Worman during July and August 2023. In accordance with The Association's instructions, we inspected 100% of the Property externally and a representative sample of those units internally.

- 2.8 The date of valuation is the date of our report. However, please note that our market research and draft valuations were prepared in July 2023. We have not updated our market research in detail since then but are of the opinion there has not been an overall material negative impact on our stated valuations in the intervening period. We value on this basis and must assume all properties remain physically as inspected by us.
- 2.9 You will appreciate that our use of sample inspections means that our valuations will not reflect every aspect of The Property. Nevertheless, we confirm that the limitations on our inspection and investigations are acceptable having regard to the size and nature of The Property and we are able to prepare our valuation on a portfolio wide basis. We reserve the right to revisit our valuation following inspection.
- 2.10 Please note that the apportioned figures contained in the schedule annexed to this report are provided for guidance and internal administrative purposes only. They represent a simple mathematical apportionment of our certified portfolio valuation(s) to each individual property address and should not be relied upon outside of that context.
- 2.11 Given the scale and diversity of The Property, we have endeavoured to give information in a succinct format. If you would like us to expand on any matter please let us know.
- 2.12 Our valuation and report has been prepared by Nicholas Worman MRICS Registered Valuer assisted by Lisa Roberts MRICS Registered Valuer who have sufficient knowledge of the particular market and the skills and understanding necessary to undertake the valuation competently.
- 2.13 The Association have provided the following information, which we have relied on and must assume to be materially correct in the absence of information to the contrary:
- A full property address schedule in Excel format, including UPRN, property type, bedrooms, tenancy, rent and retained equity where appropriate.
 - Certified and Management Accounting information as set out in our report.
- 2.14 This Report and Valuation has been prepared on the basis that there has been full disclosure of all relevant information and facts which may affect the valuation. It is provided for the stated purpose [REDACTED]

3 Property Information

3.1 Location & Description

3.1.1 The Property comprises 1,288 units in the freehold/long leasehold ownership of Platform Housing Group. It includes traditional general needs rented stock, plus significant numbers of affordable rented and shared ownership.

Table: Use Categories

Rent Category	Tenancy Type	Units
General Needs	Affordable	498
	Intermediate	2
	Social Rent	351
Shared Ownership	Shared Ownership	424
Supported	Commercial Lease	13
<i>Total</i>		<i>1,288</i>

3.1.2 The Property is widely spread across a broad swathe of the East and West Midlands, but concentrated within Worcestershire (34%), Lincolnshire (30%), Derbyshire (6%) and Leicestershire (6%). Properties are located in numerous towns and villages.

3.1.3 The vast majority of units comprise modern purpose built stock, with 1,231 units (96%) constructed since 2000 and 1,073 units (83%) since 2010. These include a combination of small to medium size infill schemes, either developed by The Association or Section 106 allocations on larger private developments. There are also a small number of individual one off acquisitions of varying ages.

3.1.4 We can provide the following overview:

Table: Regional Distribution

Location	Units
Cambridgeshire	32
Derbyshire	77
Herefordshire	46
Leicestershire	73
Lincolnshire	390
Northamptonshire	19
Nottinghamshire	59
Oxfordshire	13
Rutland	1
Staffordshire	64
Warwickshire	42
West Midlands	30
Worcestershire	442
<i>Total</i>	<i>1288</i>



- 3.1.5 There are 1,095 houses, 111 flats, 81 bungalows and 1 office. This includes a purpose built building comprising 12 supported units and office at 12-14 Callum Johnson Close, Boston.
- 3.1.6 We can provide the following analysis of The Property:

Table: Age Distribution

County	1920s	1930s	1940s	1950s	1960s	1970s	1990s	2000s	2010s	2020s	Units
Cambridgeshire										32	32
Derbyshire				1						76	77
Herefordshire									32	14	46
Leicestershire						2	11		18	42	73
Lincolnshire	1		8	4	8		4			365	390
Northamptonshire										19	19
Nottinghamshire							7			52	59
Oxfordshire										13	13
Rutland					1						1
Staffordshire										64	64
Warwickshire									13	29	42
West Midlands		1				1				28	30
Worcestershire					1	1		6	95	339	442
<i>Total</i>	<i>1</i>	<i>1</i>	<i>8</i>	<i>5</i>	<i>10</i>	<i>4</i>	<i>22</i>	<i>6</i>	<i>158</i>	<i>1,073</i>	<i>1,288</i>

Table: Distribution of House Type

County	Bungalow	Flat	House	Maisonette	Office	Units
Cambridgeshire	1	3	28			32
Derbyshire	2	12	63			77
Herefordshire	2		32	12		46
Leicestershire	6	6	61			73
Lincolnshire	25	18	346		1	390
Northamptonshire		2	15	2		19
Nottinghamshire	6		53			59
Oxfordshire	1	2	10			13
Rutland			1			1
Staffordshire			64			64
Warwickshire	2		40			42
West Midlands			24	6		30
Worcestershire		36	36	12		442
<i>Total</i>	<i>81</i>	<i>79</i>	<i>1,095</i>	<i>32</i>	<i>1</i>	<i>1,288</i>

- 3.1.7 We understand all units being charged to be of traditional construction and all are low rise in nature.
- 3.1.8 The general location of The Property is identified at our Appendix One. Sample photographs are provided at our Appendix Two and at Appendix

Three we enclose a full property schedule incorporating each address, house type and number of bedrooms.

3.2 Services

- 3.2.1 We assume all units to be connected to all mains services and to have the benefit of central heating but have not carried out any tests in this respect. Where mains gas is not available, we assume and value on the basis that such properties will have Economy 7 heating or other appropriate provision.
- 3.2.2 We note the presence of photovoltaic and/or solar panels on a number of units. In the absence of information to the contrary, we must assume that all installations are owned by The Association and there are no third party agreements which might impact on the ability to sell in default. We value on this basis.

3.3 Condition

- 3.3.1 Your attention is directed to our Definitions and Reservations for Valuations contained at Appendix Four. We confirm that we have not carried out a building condition survey.
- 3.3.2 During the course of our sample inspections we noted that The Property appeared to have been generally satisfactorily maintained having regard to its age, use and construction.
- 3.3.3 Approximately 96% of The Property comprises modern purpose built stock constructed since 2000 and appeared in satisfactory order on the date of inspection, although tenant presentation was variable. The limited numbers of older units have been in management for many years and there will inevitably be higher repair liabilities.
- 3.3.4 We have assumed for the purposes of valuation that the construction and refurbishment of The Property was in accordance with any ground condition reports that were undertaken at the time of construction and that all units have had the benefit of Building Control Approval. We further assume that all units less than 10 years old will have NHBC Registration or an acceptable equivalent. We value on this basis.
- 3.3.5 Providing adequate routine and planned maintenance is undertaken, we consider that the units comprising The Property all have a remaining economic life in excess of 30 years.
- 3.3.6 Generally, our valuation is based on the assumption that the buildings and services are in a good working order and no allowance has been made for any

outstanding wants of repair or defects.

3.4 Environmental Matters

3.4.1 Your attention is directed to our Definitions and Reservations for Valuations contained in Appendix Four.

Contamination/Made up Ground

3.4.2 We noted no obvious signs of contamination during our inspection but we are not qualified to give assurances on environmental issues. Our valuation has been undertaken on the basis that The Property is not contaminated. Should it be established subsequently that contamination exists, this might reduce the values now reported.

3.4.3 To the best of our knowledge, the previous use of The Property would have been a mixture of greenfield and brownfield (previously developed) sites and there could potentially be a risk of contamination affecting some properties. Nevertheless, our expectation (in line with standard practice in the sector) would be for all recently constructed units to have been the subject of appropriate investigation and remediation prior to development and we value on this basis.

3.4.4 We have made the assumption that ground conditions are suitable for the current buildings and structures or for any redevelopment. We are not aware that The Property is constructed on made up ground and value assuming it is not.

Radon

3.4.5 The Ionising Radiation Regulations 1999 require employers to take action when radon is present above a defined level in the workplace and landlords of residential portfolios also have a general responsibility to provide safe homes. We have referred to the UK Health Security Agency (UKHSA) radon map and note that the majority of The Property is in an area with a low incidence of radon. However, some parts of The Property may be in locations where some properties may be affected. We are not aware of any specific statutory requirement to carry out any retrospective mitigating works. We therefore assume there to be no impact on our portfolio valuation.

Flood Risk

3.4.6 Given the scale of The Property, we have not made any detailed enquiries, but are not aware of any significant flood risk issues. We value on the assumption that there are no flood risk issues that would have a significant adverse impact on value in the context of this portfolio valuation.

Coal Mining

3.4.7 We believe some properties are located in areas of historic mining activity but,

from our general knowledge of the areas under review, are not aware of any likely significant issues in this respect.

- 3.4.8 Generally, we have assumed that The Property is not at risk from unstable ground conditions and also associated mining risks and liabilities. We assume solicitors would have made appropriate enquiries at the time of original charging and confirmed no significant adverse factors existed.

Invasive Species

- 3.4.9 During the course of our sample inspections we did not note the presence of any invasive vegetation, but we are not qualified to give such assurances and cannot guarantee that The Property is entirely free from the same. For the purpose of this report, we are valuing on the basis that there is no invasive vegetation present.

Archaeological Remains

- 3.4.10 We are unaware of the presence, or likely presence, of any archaeological remains on or adjacent to The Property and have assumed there are none in arriving at our opinion of value.

3.5 Planning and other Statutory Considerations

- 3.5.1 Your attention is directed to our Definitions and Reservations for Valuations contained at Appendix Four.
- 3.5.2 We have not been provided with any planning information relating to The Property and have therefore assumed that all units are in established use as private dwellings or, where recently developed, have been constructed in accordance with a valid planning consent.
- 3.5.3 In assuming that title to The Property is clean and marketable (see next section), we have assumed that there are no planning associated enforcement notices or cautions registered against title.
- 3.5.4 We have not made any enquiries of local planning authorities to establish whether The Property is affected by any major planning or highways factors close by. We have assumed that no units are affected by any detrimental (to value) factors in this regard.
- 3.5.5 We assume the legal due diligence referred to at Section 3.6 below has included all usual enquiries and legal searches to formally establish whether any of The Property is affected by any planning or highways factors within 200 metres and that any such factors would have been highlighted in the Certificate of Title.

3.5.6 No allowance has been made for rights, obligations or liabilities arising from the Defective Premises Act 1972 or the Disability Discrimination Act 1995.

Fire Safety

3.5.7 Registered Providers, as landlords, have a statutory duty to comply with fire safety legislation and we anticipate will necessitate the provision of regular fire safety assessments in larger buildings as well as the provision of smoke alarms etc as appropriate. We assume and value on the basis that The Property is entirely compliant in this respect.

3.5.8 The 2017 Grenfell Tower fire means there is currently significant concern with any high rise structures.

3.5.9 The Royal Institution of Chartered Surveyors (RICS) has introduced an External Wall Fire Review process in order to counter fire safety concerns. This process requires the preparation of an EWS1 review form by a suitably qualified professional in order to provide assurance about external cladding and related systems in residential buildings, initially in buildings more than 18m high but since January 2020 now potentially any building, particularly those of four or more storeys.

3.5.10 From our sample inspections for valuation purposes and the property schedule provided by The Association we note that no buildings are more than 3 storeys in height and there are no significant areas of cladding which we consider might cause a significant fire safety issue. We confirm that The Association have not advised us of any substantive fire risk issues and we therefore assume there are none. We value on this basis.

Equality Act 2010

3.5.11 The Equality Act was designed to consolidate the various strands of discrimination law including the previous Disability Discrimination Act. The Act seeks to protect people with “protected characteristics” and applies to both residential and commercial property. A test of reasonableness may be applied to any potential works or other measures. We value on the basis there will not be any significant liability arising in this respect.

Control of Asbestos

3.5.12 We assume and value on the basis that any asbestos containing material (ACM) present within The Property has been appropriately assessed and all necessary actions taken to ensure the future safety of residents and staff.

Energy Performance Certificates

3.5.13 The Energy Act 2011 provides for EPC minimum standards such that from 1 April 2018 it is unlawful to let residential premises that do not meet minimum energy efficiency standards. The minimum threshold is currently an EPC rating of Band E.

- 3.5.14 The UK Parliament has, until recently, been progressing legislation to reduce the minimum threshold for all new lettings to Band C from December 2025. Social housing is currently exempt from EPC regulations but the new legislation would have required a significant proportion of units to be at least EPC Band C by 2035. This legislation has now been abandoned but there remains a general presumption in favour of improving energy efficiency, not least by funders.
- 3.5.15 The Association has provided us with current details of EPC assessments for The Property and note the vast majority of assessments lie within Band B, an excellent profile reflecting the post 2010 construction of most units:

Table: Summary of Current EPC Assessments

County	Not Assessed	Band A	Band B	Band C	Band D	Units
Cambridgeshire			32			32
Derbyshire			76	1		77
Herefordshire			46			46
Leicestershire	8		62	6	3	79
Lincolnshire	7		351	7	12	377
Northamptonshire			19			19
Nottinghamshire	4		52	2	1	59
Oxfordshire			13			13
Rutland	1					1
Staffordshire			64			64
Warwickshire			42			42
West Midlands			28	2		30
Worcestershire	2	12	421	7		442
<i>Total</i>	<i>22</i>	<i>12</i>	<i>1,206</i>	<i>25</i>	<i>16</i>	<i>1,281</i>

- 3.5.16 We have not made any cost allowance in our valuation. You should be aware of the implications of the Act in relation to any future sale or letting as this could have an adverse effect on future values.

Housing Acts

- 3.5.17 We are not aware of any units in The Property that would be subject to licencing as HMO's and value assuming there are none.

3.6 Tenure

- 3.6.1 As part of our valuation we have been provided with the following draft documents on 24 and 25 January 2024, as updated on 07 February 2024, which we understand to be in final agreed form. We advise on this basis:

- Certificate of Title prepared by Messrs Anthony Collins Solicitors
- Separate Report prepared by Messrs Pinsent Mason Solicitors

3.6.2 We have reviewed the above legal due diligence and note a number of properties are subject to binding affordable housing restrictions and we have restricted our valuations on these units to EUV-SH levels:

Table: Schemes where valuation restricted to EUV-SH

Scheme	Units
Castle Works, Stafford	24
Church Road, Warton	13
Hipkiss Gardens, Droitwich	6
Imperial Gardens, Southwell	8
Knights Close, Billesdon	20
Lady Manners School, Bakewell	30
Newland House Farm, Droitwich	99
Polesworth Learning Centre	2
Pulley Lane, Droitwich	100
Rosehill, Market Harborough	25
Saxon Fields, Skegness (Ph. 6)	72
Station Road, Ardley	13
<i>Total</i>	<i>412</i>

3.6.3 On a number of schemes, the legal due diligence has identified CIL exemptions which could potentially be repayable in the event that the social / affordable housing use ceases within the exemption period (seven years). Messrs Pinsents have asked us to deduct these sums from our valuations on all such schemes.

3.6.4 Following consultation with Messrs Pinsents, we have made a deduction against our MV-STT assessment of rented stock only as shared ownership values are in any case restricted to EUV-SH levels. We understand M&G will release these deductions as each CIL liability expires over time.

Table: Schemes subject to potential CIL repayments (rented units only)

Scheme	Total
Great Whyte, Ramsey	15
Hislop Road, Rugeley	18
Monks Road, Lincoln	9
Nightingale Road, Malvern	28
Sandy Lane, Rugeley	14
Vicarage Road, Northampton	9
Winsmore, Powick	35
<i>Total</i>	<i>128</i>

3.6.5 All units are shown to have freehold tenure.

3.6.6 Other than the above, we have not noted any issues which would have a material negative impact on our stated valuations. We indicate the adopted security basis for each property at Appendix Four.

3.6.7 In addition to the above, we have allocated 13 units a NIL value for security purposes in accordance with The Association's instructions. These units relate to a supported scheme at 12-14 Callum Johnson Close, Boston, Lincolnshire which is leased out to a third party organisation at an annual rent of just under £50,000.

3.7 Tenancies

3.7.1 We have provided a full breakdown of tenancies and rent for each unit in our Property Schedule in Appendix Three. We can summarise as follows:

Table: Tenancy Profile – General Needs Units

Rent Type	Type of Tenancy	Units	Average of Net Weekly Rent (2023/24)
Affordable	10yr Fixed Term	6	£112.64
	5yr Fixed Term	3	£145.63
	Assured Lifetime	291	£136.40
	Assured Non Shorthold	8	£101.99
	Starter	190	£129.79
Intermediate	Rent to Buy (AST)	2	£160.50
Social Rent	5yr Fixed Term	10	£117.71
	Assured	39	£97.79
	Assured Lifetime	200	£117.50
	Assured Protected	2	£123.14
	Assured Shorthold	2	£157.22
	Secure - Transferred Assured	5	£101.21
	Starter	93	£112.19
Commercial	Lease Agreement	13	n/a
<i>Total</i>		<i>864</i>	<i>£125.34</i>

3.7.2 We assume for valuation purposes that any current void units will be re-let subject to Assured tenancies.

3.7.3 Where Assured Shorthold tenancies have been indicated to us, our understanding is that these are probationary tenancies which will convert to the relevant Rent Category after the initial term. We value on this basis.

3.7.4 We have not been provided with a copy of The Association's Standard Assured Tenancy Agreement, but assume the principal terms will be as follows in line with statutory norms:-

- The tenants enjoy security of tenure, so long as they occupy the premises as their principal home.
- The Association may only end the tenancy by obtaining a Court Order for possession on one of the grounds listed in Schedule 2 of the Housing Act 1988.
- The Association may review the rent annually subject to the right of appeal by the tenant to the Rent Assessment Committee.
- The tenant is responsible for all rates and water charges.
- The Association is required to keep in good repair the structure and exterior of the premises, together with the installations for space and water heating, sanitation and the supply of services.

- The tenant is required to take possession of the premises and not to part with possession or sub-let without consent.
- The tenant is required to keep the interior of the premises in good and clean condition and to carry out internal decoration as often as may be necessary.
- Keep the garden neat and tidy where the tenant has shared or exclusive use of the garden except where garden maintenance is included within the service charge.
- The tenant may carry out repairs which are the Association's responsibility and recover the cost from the Association but only in accordance with Section 96 of the 1985 Act as substituted by Section 121 of the Leasehold Reform, Housing and Urban Development Act 1993 where the tenant has reported the need for repair and the Association has without good reason failed to carry out repair.
- The tenant can end the tenancy by giving the Association four weeks notice in writing.

3.7.5 The 7 Secure/Assured Protected tenancies are subject to similar terms other than the rent which can only be reviewed to a 'fair' (as opposed to an open market) rent every two years by the Rent Officer in accordance with the provision of the Rent Act 1977. These tenancies are marked as "transfer" tenancies which means the tenants were originally local authority tenants and will retain a preserved right to buy (see section 4 below).

3.7.6 498 units are marked as being subject to Affordable Rents, a recent initiative where new lettings are at an Affordable Rent assessed at up to 80% of the market rent for a unit. The current Affordable Rent scheme runs until 2026. Accordingly for the purposes of valuation we have included these higher existing rents in our assessment but not assumed any further conversions. We value on this basis.

3.7.7 2 units are categorised as an Intermediate rent which is similar in effect to the above Affordable rents but without the benefit of such a clear definition.

3.7.8 The 13 *commercial* units listed relate to the supported housing units at 12-14 Callum Johnson Close, Boston as discussed above.

3.7.9 424 units are subject to Shared Ownership leases:

Table: Shared Ownership – Overview

Lease Type	% Equity Retained	Units	Average of Net Weekly Rent (2023/24)
Shared Ownership	25.00%	8	£34.26
	30.00%	7	£43.41
	35.00%	6	£52.31
	40.00%	12	£55.76
	45.00%	7	£58.97
	50.00%	60	£53.60
	55.00%	11	£70.36
	60.00%	111	£78.73
	65.00%	82	£75.71
	67.00%	1	£109.74
	70.00%	32	£95.38
71.00%	1	£93.13	
75.00%	86	£93.08	
<i>Total</i>		424	£75.88

3.7.10 We have not been provided with a copy of The Association's Standard Shared Ownership Lease but assume the Terms are in Line with industry norms:

- A 99 or 125 year lease with provision for the further acquisition of equity
- Rent paid monthly in advance and includes a contribution towards the maintenance of common areas.
- Annual rent increases upwards only, the higher of RPI plus 0.5%.
- Provision for recovery of all charges including certain management costs through an additional rent/service charge.
- Tenant responsible for maintenance of the property.
- The lease sets out a mechanism for sale in the event of default by the tenant, including the right for the tenant's mortgagee to sell the whole property if necessary and to reclaim specified losses from any final staircasing payment that might otherwise become due.

4 Right to Buy / Right to Acquire / Purchase Grants

- 4.1 We understand The Association to be a charitable association and therefore understand that "Statutory Right to Buys" will not be applicable to general needs rented units. Your solicitors can confirm.
- 4.2 However, we note that 5/7? units have a preserved Right to Buy although The Association have confirmed that take up of "Right to Buy" is not significant.
- 4.3 Government Proposals exist to extend the Statutory Right to Buy to all housing association tenants. There have two trials to date and the government continues to assess the impact prior to announcing the next steps for the Voluntary Right to Buy. We understand that the existing proposals are that any such disposals should have a neutral impact on The Association's finances. For valuation purposes, we therefore assume that any such disposals will also have a neutral impact on The Property and valuation, with the loan paid down pro rata or substitute security provided. We value on this basis in the absence of more definitive information.
- 4.4 Right to Acquire (RTA) and associated Purchase Grants (Voluntary and Statutory) extended social housing tenants' right to acquire their homes at a discounted price by virtue of The Housing Act 1996.
- 4.5 There has only been a marginal uptake of RTA since 1997. As such, we do not consider there to be any detrimental effect upon value and have not reflected this in our discounted cash flow (DCF) used to arrive at our opinions of value. However, lenders should ensure that any capital receipts received via the RTA are used to pay back proportional loans.

5 Valuation Approach / Methodology

- 5.1 We have used discounted cash flow (DCF) methodology complemented by research into passing and open market rent levels, statistical information from The Association, historic performance indicators, comparable vacant possession sales of similar properties on the open market and also our own extensive experience of the social housing sector in assessing our opinion of value.
- 5.2 DCF methodology involves the projection of income and expenditure profiles from which a net rent is derived and then discounted at a chosen rate. We have run our DCF's in real terms, where all cashflows are expressed in current monetary terms.
- 5.3 We have adopted a 35 year DCF term in line with industry standards and incorporating an assumed reversion to perpetuity.

6 Valuation Assumptions

6.1 Income / Vacant Unit Sales

- 6..1 The gross annual income from The Property is recorded at £5,564,164 and £1,679,346 for the general needs and shared ownership portfolios respectively, which we assume to be materially correct. For the purposes of valuation we have assumed that service charge income covers the cost of any service provision.
- 6..2 For general rented stock, we have reduced this sum by 2% to reflect voids and bad debts. This reflects the void and bad debts profile from the information provided to us by The Association.
- 6..3 The income from Assured tenancies will be reviewed annually in accordance with the Association's rent policy.
- 6..4 In England, target rents reflect affordability in each local area. However, for four years from April 2016 rents were cut by 1% per annum. Then, in 2020, annual rent increases reverted to the previously established CPI plus 1% for at least five years, although a 7% rent cap was implemented in 2023/24 for one year only. Whilst CPI plus 1% has once again been confirmed for the April 2024 increase there is currently no certainty beyond that.
- 6..5 From an open market perspective, we assume that a prospective purchaser would be able to increase rents for existing tenants up to open market levels, subject to the terms of the relevant agreements.

- 6..6 Regulatory consent for disposals of units falling vacant is no longer required in most cases. Accordingly, for the general needs units, we have allowed for a fall in the number of rented units over time. We have assumed an average turnover/relet rate (and hence vacant sales rate) of 5% per annum over the life of our cash flow model being in our view a reasonable maximum for achieving disposals in general terms and in line with the previous data provided by the Association. We consider this is appropriate for valuation purposes.
- 6..7 The Property includes 5 Secure/Protected Assured tenancies. We note that the level of Secure rents is currently less than the equivalent Assured rents and have assumed that this differential would disappear in the early years of our DCF, in line with recent market trends. We value on this basis.
- 6..8 For the shared ownership properties, we have assumed annual rent increases at the rate of inflation plus 0.5% in line with our assumed standard lease provisions. We have made a minimal deduction for voids and bad debts in accordance with the performance of The Association's portfolio and shared ownership stock generally.
- 6..9 For shared ownership units we assume that receipts from staircasing and the assignment of leases will produce regular capital receipts. We have adopted industry long term averages (2% assignment and 1.5% staircasing) in our analysis and feel this to be appropriate for valuation purposes. We value on this basis.

6.2 Outgoings - Management & Day to Day/Cyclical Maintenance Costs

- 6.2.1 We have reviewed The Association's certified accounts for the year to 31 March 2022. This shows:

Table: Extracts from certified accounts for Year Ending 31 March 2022

	General Needs	Per unit/ave	Shared Ownership	Per unit/ave
Units	28,408		5,905	
Income	£136,041	£4,788	£18,039	£3,054
Management	£17,865	£628	£3,043	£515
Day to Day Maint	£30,430	£1,071	£222	£37
Major Reps	£7,762	£273	£15	£3
Depreciation	£25,718	£905	£3,134	£530
Bad Debts	£965	0.7%	£58	0.3%
Voids	£1,784	1.3%	£616	3.4%

- 6.2.2 We have made our own assessment of an appropriate management and maintenance profile, having regard to the above information, the portfolio under review and also our own experience of the sector generally.

- 6.2.3 In our DCF, we have also made provision for major elemental and structural repairs by allowing a cost for the setting up of a sinking fund. This is based on 0.45% to 1% of the estimated rebuilding cost for each property, increasing annually in excess of RPI by 0.5 %.
- 6.2.4 If a lender were to take possession of The Property, then we anticipate that management services could be acquired at around 10% to 12% of the annual rent collected – based on Market Rent levels.
- 6.2.5 We acknowledge that savings could be made on our assumed major repairs allowance by a mortgagee in possession seeking to minimise expenditure. However, our figures are based upon the long term view which we consider would be most likely adopted by a purchaser.
- 6.2.6 Having made allowance for inflation and the type, age and condition of units within The Property, we have assessed the total annual expenditure per general needs unit of £1,888, or the equivalent of £1,606,623 per annum for the general rented stock.
- 6.2.7 For the shared ownership properties, we have not made any deductions for management and maintenance in accordance with the provisions of typical shared ownership leases. We understand that The Association recover management costs through an additional rent charge in addition to the rents advised to us.
- 6.2.8 We have assumed increases in management and maintenance costs at R.P.I. plus 0.5% throughout the life of our DCF.

6.3 Income & Expenditure Summary

- 6.3.1 Taking the above into account, we set out below a summary of the estimated income and expenditure for The Property in the first year:

Table: Summary of initial annual income and expenditure

	Rented	Shared Ownership
Units	851	424
Rental income (exc. Service charge)	£5,564,164	£1,679,346
<u>Less:-</u>		
Voids and bad debts	£111,283	
Management	£758,241	
Maintenance	£423,671	
and Major repair fund	£424,711	
Net Income	£3,846,257	£1,679,346

6.4 Discount Rate

6.4.1 In determining our Market Valuation we have prepared a number of separate discounted cashflows (DCF's), reflecting the different tenure types under review and our various valuation assumptions and sensitivity analysis. We have adopted an average discount rate of 7.25% to 7.5%, reflecting our experience of this market, the type of property, its location and our assumptions relating to rental growth at 6.1 above. We consider this is appropriate for valuation purposes. For our Existing Use Valuation, we have adopted a lower discount rate, in the order of 5.5% to 5.75% to reflect the real security of income and also the relative attractiveness of The Property.

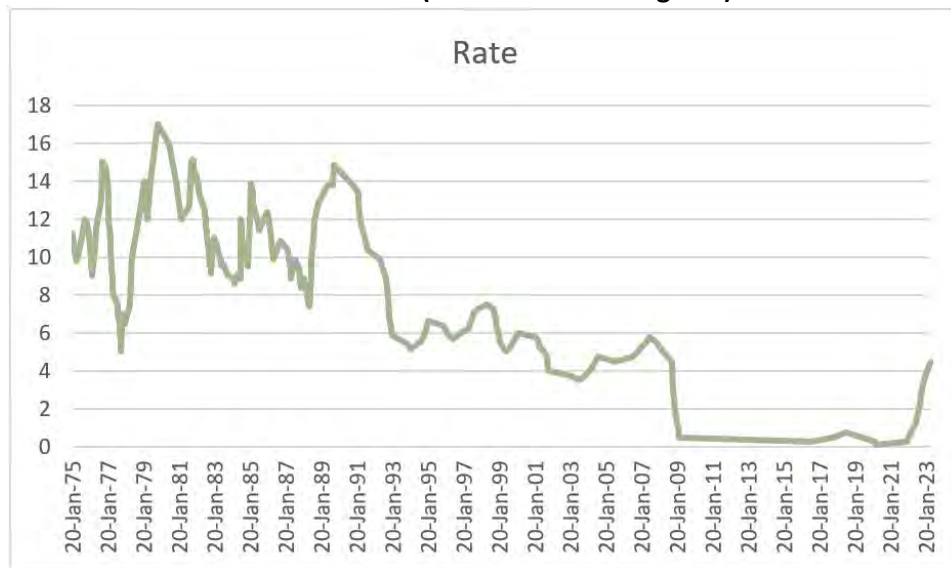
7 Market Conditions

- 7.1 The residential market has until recently enjoyed an extended period of positive growth, reflecting various economic factors including historic low interest rates, low unemployment, an underlying shortfall in new build development, acquisitions by investors, migration and a number of government initiatives including "Help to Buy". House prices have until recently been at historic highs in most areas.
- 7.2 The UK Government mini budget in September 2022 caused a hiatus in the financial markets, although much has since been done to restore credibility to UK governance. Nevertheless, there remains general turbulence within the worldwide economy and financial markets remain extremely sensitive to any adverse data.
- 7.3 After many months of high UK inflation, figures have been steadily improving in recent months with the latest published December CPI figure at 4.0%, albeit marginally up on the November figure of 3.9%. However, it should be noted that the underlying "core" CPI is still higher at 5.1%. Financial markets have been reacting positively to this trend although rebounded negatively to the marginal increase in CPI reported for December 2023. There remains some concern about the continuing high level of embedded core inflation with the latest wages data (to October 2023) showing an annualised 7.3%. Whilst sentiment seems to be changing on a weekly basis, financial markets are anticipating the current interest cycle has peaked at 5.25% and predict potential for decreases from mid 2024 on.
- 7.4 The current level of interest rates has not been seen since 2008. However, this should not be viewed as entirely unexpected, as the extremely low interest rates, associated quantitative easing and numerous other government initiatives introduced in 2008 and continued in subsequent years reflected the exceptional circumstances of that era. More surprising, was the

speed at which the situation suddenly changed in 2022. But, again, in large part this merely mirrored what had previously happened in 2008 at the start of the financial crisis.

- 7.5 Whilst the recent financial pressures remain unresolved at present, it is important to see this in the context of UK financial history more generally. The graph below illustrates, that, whilst interest rates have shot back up towards 2008 levels, in historic terms they still remain at relatively low levels.

Table: UK Base Rate 1975 to 2023 (Source: Bank of England)



- 7.6 The impact on the property market is difficult to predict where prices are generally at or about historic highs in nominal terms.
- 7.7 So far, different sectors have been impacted differently, with the worst impacts felt in those commercial property sectors highly reliant on generating cashflow to fund bond and/or bank funding, where average lending rates have increased significantly in the last year.
- 7.8 However, other factors are also at play and occupier demand is particularly key in our opinion.
- 7.9 In this respect the residential market has been less impacted than might have otherwise been expected. Although prices remain at more or less historic highs, a continuing shortfall in new build provision, short and long term migration trends and increase in single person households have all driven the fundamental and underlying housing demand in recent years.
- 7.10 The latest RICS UK Residential Market Survey (December 2023) points to a continuing improved outlook with sentiment supported by the recent easing

of mortgage rates. Overall sentiment remains negative but is the most positive since early 2022. Although purchase enquiries remain muted, the outlook / expectation for sales is improving particularly, and house prices stabilising over a 12 months horizon.

- 7.11 The most recent Nationwide House Price Report (January 2024) records a muted month in line with seasonal trends, but with prices only 1.8% below the same period in 2022 and overall some 4.5% down from their 2022 peak. This is the fifth month in which Nationwide have reported more stable news, whilst still not predicting any rapid rebound in the market.
- 7.12 Land Registry Statistics currently show the following:

Table: Average House Prices - Source Land Registry

Location	Nov 22	Nov 23	(%) Difference
UK	£291,092	£284,950	-2.11%
East Midlands	£251,161	£243,577	-3.02%
West Midlands	£252,318	£243,655	-3.43%

- 7.13 We note Land Registry figures are based on completed transactions and lag behind some other indices which are based on current mortgage offers. This explains the differential between the Nationwide and Land Registry figures discussed above.

Rental Market

- 7.1 With regard to the rental market, according to the latest Homelet report (December 2023) the average rent in the UK is £1,268 per calendar month (pcm), up 8.01% compared with December 2022.
- 7.2 In the East Midlands, the average rent is stated to be £875, down 0.3% on the month but up 9.79% on the year. In the West Midlands, the average rent is stated to be £940, unchanged on the month, but up 7.8% on the year.
- 7.3 The latest RICS UK Residential Market Survey (December 2023) confirms a still strong demand for rental properties across the UK with +17% of respondents reporting increased tenant demand over the month. A net 50% of respondents expect rents to continue rising over the near term and for rent increases over the next five years to average 5%, reflecting continuing scarce supply.
- 7.4 The units are all in areas where we anticipate strong rental demand.

8 Suitability for Loan Security

8.1 Strengths

- 96% modern stock purpose built since 2000; 83% since 2010
- 91% houses and bungalows
- Wide geographical spread
- Shortage of good quality housing stock
- Secure income stream

8.2 Weaknesses

- Wide geographical spread
- Current inflationary pressure on management and maintenance costs
- Rent increases may continue to be moderated in short term to help maintain affordability
- Upward pressure on interest rates
- Uncertain market conditions.
- Current world geopolitical uncertainties

8.3 We anticipate the future performance of The Property will reflect the social housing market as a whole.

8.4 Overall, we consider there should be a good potential market for The Property from other registered social landlords and landlords who would seek to manage The Property on an open market basis.

8.5 In our opinion, The Property represents suitable security for loan purposes for a term of up to 30 years, on the assumption that it will be maintained in a reasonable state of repair. The amount of such loan is at your discretion.

9 Verification

9.1 This report has been based, to some extent, on information provided verbally which should be checked by your solicitors. In particular, this applies to tenure and planning. Their searches may also reveal whether any historical use of the Property is likely to have resulted in contamination or whether there are any encumbrances or other third party rights affecting the title or use of The Property.

9.2 In addition to the normal enquiries that a solicitor acting for a funder would expect to undertake, we recommend that attention be given to the following matters:

- Our comments on environmental matters in Section 3.4.
- Our comments on planning and other statutory matters including fire safety in Section 3.5.
- Our comments on tenure in Section 3.6.

- Our comments on tenancies in Section 3.7.

10 Valuation

- 10.1 The Market Value as a single portfolio ("MV - STT"), subject to the existing tenancies and reflecting the MV-STT/EUV-SH security allocation following our review of the legal due diligence advised to us, is:-

£127,725,245

(One Hundred and Twenty Seven Million Seven Hundred and Twenty Five Thousand Two Hundred and Forty Five Pounds)

for the 1,288 rented and shared ownership properties

- 10.2 The Existing Use Value for Social Housing as a single portfolio ("EUV - SH"), subject to the existing tenancies, is:-

£108,570,000

(One Hundred and Eight Million Five Hundred and Seventy Thousand Pounds)

for the 1,288 rented and shared ownership properties

- 10.3 The above valuations are broken down as follows:

Table: Summary of Norman/Royale D'Dwn1 – Freehold Tenure

Security Basis	Category	Units	EUV-SH	MV-STT (reflecting restrictions on title and CIL liability)	MV-STT (before title review)
Disc MVT	Rented	128	£10,912,975	£15,329,905	£15,770,374
Disc MVT Total		128	£10,912,975	£15,329,905	£15,770,374
EUV	Rented	297	£27,368,418	£27,368,418	£39,592,704
	Shared Own	424	£37,470,000	£37,470,000	£37,470,000
EUV Total		721	£64,838,418	£64,838,418	£77,062,704
MVT	Rented	426	£32,818,606	£47,556,922	£47,556,922
MVT Total		426	£32,818,606	£47,556,922	£47,556,922
NIL	Other	13	£0	£0	£0
NIL Total		13	£0	£0	£0
<i>Total</i>		<i>1,288</i>	<i>£108,570,000</i>	<i>£127,725,245</i>	<i>£140,390,000</i>

Table: Summary of Norman/Royale D'Dwn1 – Leasehold Tenure

Security Basis	Category	Units	EUV-SH	MV-STT (reflecting restrictions on title and CIL liability)	MV-STT (before title review)
None					
<i>Total</i>		<i>0</i>	<i>£0</i>	<i>£0</i>	<i>£0</i>

- 10.4 Market Value is an internationally recognised basis and is defined in the RICS Valuation – Global Standards 2022 (VPS4.4) as:
“the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.
- 10.5 Existing Use Value for Social Housing is defined in the RICS Valuation Global Standards – UK National Supplement (UK VPGA 7) essentially as Market Value as above but subject to the following further assumptions that:
- the property will continue to be let by a body pursuant to delivery of a service for the existing use
 - the vendor would only be able to dispose of the property to organisations intending to manage their housing stock in accordance with the regulatory body’s requirements
 - properties temporarily vacant pending re-letting should be valued, if there is a letting demand, on the basis that the prospective purchaser intends to re-let them, rather than with vacant possession and
 - any subsequent sale would be subject to all the same assumptions above.
- 10.6 Values change over time, particularly when markets are unusually active or inactive. This should be borne in mind in relation to the date of valuation.

Market conditions explanatory note

The UK economy is being severely impacted by persistent high core inflation. This has been driven by increases in energy and food prices and is expected to remain well above target until 2025. In response, the Bank of England has increased interest rates to levels not seen since before the Global Financial Crisis and this has impacted real estate markets across the UK.

In the residential market, sales volumes are down from their peak in 2022 and small falls in prices have been recorded to date, with most commentators still predicting a peak to trough fall of around 10%.

In contrast, in the commercial property market, UK transaction volumes are down by over 50% in almost all commercial sectors of the market and real estate values have fallen between 25% and 35% on average since their peak in 2022.

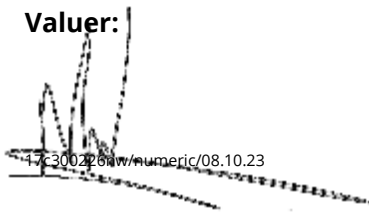
This has brought loan-to-value ratios into sharp focus with some lenders entering into consensual sales with borrowers where breaches cannot be remedied. The near-term outlook for real estate lending markets indicates there is a refinancing funding gap that cannot be bridged without a further equity injection from the borrower. It is expected that this will precipitate further forced sales that may impact values further.

Nevertheless, as at the valuation date there are still transactions proceeding which provides an adequate quantum of market evidence upon which to base opinions of value. Accordingly, and for the avoidance of doubt, our valuation is not reported as being subject to 'material valuation uncertainty' as defined by VPS 3 and VPGA 10 of the RICS Valuation – Global Standards.

This explanatory note has been included to ensure transparency and to provide further insight as to the market context under which the valuation opinion was prepared. In recognition of the potential for market conditions to move rapidly in response to changes in the economy we highlight the importance of the valuation date.

We trust that this report is satisfactory for your immediate purposes but, should any matter require further clarification, we shall be pleased to hear from you. We would reiterate that neither the whole nor any part of this Valuation Report may be included in any published document, circular or statement nor published in any way without our written approval of the form and context in which it may appear.

Valuer:

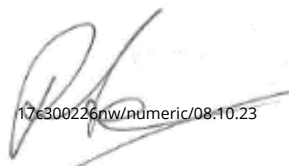


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**Nick Worman BSc DipSurv MRICS
RICS Registered Valuer
Director**

**For and on behalf of
Avison Young (UK) Limited**

Approver:



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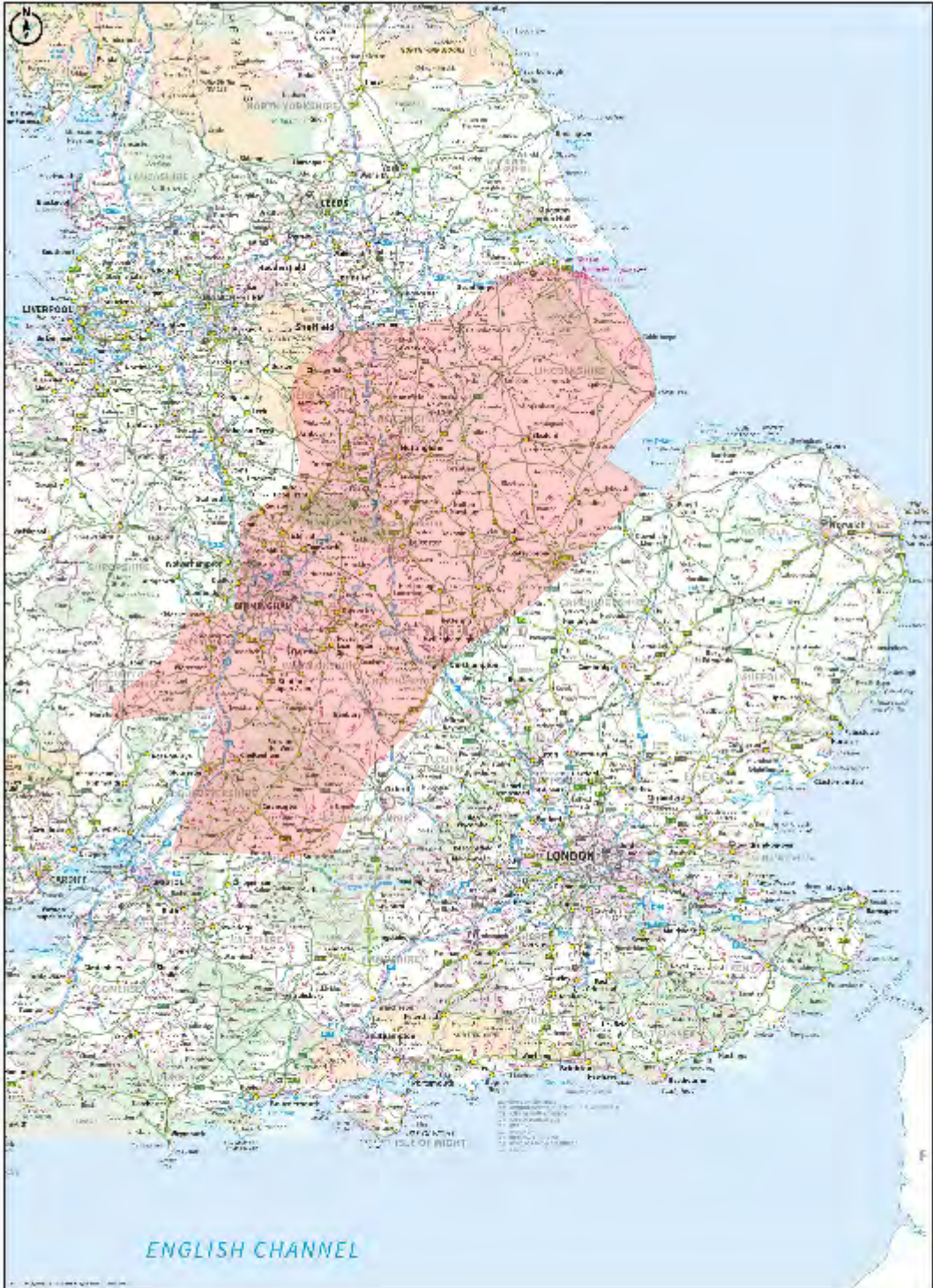
**Peter O'Brien BSc (Hons) MRICS
RICS Registered Valuer
Principal and Managing Director
Head of Valuation Consultancy**

**For and on behalf of
Avison Young (UK) Limited**

Appendix One

Location Plan

Platform Housing Group – Norman / Royale Portfolio



Appendix Two

Sample Photographs

Redacted

Appendix Three

Property Schedule

AY Ref	ID (UPRN)	Open Housing	No	Address	Post Code	Desc	Beds	Tenure	Rent Category	Rent Type	Type of Tenancy	Net Weekly Rent (2023/24)	Service Charge	Target Rent	% Equity Retained	AY Security Basis 25/01/24	EUV-SH*	MV-STT* (reflecting restrictions on title and CIL liability)	MV-STT* (before title review)	MV-VP (for guidance only)	CIL LIABILITY	AY Ref		
1121	PR00373	1000CN020007	7	Concorde Close	Ilkeston	Derbyshire	DE7 5PU	House	2	Freehold	GN	Affordable	Starter	E128.00	E0.53	E125.97	100%	MVT	E60.113	E86.870	E86.870	E150.000	E0	1121
1122	PR00374	1000CN020008	8	Concorde Close	Ilkeston	Derbyshire	DE7 5PU	House	2	Freehold	GN	Affordable	Starter	E128.00	E0.53	E125.97	100%	MVT	E60.113	E86.870	E86.870	E150.000	E0	1122
1124	PR00389	1000CN020010	10	Concorde Close	Ilkeston	Derbyshire	DE7 5PU	House	2	Freehold	GN	Affordable	Starter	E128.00	E0.53	E125.96	100%	MVT	E60.113	E86.870	E86.870	E150.000	E0	1124
1125	PR00390	1000CN020011	11	Concorde Close	Ilkeston	Derbyshire	DE7 5PU	House	2	Freehold	GN	Affordable	Assured Lifetime	E128.00	E0.53	E125.96	100%	MVT	E60.113	E86.870	E86.870	E150.000	E0	1125
1126	PR00388	1000CN020011	1	Concorde Close	Ilkeston	Derbyshire	DE7 5PU	House	4	Freehold	GN	Affordable	Assured Lifetime	E128.00	E2.07	E124.43	100%	MVT	E60.113	E86.870	E86.870	E150.000	E0	1126
1120	PR00372	1000CN020006	6	Concorde Close	Ilkeston	Derbyshire	DE7 5PU	House	4	Freehold	GN	Affordable	Assured Lifetime	E178.94	E6.14	E177.86	100%	MVT	E90.170	E130.305	E130.305	E225.000	E0	1120
1123	PR00351	1000CN020009	9	Concorde Close	Ilkeston	Derbyshire	DE7 5PU	House	4	Freehold	GN	Affordable	Starter	E184.55	E0.53	E183.45	100%	MVT	E90.170	E130.305	E130.305	E225.000	E0	1123
1112	PR00386	1000GRE130006A	6a	Green Lane	Ilkeston	Derbyshire	DE7 5PN	House	2	Freehold	GN	Affordable	Assured Lifetime	E126.45	E2.07	E124.43	100%	MVT	E60.113	E86.870	E86.870	E150.000	E0	1112
1113	PR00387	1000GRE130006	6	Green Lane	Ilkeston	Derbyshire	DE7 5PN	House	2	Freehold	GN	Affordable	Assured Lifetime	E126.45	E2.07	E124.43	100%	MVT	E60.113	E86.870	E86.870	E150.000	E0	1113
1114	PR00391	1000GRE130008	8	Green Lane	Ilkeston	Derbyshire	DE7 5PN	House	2	Freehold	GN	Affordable	Assured Lifetime	E126.45	E2.07	E124.43	100%	MVT	E60.113	E86.870	E86.870	E150.000	E0	1114
1475	PR00470	1000THE090001	1	The Willows	Ripley	Derbyshire	DE5 3WR	Flat	1	Freehold	GN	Affordable	Starter	E95.78	E1.82	E95.81	100%	MVT	E40.076	E57.913	E57.913	E100.000	E0	1475
1476	PR00469	1000THE090002	2	The Willows	Ripley	Derbyshire	DE5 3WR	Flat	1	Freehold	GN	Affordable	Starter	E95.78	E1.82	E95.81	100%	MVT	E40.076	E57.913	E57.913	E100.000	E0	1476
1483	PR00467	1000THE090009	9	The Willows	Ripley	Derbyshire	DE5 3WR	Flat	1	Freehold	GN	Affordable	Starter	E95.78	E1.82	E95.81	100%	MVT	E40.076	E57.913	E57.913	E100.000	E0	1483
1484	PR00468	1000THE090010	10	The Willows	Ripley	Derbyshire	DE5 3WR	Flat	1	Freehold	GN	Affordable	Assured Lifetime	E95.78	E1.82	E95.81	100%	MVT	E40.076	E57.913	E57.913	E100.000	E0	1484
1477	PR00471	1000THE090003	3	The Willows	Ripley	Derbyshire	DE5 3WR	House	2	Freehold	GN	Affordable	Starter	E126.63	E1.82	E118.92	100%	MVT	E60.113	E86.870	E86.870	E150.000	E0	1477
1478	PR00472	1000THE090004	4	The Willows	Ripley	Derbyshire	DE5 3WR	House	2	Freehold	GN	Affordable	Starter	E126.63	E1.82	E118.92	100%	MVT	E60.113	E86.870	E86.870	E150.000	E0	1478
1479	PR00473	1000THE090005	5	The Willows	Ripley	Derbyshire	DE5 3WR	House	2	Freehold	GN	Affordable	Assured Lifetime	E126.63	E1.82	E118.92	100%	MVT	E60.113	E86.870	E86.870	E150.000	E0	1479
1480	PR00474	1000THE090006	6	The Willows	Ripley	Derbyshire	DE5 3WR	House	2	Freehold	GN	Affordable	Starter	E126.63	E1.82	E118.92	100%	MVT	E60.113	E86.870	E86.870	E150.000	E0	1480
1481	PR00475	1000THE090007	7	The Willows	Ripley	Derbyshire	DE5 3WR	House	3	Freehold	GN	Affordable	Starter	E151.04	E1.82	E141.92	100%	MVT	E80.151	E115.827	E115.827	E200.000	E0	1481
1482	PR00476	1000THE090008	8	The Willows	Ripley	Derbyshire	DE5 3WR	House	3	Freehold	GN	Affordable	Starter	E151.04	E1.82	E141.92	100%	MVT	E80.151	E115.827	E115.827	E200.000	E0	1482
3	HF20998	3306007	7	Adonis Way	Holmer	Herefordshire	HR4 9FA	House	2	Freehold	SO	Shared O/S	Assured	E72.72	E5.71	~	60%	EUV	E94.878	E94.878	E94.878	E260.000	E0	3
4	HF20999	3306008	8	Adonis Way	Holmer	Herefordshire	HR4 9FA	House	2	Freehold	SO	Shared O/S	Assured	E60.60	E5.71	~	60%	EUV	E79.065	E79.065	E79.065	E260.000	E0	4
1	HF20996	3306005	5	Adonis Way	Holmer	Herefordshire	HR4 9FA	House	3	Freehold	SO	Shared O/S	Assured	E87.26	E5.71	~	60%	EUV	E109.475	E109.475	E109.475	E300.000	E0	1
2	HF20997	3306006	6	Adonis Way	Holmer	Herefordshire	HR4 9FA	House	3	Freehold	SO	Shared O/S	Assured	E87.26	E5.71	~	60%	EUV	E109.475	E109.475	E109.475	E300.000	E0	2
14	HF07934	3299018	18	Carrion Grove	Holmer	Herefordshire	HR4 9WF	Bungalow	2	Freehold	GN	Social Rent	Assured Lifetime	E123.77	E3.63	E122.87	100%	MVT	E84.159	E121.618	E121.618	E210.000	E0	14
13	HF07933	3299017	17	Carrion Grove	Holmer	Herefordshire	HR4 9WF	Bungalow	3	Freehold	GN	Social Rent	Assured Lifetime	E132.73	E3.63	E137.81	100%	MVT	E96.181	E138.992	E138.992	E240.000	E0	13
6	HF07926	3299004	4	Carrion Grove	Holmer	Herefordshire	HR4 9WF	House	2	Freehold	GN	Social Rent	Assured Lifetime	E110.31	E3.63	E114.53	100%	MVT	E104.196	E150.575	E150.575	E260.000	E0	6
7	HF07927	3299005	5	Carrion Grove	Holmer	Herefordshire	HR4 9WF	House	2	Freehold	GN	Social Rent	Assured Lifetime	E110.31	E3.63	E114.53	100%	MVT	E104.196	E150.575	E150.575	E260.000	E0	7
8	HF07928	3299006	6	Carrion Grove	Holmer	Herefordshire	HR4 9WF	House	2	Freehold	GN	Social Rent	Assured Lifetime	E110.31	E3.63	E114.53	100%	MVT	E104.196	E150.575	E150.575	E260.000	E0	8
9	HF07929	3299007	7	Carrion Grove	Holmer	Herefordshire	HR4 9WF	House	2	Freehold	SO	Shared O/S	Assured	E59.23	E5.10	~	60%	EUV	E79.065	E79.065	E79.065	E260.000	E0	9
10	HF07930	3299008	8	Carrion Grove	Holmer	Herefordshire	HR4 9WF	House	2	Freehold	SO	Shared O/S	Assured	E71.08	E5.10	~	60%	EUV	E94.878	E94.878	E94.878	E260.000	E0	10
11	HF07931	3299015	15	Carrion Grove	Holmer	Herefordshire	HR4 9WF	House	2	Freehold	SO	Shared O/S	Assured	E71.08	E5.10	~	60%	EUV	E94.878	E94.878	E94.878	E260.000	E0	11
12	HF07932	3299016	16	Carrion Grove	Holmer	Herefordshire	HR4 9WF	House	2	Freehold	SO	Shared O/S	Assured	E59.23	E5.10	~	60%	EUV	E79.065	E79.065	E79.065	E260.000	E0	12
17	HF07937	3299021	21	Carrion Grove	Holmer	Herefordshire	HR4 9WF	House	2	Freehold	GN	Social Rent	Assured Lifetime	E110.31	E3.63	E114.53	100%	MVT	E104.196	E150.575	E150.575	E260.000	E0	17
5	HF07925	3299003	3	Carrion Grove	Holmer	Herefordshire	HR4 9WF	House	3	Freehold	SO	Shared O/S	Assured	E87.92	E5.10	~	60%	EUV	E109.475	E109.475	E109.475	E300.000	E0	5
18	HF07938	3299022	22	Carrion Grove	Holmer	Herefordshire	HR4 9WF	House	3	Freehold	SO	Shared O/S	Assured	E89.79	E5.10	~	60%	EUV	E109.475	E109.475	E109.475	E300.000	E0	18
19	HF07939	3299023	23	Carrion Grove	Holmer	Herefordshire	HR4 9WF	House	3	Freehold	SO	Shared O/S	Assured	E91.229	E5.10	~	60%	EUV	E91.229	E91.229	E91.229	E300.000	E0	19
15	HF07935	3299019	19	Carrion Grove	Holmer	Herefordshire	HR4 9WF	Maisonette	1	Freehold	GN	Social Rent	Assured Lifetime	E89.11	E3.63	E92.54	100%	MVT	E64.121	E92.661	E92.661	E160.000	E0	15
16	HF07936	3299020	20	Carrion Grove	Holmer	Herefordshire	HR4 9WF	Maisonette	1	Freehold	GN	Social Rent	Assured Lifetime	E90.34	E3.63	E93.80	100%	MVT	E64.121	E92.661	E92.661	E160.000	E0	16
21	HF07964	3302020	20	Dunmooch Close	Holmer	Herefordshire	HR4 9WG	House	2	Freehold	SO	Shared O/S	Assured	E58.38	E5.10	~	60%	EUV	E94.878	E94.878	E94.878	E260.000	E0	21
22	HF07965	3302021	21	Dunmooch Close	Holmer	Herefordshire	HR4 9WG	House	2	Freehold	SO	Shared O/S	Assured	E69.21	E5.10	~	60%	EUV	E94.878	E94.878	E94.878	E260.000	E0	22
20	HF07963	3302019	19	Dunmooch Close	Holmer	Herefordshire	HR4 9WG	House	3	Freehold	SO	Shared O/S	Assured	E87.92	E5.10	~	60%	EUV	E109.475	E109.475	E109.475	E300.000	E0	20
28	HF20436	3305007	7	Empor Way	Holmer	Herefordshire	HR4 9EN	House	2	Freehold	SO	Shared O/S	Assured	E72.96	E5.71	~	60%	EUV	E94.878	E94.878	E94.878	E260.000	E0	28
29	HF20435	3305008	8	Empor Way	Holmer	Herefordshire	HR4 9EN	House	2	Freehold	SO	Shared O/S	Assured	E72.96	E5.71	~	60%	EUV	E94.878	E94.878	E94.878	E260.000	E0	29
43	HF21046	3305078	78	Empor Way	Holmer	Herefordshire	HR4 9EN	House	2	Freehold	SO	Shared O/S	Assured	E72.72	E8.35	~	60%	EUV	E94.878	E94.878	E94.878	E260.000	E0	43
44	HF21047	3305079	79	Empor Way	Holmer	Herefordshire	HR4 9EN	House	2	Freehold	SO	Shared O/S	Assured	E72.72	E8.35	~	60%	EUV	E94.878	E94.878	E94.878	E260.000	E0	44
23	HF20428	3305002	2	Empor Way	Holmer	Herefordshire	HR4 9EN	House	3	Freehold	SO	Shared O/S	Assured	E87.26	E5.71	~	60%	EUV	E109.475	E109.475	E109.475	E300.000	E0	23
24	HF20429	3305003	3	Empor Way	Holmer	Herefordshire	HR4 9EN	House	3	Freehold	SO	Shared O/S	Assured	E89.79	E5.71	~	60%	EUV	E109.475	E109.475	E109.475	E300.000	E0	24
25	HF20430	3305004	4	Empor Way	Holmer	Herefordshire	HR4 9EN	House	3	Freehold	GN	Social Rent	Assured Lifetime	E123.94	E6.27	E133.99	100%	MVT	E120.227	E173.740	E173.740	E300.000	E0	25
26	HF20431	3305005	5	Empor Way																				

AY Ref	ID (UPRN)	Open Housing	No	Address	Post Code	Desc	Beds	Tenure	Rent Category	Rent Type	Type of Tenancy	Net Weekly Rent (2023/24)	Service Charge	Target Rent	% Equity Retained	AY Security Basis 25/01/24	EUV-SH*	MV-STT* (reflecting restrictions on title and CIL liability)	MV-STT* (before title review)	MV-VP (for guidance only)	CIL LIABILITY	AY Ref		
427	HW11553	1000MAN050003	3	Manvers Court	Lincoln	Lincolnshire	LN2 5PW	House	2	Freehold	GN	Affordable	Starter	E127.26	£0.00	£117.29	100%	Disc MVT	£50.094	£70.725	£73.292	£125,000	£1,667	427
428	HW11554	1000MAN050004	4	Manvers Court	Lincoln	Lincolnshire	LN2 5PW	House	2	Freehold	GN	Affordable	Assured Lifetime	E127.26	£0.00	£117.29	100%	Disc MVT	£50.094	£70.725	£73.292	£125,000	£1,667	428
429	HW11555	1000MAN050005	5	Manvers Court	Lincoln	Lincolnshire	LN2 5PW	House	2	Freehold	GN	Affordable	Starter	E127.26	£0.00	£117.29	100%	Disc MVT	£50.094	£70.725	£73.292	£125,000	£1,667	429
430	HW11556	1000MAN050006	6	Manvers Court	Lincoln	Lincolnshire	LN2 5PW	House	2	Freehold	GN	Affordable	Assured Lifetime	E127.26	£0.00	£117.29	100%	Disc MVT	£50.094	£70.725	£73.292	£125,000	£1,667	430
1991	PR00682	1000DAN010001	2	Danes Court	Grimsby	Lincolnshire	LN11 8GP	Bungalow	1	Freehold	GN	Affordable	Assured Lifetime	E84.15	£4.74	£78.07	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	1991
1992	PR00675	1000DAN010002	2	Danes Court	Grimsby	Lincolnshire	LN11 8GP	Bungalow	1	Freehold	GN	Affordable	Starter	E84.15	£4.74	£78.07	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	1992
1994	PR00677	1000DAN010004	4	Danes Court	Grimsby	Lincolnshire	LN11 8GP	Bungalow	1	Freehold	GN	Affordable	Assured Lifetime	E84.15	£4.74	£78.07	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	1994
1995	PR00681	1000DAN010005	5	Danes Court	Grimsby	Lincolnshire	LN11 8GP	Bungalow	1	Freehold	GN	Affordable	Assured Lifetime	E84.15	£4.74	£78.07	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	1995
1997	PR00680	1000DAN010007	7	Danes Court	Grimsby	Lincolnshire	LN11 8GP	Bungalow	1	Freehold	GN	Affordable	Assured Lifetime	E84.15	£4.74	£78.07	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	1997
1998	PR00676	1000DAN010008	8	Danes Court	Grimsby	Lincolnshire	LN11 8GP	Bungalow	1	Freehold	GN	Affordable	Assured Lifetime	E83.96	£4.74	£78.07	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	1998
1993	PR00678	1000DAN010003	3	Danes Court	Grimsby	Lincolnshire	LN11 8GP	Bungalow	2	Freehold	GN	Affordable	Assured Lifetime	E103.91	£4.74	£99.34	100%	MVT	£74.140	£107.140	£107.140	£185,000	£0	1993
1996	PR00679	1000DAN010006	6	Danes Court	Grimsby	Lincolnshire	LN11 8GP	Bungalow	2	Freehold	GN	Affordable	Assured Lifetime	E103.91	£4.74	£99.34	100%	MVT	£74.140	£107.140	£107.140	£185,000	£0	1996
2013	HN01149	DW040470003	3	St Ediths Gate	Grimsby	Lincolnshire	LN11 8SS	Bungalow	2	Freehold	GN	Affordable	Assured Lifetime	E94.33	£0.44	£96.18	100%	MVT	£74.140	£107.140	£107.140	£185,000	£0	2013
2014	HN01150	DW040470004	4	St Ediths Gate	Grimsby	Lincolnshire	LN11 8SS	Bungalow	2	Freehold	GN	Affordable	Assured Lifetime	E94.33	£0.44	£96.18	100%	MVT	£74.140	£107.140	£107.140	£185,000	£0	2014
2016	HN01152	DW040470009	9	St Ediths Gate	Grimsby	Lincolnshire	LN11 8SS	Bungalow	2	Freehold	GN	Social Rent	Assured	E92.64	£0.46	£96.18	100%	MVT	£74.140	£107.140	£107.140	£185,000	£0	2016
2017	HN01153	DW040470010	10	St Ediths Gate	Grimsby	Lincolnshire	LN11 8SS	Bungalow	2	Freehold	GN	Social Rent	Secure - Transferred Assured	E92.64	£0.46	£96.18	100%	MVT	£39.643	£85.893	£85.893	£185,000	£0	2017
2015	HN01151	DW040470007	7	St Ediths Gate	Grimsby	Lincolnshire	LN11 8SS	Bungalow	3	Freehold	GN	Affordable	Assured Lifetime	E105.05	£0.44	£104.57	100%	MVT	£88.166	£127.409	£127.409	£220,000	£0	2015
2018	HN01154	DW040470012	12	St Ediths Gate	Grimsby	Lincolnshire	LN11 8SS	Bungalow	3	Freehold	GN	Social Rent	Secure - Transferred Assured	E100.71	£0.46	£104.57	100%	MVT	£47.143	£102.143	£102.143	£220,000	£0	2018
1999	HN01135	DW040460001	1	Tinkie Street	Grimsby	Lincolnshire	LN11 8SW	House	3	Freehold	GN	Social Rent	Assured	E100.05	£0.00	£103.88	100%	MVT	£88.166	£127.409	£127.409	£220,000	£0	1999
2000	HN01136	DW040460005	5	Tinkie Street	Grimsby	Lincolnshire	LN11 8SW	House	3	Freehold	GN	Social Rent	Secure - Transferred Assured	E100.06	£0.00	£103.88	100%	MVT	£47.143	£102.143	£102.143	£220,000	£0	2000
2003	HN01139	DW040460053	53	Tinkie Street	Grimsby	Lincolnshire	LN11 8S2	Bungalow	1	Freehold	GN	Social Rent	Assured	E89.31	£4.88	£77.93	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	2003
2004	HN01140	DW040460055	55	Tinkie Street	Grimsby	Lincolnshire	LN11 8S2	Bungalow	1	Freehold	GN	Social Rent	Starter	E94.86	£4.88	£77.93	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	2004
2005	HN01141	DW040460057	57	Tinkie Street	Grimsby	Lincolnshire	LN11 8S2	Bungalow	1	Freehold	GN	Social Rent	Assured	E91.04	£4.88	£77.93	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	2005
2006	HN01142	DW040460059	59	Tinkie Street	Grimsby	Lincolnshire	LN11 8S2	Bungalow	1	Freehold	GN	Social Rent	Starter	E84.15	£4.88	£77.93	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	2006
2007	HN01143	DW040460061	61	Tinkie Street	Grimsby	Lincolnshire	LN11 8S2	Bungalow	1	Freehold	GN	Social Rent	Assured	E91.04	£4.88	£77.93	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	2007
2008	HN01144	DW040460063	63	Tinkie Street	Grimsby	Lincolnshire	LN11 8S2	Bungalow	1	Freehold	GN	Social Rent	Assured	E80.30	£4.88	£77.93	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	2008
2001	HN01137	DW040460049	49	Tinkie Street	Grimsby	Lincolnshire	LN11 8S2	Bungalow	2	Freehold	GN	Social Rent	Assured	E98.91	£4.88	£99.20	100%	MVT	£74.140	£107.140	£107.140	£185,000	£0	2001
2002	HN01138	DW040460051	51	Tinkie Street	Grimsby	Lincolnshire	LN11 8S2	Bungalow	2	Freehold	GN	Social Rent	Assured	E95.32	£4.88	£98.79	100%	MVT	£74.140	£107.140	£107.140	£185,000	£0	2002
2009	HN01145	DW040460073	73	Tinkie Street	Grimsby	Lincolnshire	LN11 8S2	House	3	Freehold	GN	Social Rent	Secure - Transferred Assured	E98.78	£4.88	£102.56	100%	MVT	£47.143	£102.143	£102.143	£220,000	£0	2009
2010	HN01146	DW040460075	75	Tinkie Street	Grimsby	Lincolnshire	LN11 8S2	House	3	Freehold	GN	Social Rent	Assured	E98.78	£4.88	£102.56	100%	MVT	£88.166	£127.409	£127.409	£220,000	£0	2010
2011	HN01147	DW040460083	83	Tinkie Street	Grimsby	Lincolnshire	LN11 8S2	House	3	Freehold	GN	Social Rent	Assured	E98.78	£4.88	£102.56	100%	MVT	£88.166	£127.409	£127.409	£220,000	£0	2011
2012	HN01148	DW040460089	89	Tinkie Street	Grimsby	Lincolnshire	LN11 8S2	House	3	Freehold	GN	Social Rent	Assured	E98.78	£4.88	£103.23	100%	MVT	£95.411	£127.409	£127.409	£220,000	£0	2012
1100	PR00350	1000CHA070006	6	Chapel Field	North Somercotes	Lincolnshire	LN11 7RH	House	2	Freehold	GN	Affordable	Starter	E101.81	£11.29	£92.81	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	1100
1101	PR00313	1000CHA070008	8	Chapel Field	North Somercotes	Lincolnshire	LN11 7RH	House	2	Freehold	GN	Affordable	Starter	E101.81	£11.29	£92.81	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	1101
1102	PR00314	1000CHA070010	10	Chapel Field	North Somercotes	Lincolnshire	LN11 7RH	House	2	Freehold	GN	Affordable	Starter	E101.81	£11.29	£92.81	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	1102
1103	PR00315	1000CHA070012	12	Chapel Field	North Somercotes	Lincolnshire	LN11 7RH	House	2	Freehold	GN	Affordable	Starter	E101.81	£11.29	£92.81	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	1103
1098	PR00311	1000CHA070002	2	Chapel Field	North Somercotes	Lincolnshire	LN11 7RH	House	3	Freehold	GN	Affordable	Starter	E111.07	£11.29	£110.63	100%	MVT	£74.140	£107.140	£107.140	£185,000	£0	1098
1099	PR00312	1000CHA070004	4	Chapel Field	North Somercotes	Lincolnshire	LN11 7RH	House	3	Freehold	GN	Affordable	Starter	E111.07	£11.29	£110.63	100%	MVT	£74.140	£107.140	£107.140	£185,000	£0	1099
175	HW11505	1000GRE120025	25	Greely Road	Lincolnshire	Lincolnshire	LN11 8FD	House	2	Freehold	SO	Affordable	Assured Lifetime	E118.06	£0.00	£122.16	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	175
176	HW11504	1000GRE120025A	25A	Greely Road	Lincolnshire	Lincolnshire	LN11 8FD	House	2	Freehold	SO	Affordable	Assured Lifetime	E118.06	£0.00	£122.16	100%	MVT	£60.113	£86.870	£86.870	£150,000	£0	176
369	PR00087	1000ADC101028	28	Adcocks Avenue	Crowland	Peterborough	PE6 0GN	House	1	Freehold	GN	Affordable	Assured Lifetime	E95.39	£2.28	£98.71	100%	MVT	£70.132	£101.348	£101.348	£175,000	£0	369
371	PR00088	1000ADC101030	30	Adcocks Avenue	Crowland	Peterborough	PE6 0GN	House	1	Freehold	GN	Affordable	Starter	E98.33	£2.28	£98.71	100%	MVT	£70.132	£101.348	£101.348	£175,000	£0	371
372	PR00055	1000ADC1010031	31	Adcocks Avenue	Crowland	Peterborough	PE6 0GN	House	1	Freehold	GN	Affordable	Starter	E95.39	£2.28	£98.71	100%	MVT	£70.132	£101.348	£101.348	£175,000	£0	372
373	PR00089	1000ADC1010032	32	Adcocks Avenue	Crowland	Peterborough	PE6 0GN	House	1	Freehold	GN	Affordable	Starter	E95.39	£2.28	£98.71	100%	MVT	£70.132	£101.348	£101.348	£175,000	£0	373
374	PR00054	1000ADC1010033	33	Adcocks Avenue	Crowland	Peterborough	PE6 0GN	House	1	Freehold	GN	Affordable	Starter	E99.05	£2.28	£98.71	100%	MVT	£70.132	£101.348	£101.348	£175,000	£0	374
376	PR00053	1000ADC1010035	35	Adcocks Avenue	Crowland	Peterborough	PE6 0GN	House	1	Freehold	GN	Affordable	Starter	E95.39	£2.28	£98.71	100%	MVT	£70.132	£101.348	£101.348	£175,000	£0	376
352	PH00045	1000ADC101011	11	Adcocks Avenue																				

AY Ref	ID (UPRN)	Open Housing	No	Address	Post Code	Desc	Beds	Tenure	Rent Category	Rent Type	Type of Tenancy	Net Weekly Rent (2023/24)	Service Charge	Target Rent	% Equity Retained	AY Security Basis 25/01/24	EUV-SH*	MV-STT* (reflecting restrictions on title and CIL liability)	MV-STT* (before title review)	MV-VP (for guidance only)	CIL LIABILITY	AY Ref						
1647	PR00761	1000B0T010027	27	Bottesford Road					Scunthorpe	Lincolnshire	DN16 3HA	House	2	Freehold	GN	Affordable	Assured Lifetime	E107.58	E1.06	E102.43	100%	MVT	E52.098	E75.287	E75.287	E130,000	EO	1647
1648	PR00755	1000B0T010027A	27A	Bottesford Road					Scunthorpe	Lincolnshire	DN16 3HA	House	2	Freehold	GN	Affordable	Assured Lifetime	E107.58	E1.06	E102.43	100%	MVT	E52.098	E75.287	E75.287	E130,000	EO	1648
1649	PR00752	1000B0T010027B	27B	Bottesford Road					Scunthorpe	Lincolnshire	DN16 3HA	House	2	Freehold	GN	Affordable	Assured Lifetime	E107.58	E1.06	E102.43	100%	MVT	E52.098	E75.287	E75.287	E130,000	EO	1649
1650	PR00759	1000B0T010027C	27C	Bottesford Road					Scunthorpe	Lincolnshire	DN16 3HA	House	2	Freehold	GN	Affordable	Assured Lifetime	E107.58	E1.06	E102.43	100%	MVT	E52.098	E75.287	E75.287	E130,000	EO	1650
1651	PR00753	1000MU0100001	1	Mountain Ash Avenue					Scunthorpe	Lincolnshire	DN16 3TU	House	2	Freehold	GN	Affordable	Assured Lifetime	E107.58	E1.06	E102.43	100%	MVT	E52.098	E75.287	E75.287	E130,000	EO	1651
1652	PR00760	1000MU0100002	2	Mountain Ash Avenue					Scunthorpe	Lincolnshire	DN16 3TU	House	2	Freehold	GN	Affordable	Assured Lifetime	E107.58	E1.06	E102.43	100%	MVT	E52.098	E75.287	E75.287	E130,000	EO	1652
1653	PR00756	1000MU0100003	3	Mountain Ash Avenue					Scunthorpe	Lincolnshire	DN16 3TU	House	2	Freehold	GN	Affordable	Assured Lifetime	E107.58	E1.06	E102.43	100%	MVT	E52.098	E75.287	E75.287	E130,000	EO	1653
1654	PR00758	1000MU0100004	4	Mountain Ash Avenue					Scunthorpe	Lincolnshire	DN16 3TU	House	2	Freehold	GN	Affordable	Assured Lifetime	E107.58	E1.06	E102.43	100%	MVT	E52.098	E75.287	E75.287	E130,000	EO	1654
1655	PR00754	1000MU0100005	5	Mountain Ash Avenue					Scunthorpe	Lincolnshire	DN16 3TU	House	2	Freehold	GN	Affordable	Assured Lifetime	E107.58	E1.06	E102.43	100%	MVT	E52.098	E75.287	E75.287	E130,000	EO	1655
1656	PR00757	1000MU0100006	6	Mountain Ash Avenue					Scunthorpe	Lincolnshire	DN16 3TU	House	2	Freehold	GN	Affordable	Assured Lifetime	E107.58	E1.06	E102.43	100%	MVT	E52.098	E75.287	E75.287	E130,000	EO	1656
1636	PR00594	1000THE100002	2	The Old Coal Yard					Scunthorpe	Lincolnshire	DN16 2NQ	House	2	Freehold	GN	Affordable	Assured Lifetime	E107.29	E5.58	E97.92	100%	MVT	E52.098	E75.287	E75.287	E130,000	EO	1636
1637	PR00595	1000THE100003	3	The Old Coal Yard					Scunthorpe	Lincolnshire	DN16 2NQ	House	2	Freehold	GN	Affordable	Assured Lifetime	E107.29	E5.58	E97.92	100%	MVT	E52.098	E75.287	E75.287	E130,000	EO	1637
1638	PR00596	1000THE100004	4	The Old Coal Yard					Scunthorpe	Lincolnshire	DN16 2NQ	House	2	Freehold	GN	Affordable	Assured Lifetime	E107.29	E5.58	E97.92	100%	MVT	E52.098	E75.287	E75.287	E130,000	EO	1638
1639	PR00597	1000THE100005	5	The Old Coal Yard					Scunthorpe	Lincolnshire	DN16 2NQ	House	2	Freehold	GN	Affordable	Assured Lifetime	E107.29	E5.58	E97.92	100%	MVT	E52.098	E75.287	E75.287	E130,000	EO	1639
1640	PR00598	1000THE100006	6	The Old Coal Yard					Scunthorpe	Lincolnshire	DN16 2NQ	House	2	Freehold	GN	Affordable	Assured Lifetime	E107.29	E5.58	E97.92	100%	MVT	E52.098	E75.287	E75.287	E130,000	EO	1640
1634	PR00593	1000THE100001	1	The Old Coal Yard					Scunthorpe	Lincolnshire	DN16 2NQ	House	3	Freehold	GN	Affordable	Assured Lifetime	E118.86	E5.58	E105.98	100%	MVT	E72.136	E104.244	E104.244	E180,000	EO	1634
1640	PR00555	1000THE100007	7	The Old Coal Yard					Scunthorpe	Lincolnshire	DN16 2NQ	House	3	Freehold	GN	Affordable	Assured Lifetime	E118.86	E5.58	E105.98	100%	MVT	E72.136	E104.244	E104.244	E180,000	EO	1640
1527	HW11227	1000R0700094	94	Briar Way					Skegness	Lincolnshire	PE25 3PU	House	3	Freehold	GN	Affordable	Assured Lifetime	E125.52	E0.00	E121.88	100%	MVT	E116.219	E167.949	E167.949	E290,000	EO	1527
236	HW11357	1000R0W40002	2	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E92.32	E1.57	E81.23	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	236
238	HW11358	1000R0W40004	4	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E92.32	E1.57	E81.23	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	238
240	HW11359	1000R0W40006	6	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E92.32	E1.57	E81.23	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	240
242	HW11360	1000R0W40008	8	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E92.32	E1.57	E81.23	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	242
245	HW11318	1000R0W40011	11	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E92.32	E1.57	E81.23	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	245
247	HW11319	1000R0W40013	13	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E92.32	E1.57	E81.23	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	247
249	HW11320	1000R0W40015	15	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E92.32	E1.57	E81.23	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	249
251	HW11321	1000R0W40017	17	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E92.32	E1.57	E81.23	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	251
273	HW11408	1000R0W40039	39	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E92.32	E1.57	E81.23	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	273
275	HW11409	1000R0W40041	41	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E92.32	E1.57	E81.23	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	275
277	HW11410	1000R0W40043	43	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E87.32	E1.57	E81.23	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	277
279	HW11411	1000R0W40045	45	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E92.32	E1.57	E81.23	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	279
282	HW11592	1000R0W40058	58	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E90.95	E1.57	E94.11	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	282
284	HW11593	1000R0W40060	60	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E90.95	E1.57	E94.11	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	284
296	HW11594	1000R0W40062	62	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E90.95	E1.57	E94.11	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	296
298	HW11595	1000R0W40064	64	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	1	Freehold	GN	Affordable	Assured Lifetime	E90.95	E1.57	E94.11	100%	EUV	E56.106	E56.106	E81.079	E140,000	EO	298
295	HW11313	1000R0W40001	1	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	2	Freehold	GN	Affordable	Assured Lifetime	E114.73	E1.57	E102.50	100%	EUV	E62.117	E62.117	E89.766	E155,000	EO	295
237	HW11314	1000R0W40003	3	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	2	Freehold	GN	Affordable	Assured Lifetime	E113.19	E1.57	E102.50	100%	EUV	E62.117	E62.117	E89.766	E155,000	EO	237
239	HW11315	1000R0W40005	5	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	2	Freehold	GN	Affordable	Assured Lifetime	E113.19	E1.57	E102.50	100%	EUV	E62.117	E62.117	E89.766	E155,000	EO	239
241	HW11316	1000R0W40007	7	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	2	Freehold	GN	Affordable	Assured Lifetime	E116.46	E1.57	E102.50	100%	EUV	E62.117	E62.117	E89.766	E155,000	EO	241
243	HW11317	1000R0W40009	9	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	2	Freehold	GN	Affordable	Assured Lifetime	E116.46	E1.57	E102.50	100%	EUV	E62.117	E62.117	E89.766	E155,000	EO	243
244	HW11361	1000R0W40010	10	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	2	Freehold	GN	Affordable	Assured Lifetime	E113.19	E1.57	E102.50	100%	EUV	E62.117	E62.117	E89.766	E155,000	EO	244
246	HW11362	1000R0W40012	12	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	2	Freehold	GN	Affordable	Assured Lifetime	E113.19	E1.57	E102.50	100%	EUV	E62.117	E62.117	E89.766	E155,000	EO	246
255	HW11323	1000R0W40021	21	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	2	Freehold	GN	Affordable	Assured Lifetime	E113.19	E1.57	E102.50	100%	EUV	E62.117	E62.117	E89.766	E155,000	EO	255
260	HW11394	1000R0W40026	26	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	2	Freehold	SO	Shared O/S	Assured	E54.08	E7.01	~	65%	EUV	E61.276	E61.276	E61.276	E155,000	EO	260
262	HW11395	1000R0W40028	28	Rowland Way					Skegness	Lincolnshire	PE25 2BQ	House	2	Freehold	SO	Shared O/S	Assured	E54.08	E7.01	~	65%	EUV	E61.276	E61.276	E61.276	E155,		

Platform Housing Group - Norman / Royale Portfolio

AY Ref	ID (UPRN)	Open Housing	No	Address	Post Code	Desc	Beds	Tenure	Rent Category	Rent Type	Type of Tenancy	Net Weekly Rent (2023/24)	Service Charge	Target Rent	% Equity Retained	AY Security Basis 25/01/24	EUV-SH*	MV-STT* (reflecting restrictions on title and CIL liability)	MV-STT* (before title review)	MV-VP (for guidance only)	CIL LIABILITY	AY Ref
212	HW11541	1000CR090010	10	Croft Close	Lincolnshire	PE12 6BN	Bungalow	2	Freehold	SO	Shared O/S	£71.57	£8.84	~	75%	EUV	£84.387	£84.387	£84.387	£185.000	EO	212
214	HW11542	1000CR090012	12	Croft Close	Lincolnshire	PE12 6BN	Bungalow	2	Freehold	SO	Shared O/S	£59.77	£8.84	~	65%	EUV	£73.135	£73.135	£73.135	£185.000	EO	214
216	HW11543	1000CR090014	14	Croft Close	Lincolnshire	PE12 6BN	Bungalow	2	Freehold	SO	Shared O/S	£68.97	£8.84	~	75%	EUV	£84.387	£84.387	£84.387	£185.000	EO	216
217	HW11544	1000CR090016	16	Croft Close	Lincolnshire	PE12 6BN	Bungalow	2	Freehold	SO	Shared O/S	£47.71	£8.84	~	50%	EUV	£56.258	£56.258	£56.258	£185.000	EO	217
205	HW11427	1000CR090023	3	Croft Close	Lincolnshire	PE12 6BN	House	1	Freehold	GN	Affordable	£96.40	£0.80	£99.24	100%	MVT	£86.870	£86.870	£86.870	£150.000	EO	205
207	HW11428	1000CR090005	5	Croft Close	Lincolnshire	PE12 6BN	House	1	Freehold	GN	Affordable	£98.40	£0.80	£99.24	100%	MVT	£60.113	£60.113	£60.113	£150.000	EO	207
209	HW11429	1000CR090007	7	Croft Close	Lincolnshire	PE12 6BN	House	1	Freehold	GN	Affordable	£98.40	£0.80	£99.24	100%	MVT	£60.113	£60.113	£60.113	£150.000	EO	209
211	HW11430	1000CR090009	9	Croft Close	Lincolnshire	PE12 6BN	House	1	Freehold	GN	Affordable	£98.40	£0.80	£99.24	100%	MVT	£60.113	£60.113	£60.113	£150.000	EO	211
213	HW11431	1000CR090011	11	Croft Close	Lincolnshire	PE12 6BN	House	1	Freehold	GN	Affordable	£98.40	£0.80	£99.24	100%	MVT	£60.113	£60.113	£60.113	£150.000	EO	213
215	HW11432	1000CR090013	13	Croft Close	Lincolnshire	PE12 6BN	House	1	Freehold	GN	Affordable	£106.61	£0.80	£99.24	100%	MVT	£60.113	£60.113	£60.113	£150.000	EO	215
203	HW11426	1000CR090001	1	Croft Close	Lincolnshire	PE12 6BN	House	2	Freehold	GN	Affordable	£149.28	£0.80	£131.44	100%	MVT	£74.140	£107.140	£107.140	£185.000	EO	203
204	HW11537	1000CR090002	2	Croft Close	Lincolnshire	PE12 6BN	House	2	Freehold	SO	Shared O/S	£61.64	£8.84	~	65%	EUV	£73.135	£73.135	£73.135	£185.000	EO	204
206	HW11538	1000CR090004	4	Croft Close	Lincolnshire	PE12 6BN	House	2	Freehold	SO	Shared O/S	£71.13	£8.84	~	75%	EUV	£84.387	£84.387	£84.387	£185.000	EO	206
208	HW11539	1000CR090006	6	Croft Close	Lincolnshire	PE12 6BN	House	2	Freehold	SO	Shared O/S	£84.387	£8.84	~	75%	EUV	£84.387	£84.387	£84.387	£185.000	EO	208
210	HW11540	1000CR090008	8	Croft Close	Lincolnshire	PE12 6BN	House	2	Freehold	SO	Shared O/S	£61.64	£8.84	~	65%	EUV	£73.135	£73.135	£73.135	£185.000	EO	210
226	HW11468	1000CR090004	34	Croft Close	Lincolnshire	PE12 6BN	House	2	Freehold	SO	Shared O/S	£64.99	£7.33	~	65%	EUV	£73.135	£73.135	£73.135	£185.000	EO	226
227	HW11469	1000CR090036	36	Croft Close	Lincolnshire	PE12 6BN	House	2	Freehold	SO	Shared O/S	£59.04	£8.84	~	60%	EUV	£67.510	£67.510	£67.510	£185.000	EO	227
218	HW11545	1000CR090018	18	Croft Close	Lincolnshire	PE12 6BN	House	3	Freehold	SO	Shared O/S	£81.90	£8.84	~	75%	EUV	£100.352	£100.352	£100.352	£220.000	EO	218
219	HW11546	1000CR090020	20	Croft Close	Lincolnshire	PE12 6BN	House	3	Freehold	SO	Shared O/S	£81.90	£8.84	~	75%	EUV	£100.352	£100.352	£100.352	£220.000	EO	219
220	HW11547	1000CR090022	22	Croft Close	Lincolnshire	PE12 6BN	House	3	Freehold	SO	Shared O/S	£69.89	£8.84	~	60%	EUV	£80.282	£80.282	£80.282	£220.000	EO	220
221	HW11548	1000CR090024	24	Croft Close	Lincolnshire	PE12 6BN	House	3	Freehold	SO	Shared O/S	£69.89	£8.84	~	75%	EUV	£100.352	£100.352	£100.352	£220.000	EO	221
222	HW11464	1000CR090026	26	Croft Close	Lincolnshire	PE12 6BN	House	3	Freehold	SO	Shared O/S	£70.98	£8.84	~	65%	EUV	£86.972	£86.972	£86.972	£220.000	EO	222
223	HW11465	1000CR090028	28	Croft Close	Lincolnshire	PE12 6BN	House	3	Freehold	SO	Shared O/S	£83.21	£7.33	~	75%	EUV	£100.352	£100.352	£100.352	£220.000	EO	223
224	HW11466	1000CR090030	30	Croft Close	Lincolnshire	PE12 6BN	House	3	Freehold	SO	Shared O/S	£86.35	£7.33	~	75%	EUV	£100.352	£100.352	£100.352	£220.000	EO	224
225	HW11467	1000CR090032	32	Croft Close	Lincolnshire	PE12 6BN	House	3	Freehold	SO	Shared O/S	£74.84	£7.33	~	65%	EUV	£86.972	£86.972	£86.972	£220.000	EO	225
228	HW11433	1000ST160059	59	Stone Gate	Lincolnshire	PE12 6AH	House	2	Freehold	GN	Affordable	£140.50	£0.38	£131.86	100%	MVT	£74.140	£107.140	£107.140	£185.000	EO	228
229	HW11434	1000ST160061	61	Stone Gate	Lincolnshire	PE12 6AH	House	2	Freehold	GN	Affordable	£140.50	£0.38	£131.86	100%	MVT	£74.140	£107.140	£107.140	£185.000	EO	229
230	HW11435	1000ST160063	63	Stone Gate	Lincolnshire	PE12 6AH	House	2	Freehold	GN	Affordable	£140.50	£0.38	£131.86	100%	MVT	£74.140	£107.140	£107.140	£185.000	EO	230
231	HW11436	1000ST160065	65	Stone Gate	Lincolnshire	PE12 6AH	House	2	Freehold	GN	Affordable	£140.50	£0.38	£131.86	100%	MVT	£74.140	£107.140	£107.140	£185.000	EO	231
232	HW11437	1000ST160067	67	Stone Gate	Lincolnshire	PE12 6AH	House	2	Freehold	GN	Affordable	£140.50	£0.38	£131.86	100%	MVT	£74.140	£107.140	£107.140	£185.000	EO	232
233	HW11438	1000ST160069	69	Stone Gate	Lincolnshire	PE12 6AH	House	2	Freehold	GN	Affordable	£140.50	£0.38	£131.86	100%	MVT	£74.140	£107.140	£107.140	£185.000	EO	233
234	HW11439	1000ST160071	71	Stone Gate	Lincolnshire	PE12 6AH	House	2	Freehold	GN	Affordable	£140.50	£0.38	£131.86	100%	MVT	£74.140	£107.140	£107.140	£185.000	EO	234
1408	PR00533	1000ST170002C	2C	Station Road	Lincolnshire	PE12 9BP	Flat	1	Freehold	GN	Affordable	£99.69	£3.01	£97.04	100%	MVT	£42.079	£60.809	£60.809	£105.000	EO	1408
1409	PR00117	1000ST170002D	2d	Station Road	Lincolnshire	PE12 9BP	Flat	1	Freehold	GN	Affordable	£104.40	£3.01	£97.04	100%	MVT	£42.079	£60.809	£60.809	£105.000	EO	1409
1407	PR00534	1000ST170002B	2B	Station Road	Lincolnshire	PE12 9BP	House	2	Freehold	GN	Affordable	£130.53	£3.01	£129.24	100%	MVT	£74.140	£107.140	£107.140	£185.000	EO	1407
1410	PR00115	1000ST170002E	2e	Station Road	Lincolnshire	PE12 9BP	House	2	Freehold	GN	Affordable	£130.53	£3.13	£129.12	100%	MVT	£74.140	£107.140	£107.140	£185.000	EO	1410
1411	PR00114	1000ST170002F	2f	Station Road	Lincolnshire	PE12 9BP	House	2	Freehold	GN	Affordable	£130.53	£3.13	£129.12	100%	MVT	£74.140	£107.140	£107.140	£185.000	EO	1411
1372	PR00532	1000TH0050001	1	Thompson Close	Lincolnshire	PE12 9DE	Flat	1	Freehold	GN	Affordable	£99.69	£3.01	£97.04	100%	MVT	£42.079	£60.809	£60.809	£105.000	EO	1372
1374	PR00116	1000TH0050002	2	Thompson Close	Lincolnshire	PE12 9DE	Flat	1	Freehold	GN	Affordable	£99.69	£3.01	£97.04	100%	MVT	£42.079	£60.809	£60.809	£105.000	EO	1374
1383	PR00521	1000TH0050011	11	Thompson Close	Lincolnshire	PE12 9DE	Flat	1	Freehold	GN	Affordable	£99.69	£3.01	£97.04	100%	MVT	£42.079	£60.809	£60.809	£105.000	EO	1383
1385	PR00522	1000TH0050013	13	Thompson Close	Lincolnshire	PE12 9DE	Flat	1	Freehold	GN	Affordable	£99.69	£3.01	£97.04	100%	MVT	£42.079	£60.809	£60.809	£105.000	EO	1385
1373	PR00535	1000TH005001A	1A	Thompson Close	Lincolnshire	PE12 9DE	House	2	Freehold	GN	Affordable	£140.82	£3.01	£129.24	100%	MVT	£80.151	£115.827	£115.827	£200.000	EO	1373
1384	PH00103	1000TH0050012	12	Thompson Close	Lincolnshire	PE12 9DE	House	2	Freehold	SO	Shared O/S	£56.97	£8.84	~	65%	EUV	£73.135	£73.135	£73.135	£185.000	EO	1384
1386	PH00104	1000TH0050014	14	Thompson Close	Lincolnshire	PE12 9DE	House	2	Freehold	SO	Shared O/S	£43.82	£8.84	~	50%	EUV	£56.258	£56.258	£56.258	£185.000	EO	1386
1387	PR00523	1000TH0050015	15	Thompson Close	Lincolnshire	PE12 9DE	House	2	Freehold	GN	Affordable	£130.53	£3.01	£129.24	100%	MVT	£74.140	£107.140	£107.140	£185.000	EO	1387
1389	PR00524	1000TH0050017	17	Thompson Close	Lincolnshire	PE12 9DE	House	2	Freehold	GN	Affordable	£130.53	£3.01	£129.24	100%	MVT	£74.140	£107.140	£107.140	£185.000	EO	1389
1390	PH00106	1000TH0050018	18	Thompson Close	Lincolnshire	PE12 9DE	House	2	Freehold	SO	Shared O/S	£57.01	£8.84	~	65%	EUV	£73.135	£73.135	£73.135	£185.000	EO	1390
1391	PR00525	1000TH0050019	19	Thompson Close	Lincolnshire	PE12 9DE	House	2	Freehold	GN	Affordable	£130.53	£3.01	£129.24	100%	MVT	£74.140	£107.140	£107.140	£185.000	EO	1391
1392	PH00107	1000TH0050021	21	Thompson Close	Lincolnshire	PE12 9DE	House	2	Freehold	SO	Shared O/S	£140.82	£3.01	£129.24	100%	MVT	£80.151	£115.827	£115.827	£200.000	EO	1392
1395	PR00519	1000TH0050023	23	Thompson Close	Lincolnshire	PE12 9DE	House	2	Freehold	GN	Affordable	£130.53	£3.01	£129.24	100%	MVT	£74.140	£107.140	£107.140	£185.000	EO	1395
1397	PR00520	1000TH0050025	25																			

AY Ref	ID (UPRN)	Open Housing	No	Address	Post Code	Desc	Beds	Tenure	Rent Category	Rent Type	Type of Tenancy	Net Weekly Rent (2023/24)	Service Charge	Target Rent	% Equity Retained	AY Security Basis 25/01/24	EUV-SH*	MV-STT* (reflecting restrictions on title and CIL liability)	MV-STT* (before title review)	MV-VP (for guidance only)	CIL LIABILITY	AY Ref			
1485	PH00376	1000PIA10001	1	Piano Mews		Northampton	Northamptonshire	NNS 7FF	House	3	Freehold	SO	Shared O/S	Assured	£106.10	£0.28	~	75%	EUV	£114,037	£114,037	£114,037	£250,000	£0	1485
1486	PH00377	1000PIA10002	2	Piano Mews		Northampton	Northamptonshire	NNS 7FF	House	3	Freehold	SO	Shared O/S	Assured	£95.43	£0.28	~	65%	EUV	£98,832	£98,832	£98,832	£250,000	£0	1486
1491	PH00375	1000PIA10007	7	Piano Mews		Northampton	Northamptonshire	NNS 7FF	House	3	Freehold	SO	Shared O/S	Assured	£90.54	£0.28	~	70%	EUV	£106,434	£106,434	£106,434	£250,000	£0	1491
1492	PH00374	1000PIA10008	8	Piano Mews		Northampton	Northamptonshire	NNS 7AX	House	3	Freehold	SO	Shared O/S	Assured	£91.95	£0.00	~	65%	EUV	£98,832	£98,832	£98,832	£250,000	£0	1492
1500	PH00380	1000VIC040004	4	Viracage Road		Northampton	Northamptonshire	NNS 7AX	House	3	Freehold	SO	Shared O/S	Assured	£98.28	£0.28	~	65%	EUV	£98,832	£98,832	£98,832	£250,000	£0	1500
1502	PH00379	1000VIC040005	5	Viracage Road		Northampton	Northamptonshire	NNS 7AX	House	3	Freehold	SO	Shared O/S	Assured	£98.28	£0.28	~	65%	EUV	£98,832	£98,832	£98,832	£250,000	£0	1502
1503	PH00378	1000VIC040006	6	Viracage Road		Northampton	Northamptonshire	NNS 7AX	House	3	Freehold	SO	Shared O/S	Assured	£95.43	£0.28	~	75%	EUV	£114,037	£114,037	£114,037	£250,000	£0	1503
1504	PH00592	1000VIC040007	7	Viracage Road		Northampton	Northamptonshire	NNS 7AX	Maisonette	2	Freehold	GN	Affordable	Starter	£162.91	£1.54	£158.30	100%	Disc MVT	£60,113	£81.60	£86.87	£150,000	£5,263	1504
1528	PR00625	1000GLE040001	1	Glebelands Close		Gotham	Nottinghamshire	NG11 0HH	Bungalow	2	Freehold	GN	Affordable	Starter	£130.87	£4.95	£98.56	100%	MVT	£90,170	£130,305	£130,305	£225,000	£0	1528
1529	PR00570	1000GLE040002	2	Glebelands Close		Gotham	Nottinghamshire	NG11 0HH	Bungalow	2	Freehold	GN	Affordable	Starter	£136.23	£4.95	£98.56	100%	MVT	£90,170	£130,305	£130,305	£225,000	£0	1529
1530	PR00624	1000GLE040003	3	Glebelands Close		Gotham	Nottinghamshire	NG11 0HH	Bungalow	2	Freehold	GN	Affordable	Starter	£130.87	£4.95	£98.56	100%	MVT	£90,170	£130,305	£130,305	£225,000	£0	1530
1531	PR00571	1000GLE040004	4	Glebelands Close		Gotham	Nottinghamshire	NG11 0HH	Bungalow	2	Freehold	GN	Affordable	Starter	£136.23	£4.95	£98.56	100%	MVT	£90,170	£130,305	£130,305	£225,000	£0	1531
1532	PR00572	1000GLE040006	6	Glebelands Close		Gotham	Nottinghamshire	NG11 0HH	Bungalow	2	Freehold	GN	Affordable	Starter	£136.23	£4.95	£98.56	100%	MVT	£90,170	£130,305	£130,305	£225,000	£0	1532
1533	PR00573	1000GLE040008	8	Glebelands Close		Gotham	Nottinghamshire	NG11 0HH	Bungalow	2	Freehold	GN	Affordable	Starter	£136.23	£4.95	£98.56	100%	MVT	£90,170	£130,305	£130,305	£225,000	£0	1533
1534	PR00622	1000GLE040007	7	Glebelands Close		Gotham	Nottinghamshire	NG11 0HH	House	2	Freehold	GN	Intermediate	Rent to Buy (AST)	£148.15	£0.28	n/k	100%	MVT	£148.15	£130,305	£130,305	£225,000	£0	1534
1536	PH00389	1000GLE040009	9	Glebelands Close		Gotham	Nottinghamshire	NG11 0HH	House	2	Freehold	SO	Shared O/S	Assured	£70.89	£0.28	~	65%	EUV	£88,948	£88,948	£88,948	£225,000	£0	1536
1538	PH00388	1000GLE040011	11	Glebelands Close		Gotham	Nottinghamshire	NG11 0HH	House	2	Freehold	SO	Shared O/S	Assured	£98.15	£0.00	~	75%	EUV	£102,633	£102,633	£102,633	£225,000	£0	1538
1541	PH00353	1000GLE040014	14	Glebelands Close		Gotham	Nottinghamshire	NG11 0HH	House	2	Freehold	SO	Shared O/S	Assured	£43.62	£0.28	~	40%	EUV	£54,738	£54,738	£54,738	£225,000	£0	1541
1532	PR00623	1000GLE040005	5	Glebelands Close		Gotham	Nottinghamshire	NG11 0HH	House	3	Freehold	GN	Intermediate	Rent to Buy (AST)	£172.84	£0.28	n/k	100%	MVT	£114,215	£165,053	£165,053	£285,000	£0	1532
1537	PR00574	1000GLE040010	10	Glebelands Close		Gotham	Nottinghamshire	NG11 0HH	House	3	Freehold	GN	Affordable	Starter	£155.51	£4.95	£104.31	100%	MVT	£114,215	£165,053	£165,053	£285,000	£0	1537
1539	PR00575	1000GLE040012	12	Glebelands Close		Gotham	Nottinghamshire	NG11 0HH	House	3	Freehold	GN	Affordable	Starter	£155.51	£4.95	£104.31	100%	MVT	£114,215	£165,053	£165,053	£285,000	£0	1539
1540	PH00387	1000GLE040013	13	Glebelands Close		Gotham	Nottinghamshire	NG11 0HH	House	3	Freehold	SO	Shared O/S	Assured	£98.34	£0.28	~	40%	EUV	£75,416	£75,416	£75,416	£310,000	£0	1540
1541	PH00354	1000GLE040016	16	Glebelands Close		Gotham	Nottinghamshire	NG11 0HH	House	3	Freehold	SO	Shared O/S	Assured	£72.25	£0.00	~	50%	EUV	£86,668	£86,668	£86,668	£385,000	£0	1541
1505	PR00495	1000UN060030	30	Lindrick Road		Kirkby-in-Ashfield	Nottinghamshire	NG17 8PQ	House	2	Freehold	GN	Affordable	Starter	£115.67	£0.00	£103.49	100%	MVT	£70,132	£101,348	£101,348	£175,000	£0	1505
1506	PR00496	1000UN060032	32	Lindrick Road		Kirkby-in-Ashfield	Nottinghamshire	NG17 8PQ	House	2	Freehold	GN	Affordable	Starter	£115.67	£0.00	£103.49	100%	MVT	£66.10	£81.079	£81.079	£140,000	£0	1506
1507	PH00330	1000UN060034	34	Lindrick Road		Kirkby-in-Ashfield	Nottinghamshire	NG17 8PQ	House	3	Freehold	SO	Shared O/S	Assured	£66.10	£0.28	~	60%	EUV	£63,860	£63,860	£63,860	£175,000	£0	1507
1508	PH00331	1000UN060036	36	Lindrick Road		Kirkby-in-Ashfield	Nottinghamshire	NG17 8PQ	House	3	Freehold	SO	Shared O/S	Assured	£57.72	£0.28	~	60%	EUV	£63,860	£63,860	£63,860	£175,000	£0	1508
1509	PH00332	1000UN060038	38	Lindrick Road		Kirkby-in-Ashfield	Nottinghamshire	NG17 8PQ	House	3	Freehold	SO	Shared O/S	Assured	£56.02	£0.07	~	55%	EUV	£58,539	£58,539	£58,539	£175,000	£0	1509
1516	PR00506	1000IN02002C	2C	Minster Close		Kirkby-in-Ashfield	Nottinghamshire	NG17 8GL	House	2	Freehold	GN	Affordable	Starter	£115.67	£0.00	£103.49	100%	MVT	£56.106	£81.079	£81.079	£140,000	£0	1516
1514	PR00504	1000MIN02002A	2A	Minster Close		Kirkby-in-Ashfield	Nottinghamshire	NG17 8GL	House	3	Freehold	GN	Affordable	Starter	£122.10	£0.00	£109.24	100%	MVT	£70,132	£101,348	£101,348	£175,000	£0	1514
1515	PR00505	1000MIN02002B	2B	Minster Close		Kirkby-in-Ashfield	Nottinghamshire	NG17 8GL	House	3	Freehold	GN	Affordable	Starter	£122.10	£0.00	£109.24	100%	MVT	£70,132	£101,348	£101,348	£175,000	£0	1515
1512	PH00335	1000SU080029	29	Southwell Lane		Kirkby-in-Ashfield	Nottinghamshire	NG17 8FN	House	3	Freehold	SO	Shared O/S	Assured	£51.26	£0.28	~	60%	EUV	£51,088	£51,088	£51,088	£140,000	£0	1512
1512	PH00334	1000SU080011	11	Southwell Lane		Kirkby-in-Ashfield	Nottinghamshire	NG17 8FN	House	2	Freehold	SO	Shared O/S	Assured	£45.27	£0.28	~	60%	EUV	£42,574	£42,574	£42,574	£140,000	£0	1512
1510	PH00336	1000SU080097	97	Southwell Lane		Kirkby-in-Ashfield	Nottinghamshire	NG17 8FN	House	3	Freehold	SO	Shared O/S	Assured	£32.21	£0.28	~	30%	EUV	£31,930	£31,930	£31,930	£175,000	£0	1510
1513	PH00333	1000SU080013	13	Southwell Lane		Kirkby-in-Ashfield	Nottinghamshire	NG17 8FN	House	3	Freehold	SO	Shared O/S	Assured	£64.41	£0.28	~	60%	EUV	£63,860	£63,860	£63,860	£175,000	£0	1513
93	HD02860	004627	47	Leahurst Road		West Bridgford	Nottinghamshire	NG2 6GL	House	2	Freehold	SO	Shared O/S	Assured	£46.21	£6.07	~	50%	EUV	£77,545	£77,545	£77,545	£255,000	£0	93
94	HD02861	004631	55	Leahurst Road		West Bridgford	Nottinghamshire	NG2 6GL	House	2	Freehold	SO	Shared O/S	Assured	£46.21	£6.07	~	50%	EUV	£77,545	£77,545	£77,545	£255,000	£0	94
95	HD02865	004637	64	Leahurst Road		West Bridgford	Nottinghamshire	NG2 6GL	House	2	Freehold	SO	Shared O/S	Assured	£46.21	£6.07	~	50%	EUV	£77,545	£77,545	£77,545	£255,000	£0	95
96	HD02866	004640	70	Leahurst Road		West Bridgford	Nottinghamshire	NG2 6GL	House	2	Freehold	SO	Shared O/S	Assured	£46.21	£6.07	~	50%	EUV	£77,545	£77,545	£77,545	£255,000	£0	96
97	HD02869	004643	76	Leahurst Road		West Bridgford	Nottinghamshire	NG2 6GL	House	2	Freehold	SO	Shared O/S	Assured	£46.21	£6.07	~	50%	EUV	£77,545	£77,545	£77,545	£255,000	£0	97
98	HD02871	004648	86	Leahurst Road		West Bridgford	Nottinghamshire	NG2 6GL	House	2	Freehold	SO	Shared O/S	Assured	£46.21	£6.07	~	50%	EUV	£77,545	£77,545	£77,545	£255,000	£0	98
99	HD02872	004649	88	Leahurst Road		West Bridgford	Nottinghamshire	NG2 6GL	House	2	Freehold	SO	Shared O/S	Assured	£46.21	£6.07	~	50%	EUV	£77,545	£77,545	£77,545	£255,000	£0	99
492	PR00013	1000DAL030009	9	Dales Way		Nottingham	Nottinghamshire	NG8 2JP	House	2	Freehold	GN	Affordable	Assured Lifetime	£137.73	£1.07	£125.42	100%	MVT	£94,178	£136,096	£136,096	£235,000	£0	492
493	PR00005	1000DAL030010	10	Dales Way		Nottingham	Nottinghamshire	NG8 2JP	House	2	Freehold	GN	Affordable	Assured Lifetime	£137.73	£1.07	£125.42	100%	MVT	£94,178	£136,096	£136,096	£235,000	£0	493
494	PR00012	1000DAL030011	11	Dales Way		Nottingham	Nottinghamshire	NG8 2JP	House	2	Freehold	GN	Affordable	Assured Lifetime	£137.73	£1.07	£125.42	100%	MVT	£94,178	£136,096	£136,096	£235,000	£0	494
495	PR00006	1000DAL030012	12	Dales Way		Nottingham	Nottinghamshire	NG8 2JP	House	2	Freehold	GN	Affordable	Assured Lifetime	£137.73	£1.07	£125.42	100%	MVT	£94,178	£136,096	£136,096	£235,000	£0	495
496	PR00007	1000DAL030014	14	Dales Way		Nottingham	Nottinghamshire	NG8 2JP	House	2	Freehold	GN	Affordable	Assured Lifetime	£137.73	£1.07	£125.42	100%	MVT	£94,178	£136,096	£136,096	£235,000	£0	496
497	PR00011	1000DAL030015	15	Dales Way		Nottingham	Nottinghamshire	NG8 2JP	House	2	Freehold	GN	Affordable	Assured Lifetime	£137.73	£1.07	£125.42	100%	MVT	£94,178	£136,096	£136,096	£235,000	£0	497
498	PR00010	1000DAL030017	17	Dales Way		Nottingham	Nottinghamshire	NG8 2JP	House	2	Freehold	GN	Affordable	Assured Lifetime	£137.73	£1.07	£125.42	100%	MVT	£94,178	£136,096	£136,096	£235,000	£0	498
499	PR00009	1000DAL030019	19	Dales Way		Nottingham	Nottinghamshire	NG8 2JP	House	2	Freehold	GN	Affordable	Assured Lifetime	£137.73	£1.07	£125.42	100%	MVT	£94,178	£136,096	£136,096	£235,000	£0	499
500	PR00008	1000DAL030021	21	Dales Way		Nottingham	Nottinghamshire	NG8 2JP	House	2	Freehold	GN	Affordable	Assured Lifetime	£137.73	£1.07	£125.42	100%	MVT	£94,178	£136,096	£136,096	£235,000	£0	500
484	PR00025	1000DAL030001	1	Dales Way		Nottingham	Nottinghamshire	NG8 2JP	House	3	Free														

AY Ref	ID (UPRN)	Open Housing	No	Address	Post Code	Desc	Beds	Tenure	Rent Category	Rent Type	Type of Tenancy	Net Weekly Rent (2023/24)	Service Charge	Target Rent	% Equity Retained	AY Security Basis 25/01/24	EUV-SH*	MV-STT* (reflecting restrictions on title and CIL liability)	MV-STT* (before title review)	MV-VP (for guidance only)	CIL LIABILITY	AY Ref
455	PR00110	1000LOR010003	3	Lorraine Croft	WS15 1RJ	House	2	Freehold	GN	Affordable	Starter	£125.16	£3.37	£123.13	100%	Disc MVT	£62.117	£85.766	£89.766	£155,000	£4,000	455
456	PR00111	1000LOR010004	4	Lorraine Croft	WS15 1RJ	House	2	Freehold	GN	Affordable	Starter	£125.16	£3.37	£123.13	100%	Disc MVT	£62.117	£85.766	£89.766	£155,000	£4,000	456
463	PR00209	1000LOR010011	11	Lorraine Croft	WS15 1RJ	House	2	Freehold	GN	Affordable	Starter	£125.16	£3.33	£123.17	100%	Disc MVT	£62.117	£85.766	£89.766	£155,000	£4,000	463
464	PR00210	1000LOR010012	12	Lorraine Croft	WS15 1RJ	House	2	Freehold	GN	Affordable	Assured Lifetime	£125.16	£3.33	£123.17	100%	Disc MVT	£62.117	£85.766	£89.766	£155,000	£4,000	464
465	PR00245	1000LOR010013	13	Lorraine Croft	WS15 1RJ	House	2	Freehold	GN	Affordable	Assured Lifetime	£125.16	£3.33	£123.17	100%	Disc MVT	£62.117	£85.766	£89.766	£155,000	£4,000	465
466	PR00246	1000LOR010014	14	Lorraine Croft	WS15 1RJ	House	2	Freehold	GN	Affordable	Assured Lifetime	£125.16	£3.33	£123.17	100%	Disc MVT	£62.117	£85.766	£89.766	£155,000	£4,000	466
467	PR00250	1000LOR010015	15	Lorraine Croft	WS15 1RJ	House	2	Freehold	GN	Affordable	Starter	£125.16	£3.33	£123.17	100%	Disc MVT	£62.117	£85.766	£89.766	£155,000	£4,000	467
468	PR00249	1000LOR010016	16	Lorraine Croft	WS15 1RJ	House	2	Freehold	GN	Affordable	Starter	£125.16	£3.33	£123.17	100%	Disc MVT	£62.117	£85.766	£89.766	£155,000	£4,000	468
469	PR00248	1000LOR010017	17	Lorraine Croft	WS15 1RJ	House	2	Freehold	GN	Affordable	Starter	£125.16	£3.33	£123.17	100%	Disc MVT	£62.117	£85.766	£89.766	£155,000	£4,000	469
470	PR00247	1000LOR010018	18	Lorraine Croft	WS15 1RJ	House	2	Freehold	GN	Affordable	Starter	£125.16	£3.33	£123.17	100%	Disc MVT	£62.117	£85.766	£89.766	£155,000	£4,000	470
453	PR00108	1000LOR010001	1	Lorraine Croft	WS15 1RJ	House	3	Freehold	GN	Affordable	Assured Lifetime	£140.58	£3.37	£145.46	100%	Disc MVT	£71.334	£99.086	£103.086	£178,000	£4,000	453
457	PR00112	1000LOR010005	5	Lorraine Croft	WS15 1RJ	House	3	Freehold	GN	Affordable	Starter	£140.58	£3.37	£145.46	100%	Disc MVT	£71.334	£99.086	£103.086	£178,000	£4,000	457
458	PR00113	1000LOR010006	6	Lorraine Croft	WS15 1RJ	House	3	Freehold	GN	Affordable	Starter	£140.58	£3.37	£145.46	100%	Disc MVT	£71.334	£99.086	£103.086	£178,000	£4,000	458
459	PR00205	1000LOR010007	7	Lorraine Croft	WS15 1RJ	House	3	Freehold	GN	Affordable	Starter	£140.58	£3.33	£145.46	100%	Disc MVT	£71.334	£99.086	£103.086	£178,000	£4,000	459
460	PR00206	1000LOR010008	8	Lorraine Croft	WS15 1RJ	House	3	Freehold	GN	Affordable	Starter	£140.58	£3.33	£145.46	100%	Disc MVT	£71.334	£99.086	£103.086	£178,000	£4,000	460
461	PR00207	1000LOR010009	9	Lorraine Croft	WS15 1RJ	House	3	Freehold	GN	Affordable	Starter	£140.58	£3.33	£145.46	100%	Disc MVT	£71.334	£99.086	£103.086	£178,000	£4,000	461
462	PR00208	1000LOR010010	10	Lorraine Croft	WS15 1RJ	House	3	Freehold	GN	Affordable	Starter	£140.58	£3.33	£145.46	100%	Disc MVT	£71.334	£99.086	£103.086	£178,000	£4,000	462
1657	PR00842	1000SAN070021	21	Sandy Lane	WS15 2LB	House	2	Freehold	GN	Affordable	Assured Lifetime	£129.96	£3.38	£123.12	100%	Disc MVT	£68.128	£94.725	£98.453	£170,000	£3,728	1657
1658	PR00841	1000SAN070023	23	Sandy Lane	WS15 2LB	House	2	Freehold	GN	Affordable	Starter	£129.96	£3.38	£123.12	100%	Disc MVT	£68.128	£94.725	£98.453	£170,000	£3,728	1658
1659	PR00838	1000SAN070025	25	Sandy Lane	WS15 2LB	House	2	Freehold	GN	Affordable	Starter	£129.96	£3.38	£123.12	100%	Disc MVT	£68.128	£94.725	£98.453	£170,000	£3,728	1659
1663	PR00843	1000SAN070033	33	Sandy Lane	WS15 2LB	House	2	Freehold	GN	Affordable	Starter	£129.96	£3.38	£123.12	100%	Disc MVT	£68.128	£94.725	£98.453	£170,000	£3,728	1663
1664	PR00819	1000SAN070035	35	Sandy Lane	WS15 2LB	House	2	Freehold	GN	Affordable	Starter	£129.96	£3.38	£123.12	100%	Disc MVT	£68.128	£94.725	£98.453	£170,000	£3,728	1664
1668	PR00821	1000SAN070043	43	Sandy Lane	WS15 2LB	House	2	Freehold	GN	Affordable	Starter	£129.96	£3.38	£123.12	100%	Disc MVT	£68.128	£94.725	£98.453	£170,000	£3,728	1668
1669	PR00817	1000SAN070045	45	Sandy Lane	WS15 2LB	House	2	Freehold	GN	Affordable	Starter	£129.96	£3.38	£123.12	100%	Disc MVT	£68.128	£94.725	£98.453	£170,000	£3,728	1669
1670	PR00816	1000SAN070047	47	Sandy Lane	WS15 2LB	House	2	Freehold	GN	Affordable	Starter	£129.96	£3.38	£123.12	100%	Disc MVT	£68.128	£94.725	£98.453	£170,000	£3,728	1670
1660	PR00837	1000SAN070027	27	Sandy Lane	WS15 2LB	House	3	Freehold	GN	Affordable	Starter	£149.71	£3.38	£146.11	100%	Disc MVT	£78.147	£109.203	£112.931	£195,000	£3,728	1660
1661	PR00839	1000SAN070029	29	Sandy Lane	WS15 2LB	House	3	Freehold	GN	Affordable	Starter	£149.71	£3.38	£146.11	100%	Disc MVT	£78.147	£109.203	£112.931	£195,000	£3,728	1661
1662	PR00840	1000SAN070031	31	Sandy Lane	WS15 2LB	House	3	Freehold	GN	Affordable	Starter	£149.71	£3.38	£146.11	100%	Disc MVT	£78.147	£109.203	£112.931	£195,000	£3,728	1662
1665	PR00822	1000SAN070037	37	Sandy Lane	WS15 2LB	House	3	Freehold	GN	Affordable	Starter	£149.71	£3.38	£146.11	100%	Disc MVT	£78.147	£109.203	£112.931	£195,000	£3,728	1665
1666	PR00820	1000SAN070039	39	Sandy Lane	WS15 2LB	House	3	Freehold	GN	Affordable	Assured Lifetime	£149.71	£3.38	£146.11	100%	Disc MVT	£78.147	£109.203	£112.931	£195,000	£3,728	1666
1667	PR00818	1000SAN070041	41	Sandy Lane	WS15 2LB	House	3	Freehold	GN	Affordable	Starter	£149.71	£3.38	£146.11	100%	Disc MVT	£78.147	£109.203	£112.931	£195,000	£3,728	1667
681	HF21345	2297038	37	Landons Way	ST16 2EL	House	2	Freehold	SO	Shared O/S	Assured	£93.74	£5.54	~	75%	EUV	£107.194	£107.194	£107.194	£235,000	£0	681
682	HF21344	2297038	38	Landons Way	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£62.62	£5.54	~	50%	EUV	£71.463	£71.463	£71.463	£235,000	£0	682
683	HF21343	2297040	40	Landons Way	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£98.11	£5.54	~	70%	EUV	£100.048	£100.048	£100.048	£235,000	£0	683
680	HF21342	2296021	21	Trubshaw Grove	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£81.41	£5.54	~	65%	EUV	£92.902	£92.902	£92.902	£235,000	£0	680
678	HF21348	2296019	19	Trubshaw Grove	ST16 2EL	House	2	Freehold	SO	Shared O/S	Assured	£76.81	£5.54	~	70%	EUV	£87.276	£87.276	£87.276	£205,000	£0	678
679	HF21349	2296020	20	Trubshaw Grove	ST16 2EL	House	2	Freehold	SO	Shared O/S	Assured	£66.21	£5.54	~	60%	EUV	£74.808	£74.808	£74.808	£205,000	£0	679
660	HF21384	2296001	1	Trubshaw Grove	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£80.37	£5.67	~	55%	EUV	£85.299	£85.299	£85.299	£255,000	£0	660
661	HF21387	2296002	2	Trubshaw Grove	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£100.59	£5.54	~	75%	EUV	£116.317	£116.317	£116.317	£255,000	£0	661
662	HF21388	2296003	3	Trubshaw Grove	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£81.41	£5.54	~	60%	EUV	£92.902	£92.902	£92.902	£235,000	£0	662
663	HF21389	2296004	4	Trubshaw Grove	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£62.62	£5.54	~	50%	EUV	£71.463	£71.463	£71.463	£235,000	£0	663
664	HF21390	2296005	5	Trubshaw Grove	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£76.94	£5.54	~	60%	EUV	£85.755	£85.755	£85.755	£235,000	£0	664
665	HF21391	2296006	6	Trubshaw Grove	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£83.35	£5.67	~	65%	EUV	£92.902	£92.902	£92.902	£235,000	£0	665
666	HF21410	2296007	7	Trubshaw Grove	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£84.68	£5.54	~	70%	EUV	£100.048	£100.048	£100.048	£235,000	£0	666
667	HF21411	2296008	8	Trubshaw Grove	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£79.08	£5.55	~	65%	EUV	£92.902	£92.902	£92.902	£235,000	£0	667
668	HF21412	2296009	9	Trubshaw Grove	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£93.94	£5.54	~	75%	EUV	£107.194	£107.194	£107.194	£235,000	£0	668
669	HF21413	2296010	10	Trubshaw Grove	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£43.32	£5.54	~	35%	EUV	£50.204	£50.204	£50.204	£235,000	£0	669
670	HF21414	2296011	11	Trubshaw Grove	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£82.71	£5.54	~	75%	EUV	£107.194	£107.194	£107.194	£235,000	£0	670
671	HF21376	2296012	12	Trubshaw Grove	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£92.90	£5.54	~	75%	EUV	£107.194	£107.194	£107.194	£235,000	£0	671
672	HF21377	2296013	13	Trubshaw Grove	ST16 2EL	House	3	Freehold	SO	Shared O/S	Assured	£92.82	£5.54	~	75							

Platform Housing Group - Norman / Royale Portfolio

AY Ref	ID (UPRN)	Open Housing	No	Address	Post Code	Desc	Beds	Tenure	Rent Category	Rent Type	Type of Tenancy	Net Weekly Rent (2023/24)	Service Charge	Target Rent	% Equity Retained	AY Security Basis 25/01/24	EUV-SH*	MV-STT* (reflecting restrictions on title and CIL liability)	MV-STT* (before title review)	MV-VP (for guidance only)	CIL LIABILITY	AY Ref
1766	PR00408	1464049	49	Cuckoo Close	WR9 7GH	Bungalow	1	Freehold	GN	Social Rent	Assured Lifetime	£101.74	£6.77	£105.27	100%	EUV	£90.170	£90.170	£130.305	£225.000	EO	1766
1767	PR00409	1464051	51	Cuckoo Close	WR9 7GH	Bungalow	1	Freehold	GN	Social Rent	Assured Lifetime	£101.74	£6.77	£105.27	100%	EUV	£90.170	£90.170	£130.305	£225.000	EO	1767
1768	PR00410	1464053	53	Cuckoo Close	WR9 7GH	Bungalow	1	Freehold	GN	Social Rent	Assured Lifetime	£101.74	£6.77	£105.27	100%	EUV	£90.170	£90.170	£130.305	£225.000	EO	1768
1745	PH00148	1464019	19	Cuckoo Close	WR9 7GH	House	2	Freehold	SO	Shared O/S	Assured	£77.54	£8.24	~	65%	EUV	£96.855	£96.855	£96.855	£245.000	EO	1745
1746	PH00149	1464021	21	Cuckoo Close	WR9 7GH	House	2	Freehold	SO	Shared O/S	Assured	£77.54	£8.24	~	65%	EUV	£96.855	£96.855	£96.855	£245.000	EO	1746
1747	PH00150	1464023	23	Cuckoo Close	WR9 7GH	House	2	Freehold	SO	Shared O/S	Assured	£77.54	£8.24	~	65%	EUV	£96.855	£96.855	£96.855	£245.000	EO	1747
1748	PH00151	1464025	25	Cuckoo Close	WR9 7GH	House	2	Freehold	SO	Shared O/S	Assured	£77.54	£8.24	~	65%	EUV	£96.855	£96.855	£96.855	£245.000	EO	1748
1750	PR00628	1464028	28	Cuckoo Close	WR9 7GH	House	2	Freehold	GN	Social Rent	Assured Lifetime	£104.10	£6.56	£107.72	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1750
1752	PR00627	1464030	30	Cuckoo Close	WR9 7GH	House	2	Freehold	GN	Social Rent	Assured Lifetime	£104.10	£6.56	£107.72	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1752
1753	PR00626	1464032	32	Cuckoo Close	WR9 7GH	House	2	Freehold	GN	Social Rent	Assured Lifetime	£104.10	£6.56	£107.72	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1753
1754	PR00643	1464034	34	Cuckoo Close	WR9 7GH	House	2	Freehold	GN	Social Rent	Assured Lifetime	£112.49	£5.71	£116.40	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1754
1755	PR00642	1464036	36	Cuckoo Close	WR9 7GH	House	2	Freehold	GN	Social Rent	Assured Lifetime	£112.49	£5.71	£116.40	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1755
1756	PR00641	1464038	38	Cuckoo Close	WR9 7GH	House	2	Freehold	GN	Social Rent	Assured Lifetime	£112.49	£5.71	£116.40	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1756
1742	PH00051	1464029	9	Cuckoo Close	WR9 7GH	House	2	Freehold	SO	Shared O/S	Assured	£82.31	£8.24	~	60%	EUV	£98.528	£98.528	£98.528	£270.000	EO	1742
1743	PH00052	1464011	11	Cuckoo Close	WR9 7GH	House	3	Freehold	SO	Shared O/S	Assured	£82.31	£8.24	~	60%	EUV	£98.528	£98.528	£98.528	£270.000	EO	1743
1743	PH00053	1464015	15	Cuckoo Close	WR9 7GH	House	3	Freehold	SO	Shared O/S	Assured	£82.31	£8.24	~	60%	EUV	£98.528	£98.528	£98.528	£270.000	EO	1743
1744	PH00054	1464017	17	Cuckoo Close	WR9 7GH	House	3	Freehold	SO	Shared O/S	Assured	£82.31	£8.24	~	60%	EUV	£98.528	£98.528	£98.528	£270.000	EO	1744
1758	PR00684	1464040	40	Cuckoo Close	WR9 7GH	House	3	Freehold	GN	Social Rent	Assured Lifetime	£127.26	£5.71	£131.67	100%	EUV	£108.204	£108.204	£156.366	£270.000	EO	1758
1760	PR00686	1464042	42	Cuckoo Close	WR9 7GH	House	3	Freehold	GN	Social Rent	Assured Lifetime	£127.26	£5.71	£131.67	100%	EUV	£108.204	£108.204	£156.366	£270.000	EO	1760
1762	PR00685	1464044	44	Cuckoo Close	WR9 7GH	House	3	Freehold	GN	Social Rent	Assured Lifetime	£127.26	£5.71	£131.67	100%	EUV	£108.204	£108.204	£156.366	£270.000	EO	1762
1764	PR00683	1464046	46	Cuckoo Close	WR9 7GH	House	3	Freehold	GN	Social Rent	Assured Lifetime	£127.26	£5.71	£131.67	100%	EUV	£108.204	£108.204	£156.366	£270.000	EO	1764
1749	PR00255	1464027	27	Cuckoo Close	WR9 7GH	House	4	Freehold	GN	Social Rent	Assured Lifetime	£151.51	£6.77	£156.77	100%	EUV	£126.238	£126.238	£182.427	£315.000	EO	1749
1751	PR00256	1464029	29	Cuckoo Close	WR9 7GH	House	4	Freehold	GN	Social Rent	Assured Lifetime	£151.51	£6.77	£156.77	100%	EUV	£126.238	£126.238	£182.427	£315.000	EO	1751
1770	HF21512	1455015	15	Dove Crescent	WR9 7GG	House	2	Freehold	SO	Shared O/S	Assured	£98.405	£10.83	~	60%	EUV	£89.405	£89.405	£89.405	£245.000	EO	1770
1773	HF21556	1455018	18	Dove Crescent	WR9 7GG	House	2	Freehold	SO	Shared O/S	Assured	£98.405	£10.83	~	60%	EUV	£89.405	£89.405	£89.405	£245.000	EO	1773
1775	HF21432	1455020	20	Dove Crescent	WR9 7GG	House	2	Freehold	GN	Social Rent	Assured Lifetime	£117.10	£1.56	£121.59	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1775
1776	HF21431	1455021	21	Dove Crescent	WR9 7GG	House	2	Freehold	GN	Social Rent	Assured Lifetime	£117.10	£1.56	£121.59	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1776
1777	HF21430	1455022	22	Dove Crescent	WR9 7GG	House	2	Freehold	GN	Social Rent	Assured Lifetime	£117.10	£1.56	£121.59	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1777
1778	HF21429	1455023	23	Dove Crescent	WR9 7GG	House	2	Freehold	GN	Social Rent	Assured Lifetime	£117.10	£1.56	£121.59	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1778
1779	HF21428	1455024	24	Dove Crescent	WR9 7GG	House	2	Freehold	GN	Social Rent	Assured Lifetime	£117.10	£1.56	£121.59	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1779
1769	HF21513	1455014	14	Dove Crescent	WR9 7GG	House	3	Freehold	SO	Shared O/S	Assured	£98.405	£10.83	~	60%	EUV	£98.528	£98.528	£98.528	£270.000	EO	1769
1771	HF21511	1455016	16	Dove Crescent	WR9 7GG	House	3	Freehold	SO	Shared O/S	Assured	£98.405	£10.83	~	60%	EUV	£98.528	£98.528	£98.528	£270.000	EO	1771
1772	HF21515	1455017	17	Dove Crescent	WR9 7GG	House	3	Freehold	SO	Shared O/S	Assured	£98.405	£10.83	~	60%	EUV	£98.528	£98.528	£98.528	£270.000	EO	1772
1774	HF21555	1455019	19	Dove Crescent	WR9 7GG	House	3	Freehold	SO	Shared O/S	Assured	£98.405	£10.83	~	60%	EUV	£98.528	£98.528	£98.528	£270.000	EO	1774
1895	HF21254	1450022	22	Foxglove Avenue	WR9 7TW	Bungalow	2	Freehold	GN	Social Rent	Assured Lifetime	£116.83	£8.72	£121.30	100%	EUV	£108.204	£108.204	£156.366	£270.000	EO	1895
1896	HF21255	1450024	24	Foxglove Avenue	WR9 7TW	Bungalow	2	Freehold	GN	Social Rent	Assured Lifetime	£116.83	£8.72	£121.30	100%	EUV	£108.204	£108.204	£156.366	£270.000	EO	1896
1891	HF21250	1450014	14	Foxglove Avenue	WR9 7TW	House	2	Freehold	GN	Social Rent	Assured Lifetime	£117.81	£8.72	£122.32	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1891
1892	HF21251	1450016	16	Foxglove Avenue	WR9 7TW	House	2	Freehold	GN	Social Rent	Assured Lifetime	£117.81	£8.72	£122.32	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1892
1893	HF21252	1450018	18	Foxglove Avenue	WR9 7TW	House	2	Freehold	GN	Social Rent	Assured Lifetime	£117.81	£8.72	£122.32	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1893
1894	HF21253	1450020	20	Foxglove Avenue	WR9 7TW	House	2	Freehold	GN	Social Rent	Assured Lifetime	£117.81	£8.72	£122.32	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1894
1889	HF21193	1450006	6	Foxglove Avenue	WR9 7TW	House	4	Freehold	GN	Social Rent	Assured Shorthold	£157.22	£6.96	£163.25	100%	EUV	£126.238	£126.238	£182.427	£315.000	EO	1889
1890	HF21194	1450008	8	Foxglove Avenue	WR9 7TW	House	4	Freehold	GN	Social Rent	Assured Shorthold	£157.22	£6.96	£163.25	100%	EUV	£126.238	£126.238	£182.427	£315.000	EO	1890
1780	HF04563	1389001	1	Goldcrest Way	WR9 7FY	House	2	Freehold	GN	Social Rent	Syr Fixed Term	£113.73	£6.76	£118.10	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1780
1781	HF04564	1389003	3	Goldcrest Way	WR9 7FY	House	2	Freehold	GN	Social Rent	Assured Lifetime	£113.73	£6.76	£118.10	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1781
1782	HF04565	1389005	5	Goldcrest Way	WR9 7FY	House	2	Freehold	GN	Social Rent	Assured Lifetime	£113.73	£6.76	£118.10	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1782
1783	HF04566	1389007	7	Goldcrest Way	WR9 7FY	House	2	Freehold	GN	Social Rent	Syr Fixed Term	£113.73	£6.76	£118.10	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1783
1784	HF04567	1389010	10	Goldcrest Way	WR9 7FY	House	2	Freehold	GN	Social Rent	Assured Lifetime	£110.80	£6.76	£114.66	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1784
1785	HF04568	1389012	12	Goldcrest Way	WR9 7FY	House	2	Freehold	GN	Social Rent	Syr Fixed Term	£110.42	£6.76	£114.66	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1785
1786	HF04569	1389014	14	Goldcrest Way	WR9 7FY	House	2	Freehold	GN	Social Rent	Syr Fixed Term	£110.42	£6.76	£114.66	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1786
1787	HF04570	1389016	16	Goldcrest Way	WR9 7FY	House	2	Freehold	GN	Social Rent	Assured Lifetime	£110.42	£6.76	£114.66	100%	EUV	£98.185	£98.185	£141.888	£245.000	EO	1787
1788	HF04571	1389018	18	Goldcrest Way	WR9 7FY	House	2	Freehold	GN	Social Rent	Assured Lifetime	£110.42	£6.98	£114.66	100%	EUV</						

AY Ref	ID (UPRN)	Open Housing	No	Address	Post Code	Desc	Beds	Tenure	Rent Category	Rent Type	Type of Tenancy	Net Weekly Rent (2023/24)	Service Charge	Target Rent	% Equity Retained	AY Security Basis 25/01/24	EUV-SH*	MV-STT* (reflecting restrictions on title and CIL liability)	MV-STT* (before title review)	MV-VP (for guidance only)	CIL LIABILITY	AY Ref	
1814	HF20470	1430047	47	Raven Gardens	Worcestershire	WR9 7GE	House	2	Freehold	GN	Social Rent	£112.66	£6.76	£116.98	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1814	
1815	HF20471	1430049	49	Raven Gardens	Worcestershire	WR9 7GE	House	2	Freehold	GN	Social Rent	£113.05	£6.76	£116.98	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1815	
1816	HF20472	1430051	51	Raven Gardens	Worcestershire	WR9 7GE	House	2	Freehold	GN	Social Rent	£112.66	£6.76	£116.98	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1816	
1817	HF20473	1430053	53	Raven Gardens	Worcestershire	WR9 7GE	House	2	Freehold	GN	Social Rent	£112.66	£6.76	£116.98	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1817	
1818	HF20474	1430055	55	Raven Gardens	Worcestershire	WR9 7GE	House	2	Freehold	GN	Social Rent	£112.66	£6.76	£116.98	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1818	
1819	HF20475	1430057	57	Raven Gardens	Worcestershire	WR9 7GE	House	2	Freehold	GN	Social Rent	£112.66	£6.76	£116.98	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1819	
1811	HF20467	1430041	41	Raven Gardens	Worcestershire	WR9 7GE	House	3	Freehold	GN	Social Rent	£126.16	£6.76	£131.00	100%	EUV	£108.204	£108.204	£156,366	£270,000	EO	1811	
1812	HF20468	1430043	43	Raven Gardens	Worcestershire	WR9 7GE	House	3	Freehold	GN	Social Rent	£126.16	£6.76	£131.00	100%	EUV	£108.204	£108.204	£156,366	£270,000	EO	1812	
1813	HF20469	1430045	45	Raven Gardens	Worcestershire	WR9 7GE	House	3	Freehold	GN	Social Rent	£126.16	£6.76	£131.00	100%	EUV	£108.204	£108.204	£156,366	£270,000	EO	1813	
1820	HF20509	1411005	5	Robin Meadow	Worcestershire	WR9 7F2	Bungalow	1	Freehold	GN	Social Rent	£97.87	£6.93	£101.62	100%	EUV	£90.170	£90.170	£130,305	£225,000	EO	1820	
1821	HF20510	1411007	7	Robin Meadow	Worcestershire	WR9 7F2	Bungalow	1	Freehold	GN	Social Rent	£98.22	£6.92	£101.62	100%	EUV	£90.170	£90.170	£130,305	£225,000	EO	1821	
1823	HF20512	1411011	11	Robin Meadow	Worcestershire	WR9 7F2	Bungalow	1	Freehold	GN	Social Rent	£98.14	£8.01	£104.66	100%	EUV	£90.170	£90.170	£130,305	£225,000	EO	1823	
1822	HF20511	1411009	9	Robin Meadow	Worcestershire	WR9 7F2	House	1	Freehold	GN	Social Rent	£97.87	£6.93	£101.62	100%	EUV	£84.159	£84.159	£121,618	£210,000	EO	1822	
1826	HF20516	1411016	16	Robin Meadow	Worcestershire	WR9 7F2	House	2	Freehold	GN	Social Rent	£120.20	£9.30	£134.55	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1826	
1824	HF20457	1411014	14	Robin Meadow	Worcestershire	WR9 7F2	House	3	Freehold	GN	Social Rent	£122.81	£6.76	£127.52	100%	EUV	£108.204	£108.204	£156,366	£270,000	EO	1824	
1828	HF20455	1411018	18	Robin Meadow	Worcestershire	WR9 7F2	House	3	Freehold	GN	Social Rent	£122.81	£6.76	£127.52	100%	EUV	£108.204	£108.204	£156,366	£270,000	EO	1828	
1830	HF20454	1411020	20	Robin Meadow	Worcestershire	WR9 7F2	House	3	Freehold	GN	Social Rent	£122.81	£6.76	£127.52	100%	EUV	£108.204	£108.204	£156,366	£270,000	EO	1830	
1832	HF20453	1411022	22	Robin Meadow	Worcestershire	WR9 7F2	House	3	Freehold	GN	Social Rent	£122.81	£6.76	£127.52	100%	EUV	£108.204	£108.204	£156,366	£270,000	EO	1832	
1833	HF20452	1411024	24	Robin Meadow	Worcestershire	WR9 7F2	House	3	Freehold	GN	Social Rent	£122.81	£6.76	£127.52	100%	EUV	£108.204	£108.204	£156,366	£270,000	EO	1833	
1834	HF20451	1411026	26	Robin Meadow	Worcestershire	WR9 7F2	House	3	Freehold	GN	Social Rent	£122.81	£6.76	£127.52	100%	EUV	£108.204	£108.204	£156,366	£270,000	EO	1834	
1825	HF20498	1411015	15	Robin Meadow	Worcestershire	WR9 7F2	House	4	Freehold	GN	Social Rent	£144.30	£6.76	£149.83	100%	EUV	£126.238	£126.238	£182,427	£315,000	EO	1825	
1827	HF20497	1411017	17	Robin Meadow	Worcestershire	WR9 7F2	House	4	Freehold	GN	Social Rent	£144.30	£6.76	£149.83	100%	EUV	£126.238	£126.238	£182,427	£315,000	EO	1827	
1829	HF20496	1411019	19	Robin Meadow	Worcestershire	WR9 7F2	House	4	Freehold	GN	Social Rent	£144.30	£6.76	£149.83	100%	EUV	£126.238	£126.238	£182,427	£315,000	EO	1829	
1831	HF20495	1411021	21	Robin Meadow	Worcestershire	WR9 7F2	House	4	Freehold	GN	Social Rent	£144.30	£6.76	£149.83	100%	EUV	£126.238	£126.238	£182,427	£315,000	EO	1831	
1924	HF20046	1410024	24	Snowdrop Drive	Worcestershire	WR9 7TP	House	1	Freehold	GN	Social Rent	£94.97	£6.77	£98.61	100%	EUV	£84.159	£84.159	£121,618	£210,000	EO	1924	
1925	HF20047	1410026	26	Snowdrop Drive	Worcestershire	WR9 7TP	House	1	Freehold	GN	Social Rent	£94.97	£6.77	£98.61	100%	EUV	£84.159	£84.159	£121,618	£210,000	EO	1925	
1909	HF20031	1410005	5	Snowdrop Drive	Worcestershire	WR9 7TP	House	2	Freehold	SO	Shared O/S	Assured	£74.83	£8.40	~	60%	EUV	£89.405	£89.405	£89.405	£245,000	EO	1909
1910	HF20032	1410006	6	Snowdrop Drive	Worcestershire	WR9 7TP	House	2	Freehold	GN	Social Rent	£117.40	£6.77	£121.90	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1910	
1911	HF20033	1410007	7	Snowdrop Drive	Worcestershire	WR9 7TP	House	2	Freehold	SO	Shared O/S	Assured	£74.83	£8.40	~	60%	EUV	£89.405	£89.405	£89.405	£245,000	EO	1911
1912	HF20034	1410008	8	Snowdrop Drive	Worcestershire	WR9 7TP	House	2	Freehold	GN	Social Rent	£117.40	£6.77	£121.90	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1912	
1917	HF20039	1410014	14	Snowdrop Drive	Worcestershire	WR9 7TP	House	2	Freehold	SO	Shared O/S	Assured	£72.96	£8.40	~	60%	EUV	£89.405	£89.405	£89.405	£245,000	EO	1917
1919	HF20041	1410016	16	Snowdrop Drive	Worcestershire	WR9 7TP	House	2	Freehold	SO	Shared O/S	Assured	£89.99	£8.40	~	60%	EUV	£89.405	£89.405	£89.405	£245,000	EO	1919
1921	HF20043	1410018	18	Snowdrop Drive	Worcestershire	WR9 7TP	House	2	Freehold	SO	Shared O/S	Assured	£72.96	£8.40	~	60%	EUV	£89.405	£89.405	£89.405	£245,000	EO	1921
1922	HF20044	1410019	19	Snowdrop Drive	Worcestershire	WR9 7TP	House	2	Freehold	SO	Shared O/S	Assured	£74.83	£8.40	~	60%	EUV	£89.405	£89.405	£89.405	£245,000	EO	1922
1923	HF20045	1410021	21	Snowdrop Drive	Worcestershire	WR9 7TP	House	2	Freehold	SO	Shared O/S	Assured	£74.83	£8.40	~	60%	EUV	£89.405	£89.405	£89.405	£245,000	EO	1923
1926	HF20048	1410028	28	Snowdrop Drive	Worcestershire	WR9 7TP	House	2	Freehold	GN	Social Rent	£114.63	£8.53	£119.02	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1926	
1927	HF20049	1410030	30	Snowdrop Drive	Worcestershire	WR9 7TP	House	2	Freehold	GN	Social Rent	£114.63	£8.53	£119.02	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1927	
1913	HF20035	1410009	9	Snowdrop Drive	Worcestershire	WR9 7TP	House	3	Freehold	GN	Social Rent	£133.38	£6.77	£138.01	100%	EUV	£108.204	£108.204	£156,366	£270,000	EO	1913	
1914	HF20036	1410010	10	Snowdrop Drive	Worcestershire	WR9 7TP	House	3	Freehold	GN	Social Rent	£133.38	£6.77	£138.01	100%	EUV	£108.204	£108.204	£156,366	£270,000	EO	1914	
1915	HF20037	1410011	11	Snowdrop Drive	Worcestershire	WR9 7TP	House	3	Freehold	GN	Social Rent	£132.92	£6.77	£138.01	100%	EUV	£108.204	£108.204	£156,366	£270,000	EO	1915	
1916	HF20038	1410012	12	Snowdrop Drive	Worcestershire	WR9 7TP	House	3	Freehold	GN	Social Rent	£133.38	£6.77	£138.01	100%	EUV	£108.204	£108.204	£156,366	£270,000	EO	1916	
1918	HF20040	1410015	15	Snowdrop Drive	Worcestershire	WR9 7TP	House	3	Freehold	GN	Social Rent	£132.92	£6.77	£138.01	100%	EUV	£108.204	£108.204	£156,366	£270,000	EO	1918	
1920	HF20042	1410017	17	Snowdrop Drive	Worcestershire	WR9 7TP	House	3	Freehold	GN	Social Rent	£132.92	£6.77	£138.01	100%	EUV	£108.204	£108.204	£156,366	£270,000	EO	1920	
1930	PH00729	1472018	18	Teasel Close	Worcestershire	WR9 7TU	House	1	Freehold	GN	Social Rent	£100.99	£8.49	£104.50	100%	EUV	£84.159	£84.159	£121,618	£210,000	EO	1930	
1931	PH00730	1472020	20	Teasel Close	Worcestershire	WR9 7TU	House	1	Freehold	GN	Social Rent	£100.99	£8.49	£104.50	100%	EUV	£84.159	£84.159	£121,618	£210,000	EO	1931	
1938	PH00731	1472034	34	Teasel Close	Worcestershire	WR9 7TU	House	1	Freehold	GN	Social Rent	£105.14	£8.49	£106.53	100%	EUV	£84.159	£84.159	£121,618	£210,000	EO	1938	
1939	PH00762	1472036	36	Teasel Close	Worcestershire	WR9 7TU	House	1	Freehold	GN	Social Rent	£105.14	£8.49	£106.53	100%	EUV	£84.159	£84.159	£121,618	£210,000	EO	1939	
1940	PH00763	1472038	38	Teasel Close	Worcestershire	WR9 7TU	House	1	Freehold	GN	Social Rent	£105.14	£8.49	£106.53	100%	EUV	£84.159	£84.159	£121,618	£210,000	EO	1940	
1928	PH00728	1472014	14	Teasel Close	Worcestershire	WR9 7TU	House	2	Freehold	GN	Social Rent	£114.96	£8.49	£118.96	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1928	
1929	PH00726	1472016	16	Teasel Close	Worcestershire	WR9 7TU	House	2	Freehold	GN	Social Rent	£114.96	£8.49	£118.96	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1929	
1922	PH00433	1472022	22	Teasel Close	Worcestershire	WR9 7TU	House	2	Freehold	SO	Shared O/S	Assured	£48.66	£8.19	~	40%	EUV	£59.603	£59.603	£59.603	£245,000	EO	1922
1933	PH00434	1472024	24	Teasel Close	Worcestershire	WR9 7TU	House	2	Freehold	SO	Shared O/S	Assured	£83.18	£8.19	~	70%	EUV	£104.305	£104.305	£104.305	£245,000	EO	1933
1934	PH00725	1472026	26	Teasel Close	Worcestershire	WR9 7TU	House	2	Freehold	GN	Social Rent	£114.96	£8.49	£118.96	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1934	
1935	PH00732	1472028	28	Teasel Close	Worcestershire	WR9 7TU	House	2	Freehold	GN	Social Rent	£114.96	£8.49	£118.96	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1935	
1936	PH00724	1472030	30	Teasel Close	Worcestershire	WR9 7TU	House	2	Freehold	GN	Social Rent	£114.96	£8.49	£118.96	100%	EUV	£98.185	£98.185	£141,888	£245,000	EO	1936	
1937	PH00727	1472032	32	Teasel Close	Worcestershire	WR9 7TU	House	2	Freehold	GN	Social Rent	£114.96	£8.49	£118.96	100%	EUV	£98.185	£98.185	£				

Platform Housing Group - Norman / Royale Portfolio

AY Ref	ID (UPRN)	Open Housing	No	Address	Post Code	Desc	Beds	Tenure	Rent Category	Rent Type	Type of Tenancy	Net Weekly Rent (2023/24)	Service Charge	Target Rent	% Equity Retained	AY Security Basis 25/01/24	EUV-SH*	MV-STT* (reflecting restrictions on title and CIL liability)	MV-STT* (before title review)	MV-VP (for guidance only)	CIL LIABILITY	AY Ref			
1294	HF21536	1440017	17	Skylink Rise	Whittington	Worcester	Worcestershire	WRS 1TA	House	2	Freehold	GN	Social Rent	Assured Lifetime	£123.52	£3.70	£130.16	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1294
1030	HF21139	1440004	4	Skylink Rise	Whittington	Worcester	Worcestershire	WRS 1TA	House	3	Freehold	SO	Shared O/S	Assured	£104.37	£7.55	~	70%	EUV	£117.077	£117.077	£117.077	£275.000	EO	1030
1031	HF21140	1440006	6	Skylink Rise	Whittington	Worcester	Worcestershire	WRS 1TA	House	3	Freehold	SO	Shared O/S	Assured	£44.73	£6.48	~	30%	EUV	£50.176	£50.176	£50.176	£275.000	EO	1031
1034	HF21173	1440018	18	Skylink Rise	Whittington	Worcester	Worcestershire	WRS 1TA	House	3	Freehold	GN	Social Rent	Assured Lifetime	£134.85	£7.78	£139.30	100%	MVT	£120.227	£173.740	£173.740	£275.000	EO	1034
1291	PH00002	1440009	9	Skylink Rise	Whittington	Worcester	Worcestershire	WRS 1TA	House	3	Freehold	SO	Shared O/S	Assured	£5.92	£0.60	~	60%	EUV	£100.352	£100.352	£100.352	£275.000	EO	1291
1292	PH00001	1440011	11	Skylink Rise	Whittington	Worcester	Worcestershire	WRS 1TA	House	3	Freehold	SO	Shared O/S	Assured	£87.67	£5.17	~	60%	EUV	£100.352	£100.352	£100.352	£275.000	EO	1292
1029	HF21107	1440002	2	Skylink Rise	Whittington	Worcester	Worcestershire	WRS 1TA	Maisonette	1	Freehold	GN	Social Rent	Assured Lifetime	£93.57	£7.78	£97.15	100%	MVT	£56.106	£81.079	£81.079	£140.000	EO	1029
1044	HF21154	1445012	12	Woodpeckers Lane	Whittington	Worcester	Worcestershire	WRS 1TA	House	3	Freehold	GN	Social Rent	Assured Lifetime	£134.16	£7.78	£139.30	100%	MVT	£110.208	£159.262	£159.262	£275.000	EO	1044
1045	HF21155	1445014	14	Woodpeckers Lane	Whittington	Worcester	Worcestershire	WRS 1TA	House	3	Freehold	GN	Social Rent	Assured Lifetime	£134.16	£7.78	£139.30	100%	MVT	£110.208	£159.262	£159.262	£275.000	EO	1045
1038	HF21150	1445004	4	Woodpeckers Lane	Whittington	Worcester	Worcestershire	WRS 1TD	Flat	2	Freehold	GN	Social Rent	Assured Lifetime	£107.71	£7.78	£111.83	100%	MVT	£56.106	£81.079	£81.079	£140.000	EO	1038
1036	HF21172	1445001	1	Woodpeckers Lane	Whittington	Worcester	Worcestershire	WRS 1TD	House	2	Freehold	GN	Social Rent	Assured Lifetime	£117.51	£7.78	£122.02	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1036
1037	HF21171	1445003	3	Woodpeckers Lane	Whittington	Worcester	Worcestershire	WRS 1TD	House	2	Freehold	GN	Social Rent	Assured Lifetime	£117.51	£7.78	£122.02	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1037
1040	HF21151	1445006	6	Woodpeckers Lane	Whittington	Worcester	Worcestershire	WRS 1TD	House	2	Freehold	GN	Social Rent	Assured Lifetime	£117.51	£7.78	£122.02	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1040
1042	HF20252	1445008	8	Woodpeckers Lane	Whittington	Worcester	Worcestershire	WRS 1TD	House	2	Freehold	GN	Social Rent	Assured Lifetime	£137.43	£7.78	£122.02	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1042
1043	HF21153	1445010	10	Woodpeckers Lane	Whittington	Worcester	Worcestershire	WRS 1TD	House	2	Freehold	GN	Social Rent	Assured Lifetime	£117.51	£7.78	£122.02	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1043
1039	HF21169	1445005	5	Woodpeckers Lane	Whittington	Worcester	Worcestershire	WRS 1TD	Maisonette	1	Freehold	GN	Social Rent	Assured Lifetime	£93.57	£7.78	£97.15	100%	MVT	£56.106	£81.079	£81.079	£140.000	EO	1039
1041	HF21170	1445007	7	Woodpeckers Lane	Whittington	Worcester	Worcestershire	WRS 1TD	Maisonette	1	Freehold	GN	Social Rent	Assured Lifetime	£93.57	£7.78	£97.15	100%	MVT	£56.106	£81.079	£81.079	£140.000	EO	1041
1277	HF21540	1456002	2	Mollys Run	Whittington	Worcester	Worcestershire	WRS 1TB	Bungalow	1	Freehold	GN	Social Rent	Assured Lifetime	£106.42	£3.70	£111.30	100%	MVT	£96.181	£138.992	£138.992	£240.000	EO	1277
1278	HF21541	1456004	4	Mollys Run	Whittington	Worcester	Worcestershire	WRS 1TB	Bungalow	1	Freehold	GN	Social Rent	Assured Lifetime	£106.42	£3.70	£111.30	100%	MVT	£96.181	£138.992	£138.992	£240.000	EO	1278
1279	PR00063	1456015	15	Mollys Run	Whittington	Worcester	Worcestershire	WRS 1TB	House	3	Freehold	GN	Social Rent	Assured Lifetime	£136.78	£3.70	£141.53	100%	MVT	£110.208	£159.262	£159.262	£275.000	EO	1279
1280	PR00062	1456017	17	Mollys Run	Whittington	Worcester	Worcestershire	WRS 1TB	House	3	Freehold	GN	Social Rent	Assured Lifetime	£136.78	£3.70	£141.53	100%	MVT	£110.208	£159.262	£159.262	£275.000	EO	1280
1285	PR00015	1456027	27	Mollys Run	Whittington	Worcester	Worcestershire	WRS 1TB	House	3	Freehold	GN	Social Rent	Assured Lifetime	£136.78	£3.70	£141.53	100%	MVT	£110.208	£159.262	£159.262	£275.000	EO	1285
1286	PR00014	1456029	29	Mollys Run	Whittington	Worcester	Worcestershire	WRS 1TB	House	3	Freehold	GN	Social Rent	Assured Lifetime	£136.78	£3.70	£141.53	100%	MVT	£110.208	£159.262	£159.262	£275.000	EO	1286
1281	PR00061	1456019	19	Mollys Run	Whittington	Worcester	Worcestershire	WRS 1TB	House	4	Freehold	GN	Social Rent	Assured Lifetime	£156.46	£3.70	£161.89	100%	MVT	£122.330	£176.636	£176.636	£305.000	EO	1281
1282	PR00060	1456021	21	Mollys Run	Whittington	Worcester	Worcestershire	WRS 1TB	House	4	Freehold	GN	Social Rent	Assured Lifetime	£156.46	£3.70	£161.89	100%	MVT	£122.330	£176.636	£176.636	£305.000	EO	1282
1283	PR00017	1456023	23	Mollys Run	Whittington	Worcester	Worcestershire	WRS 1TB	House	4	Freehold	GN	Social Rent	Assured Lifetime	£156.46	£3.70	£161.89	100%	MVT	£122.330	£176.636	£176.636	£305.000	EO	1283
1284	PR00016	1456025	25	Mollys Run	Whittington	Worcester	Worcestershire	WRS 1TB	House	4	Freehold	GN	Social Rent	Assured Lifetime	£156.46	£3.70	£161.89	100%	MVT	£122.330	£176.636	£176.636	£305.000	EO	1284
1274	PR00660	1470021	21	Heron End	Whittington	Worcester	Worcestershire	WRS 1AR	Bungalow	2	Freehold	GN	Social Rent	Assured Lifetime	£123.52	£5.35	£127.81	100%	MVT	£110.208	£159.262	£159.262	£275.000	EO	1274
1271	PR00658	1470018	18	Heron End	Whittington	Worcester	Worcestershire	WRS 1AR	Flat	1	Freehold	GN	Social Rent	Assured Lifetime	£97.43	£6.24	£100.82	100%	MVT	£48.091	£69.496	£69.496	£120.000	EO	1271
1272	PR00656	1470019	19	Heron End	Whittington	Worcester	Worcestershire	WRS 1AR	House	2	Freehold	GN	Social Rent	Assured Lifetime	£123.52	£5.35	£127.81	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1272
1273	PR00661	1470020	20	Heron End	Whittington	Worcester	Worcestershire	WRS 1AR	House	2	Freehold	GN	Social Rent	Assured Lifetime	£123.52	£5.35	£127.81	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1273
1275	PR00662	1470022	22	Heron End	Whittington	Worcester	Worcestershire	WRS 1AR	House	2	Freehold	GN	Social Rent	Assured Lifetime	£123.52	£5.35	£127.81	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1275
1276	PR00659	1470023	23	Heron End	Whittington	Worcester	Worcestershire	WRS 1AR	House	2	Freehold	GN	Social Rent	Assured Lifetime	£123.52	£5.35	£127.81	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1276
1301	PR00188	2330014	14	Willow Bank	Whittington	Worcester	Worcestershire	WRS 1BF	Bungalow	1	Freehold	GN	Social Rent	Assured Lifetime	£106.42	£3.70	£110.11	100%	MVT	£96.181	£138.992	£138.992	£240.000	EO	1301
1306	PR00251	2330024	24	Willow Bank	Whittington	Worcester	Worcestershire	WRS 1BF	Bungalow	2	Freehold	GN	Social Rent	Assured Lifetime	£123.52	£3.70	£127.81	100%	MVT	£102.193	£147.679	£147.679	£255.000	EO	1306
1295	PR00134	2330002	2	Willow Bank	Whittington	Worcester	Worcestershire	WRS 1BF	Flat	1	Freehold	GN	Social Rent	Assured Lifetime	£97.43	£6.35	£100.82	100%	MVT	£48.091	£69.496	£69.496	£120.000	EO	1295
1296	PR00135	2330004	4	Willow Bank	Whittington	Worcester	Worcestershire	WRS 1BF	Flat	1	Freehold	GN	Social Rent	Assured Lifetime	£97.43	£6.35	£100.82	100%	MVT	£48.091	£69.496	£69.496	£120.000	EO	1296
1297	PR00136	2330006	6	Willow Bank	Whittington	Worcester	Worcestershire	WRS 1BF	House	2	Freehold	GN	Social Rent	Assured Lifetime	£123.52	£3.70	£127.81	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1297
1298	PR00137	2330008	8	Willow Bank	Whittington	Worcester	Worcestershire	WRS 1BF	House	2	Freehold	GN	Social Rent	Assured Lifetime	£123.52	£3.70	£127.81	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1298
1299	PR00138	2330010	10	Willow Bank	Whittington	Worcester	Worcestershire	WRS 1BF	House	2	Freehold	GN	Social Rent	Assured Lifetime	£123.52	£3.70	£127.81	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1299
1300	PR00139	2330012	12	Willow Bank	Whittington	Worcester	Worcestershire	WRS 1BF	House	2	Freehold	GN	Social Rent	Assured Lifetime	£123.52	£3.70	£127.81	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1300
1302	PR00189	2330016	16	Willow Bank	Whittington	Worcester	Worcestershire	WRS 1BF	House	2	Freehold	GN	Social Rent	Assured Lifetime	£123.52	£3.70	£127.81	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1302
1303	PR00190	2330018	18	Willow Bank	Whittington	Worcester	Worcestershire	WRS 1BF	House	2	Freehold	GN	Social Rent	Assured Lifetime	£123.52	£3.70	£127.81	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1303
1304	PR00191	2330020	20	Willow Bank	Whittington	Worcester	Worcestershire	WRS 1BF	House	2	Freehold	GN	Social Rent	Assured Lifetime	£123.52	£3.70	£127.81	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1304
1305	PR00192	2330022	22	Willow Bank	Whittington	Worcester	Worcestershire	WRS 1BF	House	2	Freehold	GN	Social Rent	Assured Lifetime	£123.52	£3.70	£127.81	100%	MVT	£94.178	£136.096	£136.096	£235.000	EO	1305

AY Ref	ID (UPRN)	Open Housing	No	Address	Post Code	Desc	Beds	Tenure	Rent Category	Rent Type	Type of Tenancy	Net Weekly Rent (2023/24)	Service Charge	Target Rent	% Equity Retained	AY Security Basis 25/01/24	EUV-SH*	MV-STT* (reflecting restrictions on title and CIL liability)	MV-STT* (before title review)	MV-VP (for guidance only)	CIL LIABILITY	AY Ref		
1250	PR00333	1467011	11	Wilks Close	Worcester	Worcestershire	WR2 5NL	Flat	2	Freehold	GN	Affordable	Assured Lifetime	£132.01	£23.88	£119.94	100%	MVT	£48,091	£69,496	£69,496	£120,000	EO	1250
1251	PR00334	1467012	12	Wilks Close	Worcester	Worcestershire	WR2 5NL	Flat	2	Freehold	GN	Affordable	Assured Lifetime	£132.01	£23.88	£119.94	100%	MVT	£48,091	£69,496	£69,496	£120,000	EO	1251
1252	PR00335	1467013	13	Wilks Close	Worcester	Worcestershire	WR2 5NL	Flat	2	Freehold	GN	Affordable	Assured Lifetime	£132.01	£23.88	£119.94	100%	MVT	£48,091	£69,496	£69,496	£120,000	EO	1252
1244	PR00327	1467005	5	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	2	Freehold	GN	Affordable	Assured Lifetime	£150.76	£6.93	£136.83	100%	MVT	£80,151	£115,827	£115,827	£200,000	EO	1244
1245	PR00328	1467006	6	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	2	Freehold	GN	Affordable	Assured Lifetime	£150.76	£6.93	£136.83	100%	MVT	£80,151	£115,827	£115,827	£200,000	EO	1245
1246	PR00329	1467007	7	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	2	Freehold	GN	Affordable	Assured Lifetime	£150.76	£6.93	£136.83	100%	MVT	£80,151	£115,827	£115,827	£200,000	EO	1246
1253	PH00192	1467014	14	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	2	Freehold	SO	Shared O/S	Assured	£101.77	£7.80	~	75%	EUV	£91,229	£91,229	£91,229	£200,000	EO	1253
1254	PH00193	1467015	15	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	2	Freehold	SO	Shared O/S	Assured	£101.77	£7.80	~	75%	EUV	£91,229	£91,229	£91,229	£200,000	EO	1254
1255	PH00194	1467016	16	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	2	Freehold	SO	Shared O/S	Assured	£86.26	£5.86	~	65%	EUV	£79,065	£79,065	£79,065	£200,000	EO	1255
1256	PH00195	1467017	17	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	2	Freehold	SO	Shared O/S	Assured	£98.41	£10.09	~	75%	EUV	£91,229	£91,229	£91,229	£200,000	EO	1256
1257	PH00196	1467018	18	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	2	Freehold	SO	Shared O/S	Assured	£99.53	£7.80	~	75%	EUV	£91,229	£91,229	£91,229	£200,000	EO	1257
1258	PH00197	1467019	19	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	2	Freehold	SO	Shared O/S	Assured	£101.77	£7.80	~	75%	EUV	£91,229	£91,229	£91,229	£200,000	EO	1258
1259	PH00198	1467020	20	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	2	Freehold	SO	Shared O/S	Assured	£101.77	£7.80	~	75%	EUV	£91,229	£91,229	£91,229	£200,000	EO	1259
1241	PR00324	1467002	2	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	3	Freehold	GN	Affordable	Assured Lifetime	£171.33	£6.93	£165.57	100%	MVT	£90,170	£130,305	£130,305	£225,000	EO	1241
1242	PR00325	1467003	3	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	3	Freehold	GN	Affordable	Assured Lifetime	£171.33	£6.93	£165.57	100%	MVT	£90,170	£130,305	£130,305	£225,000	EO	1242
1243	PR00326	1467004	4	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	3	Freehold	GN	Affordable	Assured Lifetime	£171.33	£6.93	£165.57	100%	MVT	£90,170	£130,305	£130,305	£225,000	EO	1243
1260	PH00199	1467021	21	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	3	Freehold	SO	Shared O/S	Assured	£116.30	£7.80	~	75%	EUV	£102,633	£102,633	£102,633	£225,000	EO	1260
1261	PH00200	1467022	22	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	3	Freehold	SO	Shared O/S	Assured	£116.30	£7.80	~	75%	EUV	£102,633	£102,633	£102,633	£225,000	EO	1261
1262	PH00201	1467023	23	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	3	Freehold	SO	Shared O/S	Assured	£69.78	£7.80	~	45%	EUV	£61,580	£61,580	£61,580	£225,000	EO	1262
1263	PH00202	1467024	24	Wilks Close	Worcester	Worcestershire	WR2 5NL	House	3	Freehold	SO	Shared O/S	Assured	£100.79	£7.80	~	65%	EUV	£88,948	£88,948	£88,948	£225,000	EO	1263
578	PR00038	2307013	13	Hooper Close	Worcester	Worcestershire	WR2 4TU	Bungalow	1	Freehold	GN	Affordable	Assured Lifetime	£125.85	£2.68	£112.32	100%	Disc MVT	£92,174	£130,250	£133,201	£230,000	EO	578
576	PR00040	2307011	11	Hooper Close	Worcester	Worcestershire	WR2 4TU	Bungalow	2	Freehold	GN	Affordable	Assured Lifetime	£156.69	£2.68	£141.07	100%	Disc MVT	£108,204	£153,415	£156,366	£270,000	EO	576
577	PR00041	2307012	12	Hooper Close	Worcester	Worcestershire	WR2 4TU	Bungalow	2	Freehold	GN	Affordable	Assured Lifetime	£156.69	£2.68	£141.07	100%	Disc MVT	£108,204	£153,415	£156,366	£270,000	EO	577
579	PR00037	2307014	14	Hooper Close	Worcester	Worcestershire	WR2 4TU	Bungalow	2	Freehold	GN	Affordable	Assured Lifetime	£156.69	£2.68	£141.07	100%	Disc MVT	£108,204	£153,415	£156,366	£270,000	EO	579
580	PR00036	2307015	15	Hooper Close	Worcester	Worcestershire	WR2 4TU	Bungalow	2	Freehold	GN	Affordable	Assured Lifetime	£156.69	£2.68	£141.07	100%	Disc MVT	£108,204	£153,415	£156,366	£270,000	EO	580
569	HF21569	2307004	4	Hooper Close	Worcester	Worcestershire	WR2 4TU	House	2	Freehold	SO	Shared O/S	Assured	£76.94	£2.83	~	60%	EUV	£91,229	£91,229	£91,229	£250,000	EO	569
573	PR00003	2307008	8	Hooper Close	Worcester	Worcestershire	WR2 4TU	House	2	Freehold	GN	Affordable	Assured Lifetime	£146.41	£2.68	£141.07	100%	Disc MVT	£100,189	£141,832	£144,783	£250,000	EO	573
566	HF21572	2307001	1	Hooper Close	Worcester	Worcestershire	WR2 4TU	House	3	Freehold	SO	Shared O/S	Assured	£100.20	£2.83	~	60%	EUV	£116,773	£116,773	£116,773	£320,000	EO	566
567	HF21571	2307002	2	Hooper Close	Worcester	Worcestershire	WR2 4TU	House	3	Freehold	SO	Shared O/S	Assured	£117.40	£2.83	~	75%	EUV	£132,282	£132,282	£132,282	£290,000	EO	567
568	HF21570	2307003	3	Hooper Close	Worcester	Worcestershire	WR2 4TU	House	3	Freehold	SO	Shared O/S	Assured	£93.04	£2.83	~	60%	EUV	£105,826	£105,826	£105,826	£290,000	EO	568
570	PR00005	2307005	5	Hooper Close	Worcester	Worcestershire	WR2 4TU	House	3	Freehold	SO	Shared O/S	Assured	£139.59	£2.83	~	70%	EUV	£123,464	£123,464	£123,464	£290,000	EO	570
571	PR00001	2307006	6	Hooper Close	Worcester	Worcestershire	WR2 4TU	House	3	Freehold	GN	Affordable	Assured Lifetime	£169.57	£2.68	£169.81	100%	Disc MVT	£116,219	£164,998	£167,949	£290,000	EO	571
572	PR00002	2307007	7	Hooper Close	Worcester	Worcestershire	WR2 4TU	House	3	Freehold	GN	Affordable	Assured Lifetime	£169.57	£2.68	£169.81	100%	Disc MVT	£116,219	£164,998	£167,949	£290,000	EO	572
574	PR00004	2307009	9	Hooper Close	Worcester	Worcestershire	WR2 4TU	House	3	Freehold	GN	Affordable	Assured Lifetime	£169.57	£2.68	£169.81	100%	Disc MVT	£116,219	£164,998	£167,949	£290,000	EO	574
575	PR00039	2307010	10	Hooper Close	Worcester	Worcestershire	WR2 4TU	Bungalow	1	Freehold	GN	Affordable	Assured Lifetime	£125.85	£2.68	£112.32	100%	Disc MVT	£92,174	£130,250	£133,201	£230,000	EO	575
581	HF21460	1449001	1	The Furlong	Worcester	Worcestershire	WR2 4TS	House	2	Freehold	SO	Shared O/S	Assured	£76.94	£2.83	~	60%	EUV	£91,229	£91,229	£91,229	£250,000	EO	581
582	HF21461	1449002	2	The Furlong	Worcester	Worcestershire	WR2 4TS	House	2	Freehold	SO	Shared O/S	Assured	£91.20	£2.83	~	70%	EUV	£106,434	£106,434	£106,434	£250,000	EO	582
585	HF21463	1449005	5	The Furlong	Worcester	Worcestershire	WR2 4TS	House	2	Freehold	SO	Shared O/S	Assured	£97.21	£2.83	~	75%	EUV	£114,037	£114,037	£114,037	£250,000	EO	585
586	HF21464	1449006	6	The Furlong	Worcester	Worcestershire	WR2 4TS	House	2	Freehold	SO	Shared O/S	Assured	£93.89	£2.83	~	60%	EUV	£90,819	£90,819	£90,819	£250,000	EO	586
588	HF21479	1449008	8	The Furlong	Worcester	Worcestershire	WR2 4TS	House	2	Freehold	GN	Affordable	Assured Lifetime	£148.65	£2.68	£141.07	100%	Disc MVT	£100,189	£141,832	£144,783	£250,000	EO	588
595	HF21497	1449016	16	The Furlong	Worcester	Worcestershire	WR2 4TS	House	2	Freehold	GN	Affordable	Assured Lifetime	£146.41	£2.68	£141.07	100%	Disc MVT	£100,189	£141,832	£144,783	£250,000	EO	595
596	HF21498	1449017	17	The Furlong	Worcester	Worcestershire	WR2 4TS	House	2	Freehold	GN	Affordable	Assured Lifetime	£146.41	£2.68	£141.07	100%	Disc MVT	£100,189	£141,832	£144,783	£250,000	EO	596
597	HF21501	1449018	18	The Furlong	Worcester	Worcestershire	WR2 4TS	House	2	Freehold	GN	Affordable	Assured Lifetime	£146.41	£2.68	£141.07	100%	Disc MVT	£100,189	£141,832	£144,783	£250,000	EO	597
598	HF21502	1449019	19	The Furlong	Worcester	Worcestershire	WR2 4TS	House	2	Freehold	GN	Affordable	Assured Lifetime	£146.41	£2.68	£141.07	100%	Disc MVT	£100,189	£141,832	£144,783	£250,000	EO	598
599	HF21503	1449020	20	The Furlong	Worcester	Worcestershire	WR2 4TS	House	2	Freehold	GN	Affordable	Assured Lifetime	£146.41	£2.68	£141.07	100%	Disc MVT	£100,189	£141,832	£144,783	£250,000	EO	599
600	HF21548	1449021	21	The Furlong	Worcester	Worcestershire	WR2 4TS	House	2	Freehold	GN	Affordable	Assured Lifetime	£146.41	£2.68	£81.54	100%	Disc MVT	£100,189	£141,832	£144,783	£250,000	EO	600
602	PR00082	1449023	23	The Furlong	Worcester	Worcestershire	WR2 4TS	House	2	Freehold	GN	Affordable	Assured Lifetime	£146.41	£2.68	£141.07	100%	Disc MVT	£100,189	£141,832	£144,783	£250,000	EO	602
587	HF21480	1449009																						

Appendix Four
Letter of Instruction &
Definitions and Reservations
for Valuations

Our Ref: 17c300183Norman/Royale/TR1
Your Ref:



05 February 2024

M&G Trustee Company Limited
Prudential Trustee Company
10 Fenchurch Avenue
London
EC3M 5AG

FAO: Tony Petrou
Head of New Business and Subject Matter Expert
Tony.Petrou@PruMandG.co.uk

Avan-Nomayo, Uwaila
Manager – Transaction Team
Uwaila.Avan-Nomayo@mandg.com

Dear Sirs

Letter of Engagement: Valuation

PLATFORM HOUSING GROUP Portfolio of 1,288 Units – Tranche 1 Norman/Royale Valuation

I have pleasure in setting out below the terms of our agreement for the provision of a formal report and valuation in respect of the above property.

We are required to agree with you the purpose and basis of our valuation, as well as other matters in accordance with The Royal Institution of Chartered Surveyors (RICS) Valuation – Global Standards effective from 31 January 2022. Please therefore review our terms of engagement below, along with our Standard Terms of Appointment including the Definitions and Reservations attached to this letter.

Our terms of engagement are as follows:

Client

M&G Trustee Company Limited

Property Interest to be Valued

Freehold/long leasehold interest of 1,288 social housing units subject to existing tenancies.

Valuation Currency

GB Pounds.

Purpose of the Valuation

Loan Security

Basis(es) of Value Adopted

In accordance with the RICS Valuation – Global Standards effective from 31 January 2022, we will provide the following valuation(s):

- (a) The Market Value of the freehold interest in The Property as a single portfolio assuming all the properties are let and subject to existing tenancies (“MV - STT”).
- (b) The Existing Use Value for Social Housing (“EUV-SH”).

Our valuations will reflect the legal due diligence which has been undertaken as part of the charging exercise.

Assumptions

The assumptions in respect of those matters listed below are detailed on our Definitions and Reservations Relating to Valuations, which are attached to our Standard Terms of Appointment.

Special Assumptions

None.

Valuation Date

The date of our report.

Nature and Extent of the Valuer’s Work

See the ‘Definitions and Reservations’, which are appended to our Standard Terms of Appointment, enclosed with this letter.

Basis of Measurement

n/a

Nature and Source(s) of Information

Platform HG will supply the following information relating to the Property. The Client agrees that the valuer can safely rely upon the accuracy of this information.

- I) A detailed property schedule including rents and tenancy types
- II) Management accounting information

Format of the Report

Portfolio valuation report

Consent to Publication

Our prior consent in writing will be required if the Client intends to reproduce the report or make any public reference to the valuation or the report.

Complaints Procedure

We are required to notify you that we have a company complaints procedure, with a copy available on request.

Compliance Statement

The valuation report will be undertaken in accordance with the RICS Red Book Global.

There are no departures.

RICS Monitoring Regulations

We are required to draw to your attention to the fact that the RICS may review all documentation relating to our valuation to ensure compliance with their standards.

Fee Basis

£ plus VAT inclusive of disbursements, to be paid by Platform Housing Group Ltd.

[REDACTED]

Please see clause 16 of our Standard Terms of Appointment, enclosed with this letter, for more information about our professional indemnity insurance cover.

Valuer Identity

The valuation will be the responsibility of Nick Worman MRICS Registered Valuer. We confirm that the valuer has the appropriate knowledge, skills and understanding to competently undertake the valuation. The valuer is in a position to provide an objective and unbiased valuation, having no material connection or involvement with the subject of the assignment or the party commissioning the assignment.

We are providing our advice as External Valuers in accordance with the provisions of the RICS Red Book Global.

Conflict of Interest

As far as we are aware, we have no conflict of interest in relation to the provision of independent valuation advice on the subject property.

Avison Young (UK) Limited is a regulated firm.

Reporting Timescale

Our report is to be issued as soon as possible.

By signing and returning the copy of this letter you hereby agree to our appointment on the details set out in this Letter of Engagement and on our Standard Terms of Appointment enclosed. If you do not return this letter signed but continue to instruct us in relation to the valuation services after the date of this letter, we shall proceed on the basis that you have accepted the details set out in this Letter of Engagement and the terms of appointment without amendment.

Yours faithfully



Nick Worman DipSurv MRICS

Director

Nick.worman@avisonyoung.com

+44 2920 248922

For and on behalf of Avison Young (UK) Limited

**Enc: Standard Terms of Appointment and Definitions and Reservations for Valuations
Copy Letter for Client signature**

The Client confirms acceptance of the above and the attached Standard Terms of Appointment and hereby instructs Avison Young (UK) Limited to proceed with the valuation instruction as proposed and to invoice for professional fees according to the terms of this agreement.

Signed for and on behalf of the Client:

Signature	
Name	Uwaila Avan-Nomayo
Position	Corporate Trust Manager
Date	08-02-2024

Standard Terms of Appointment and Definitions and Reservations for Valuations

PARTIES

- (1) Avison Young (UK) Limited incorporated and registered in England and Wales with company number 6382509 whose registered office is at 3 Brindleyplace, Birmingham, B1 2JB, United Kingdom (**Avison Young**).
- (2) The Client named in the Letter of Engagement (**Client**)

1. Interpretation

The following definitions and rules of interpretation apply in this appointment:

Additional Services: any additional services which Avison Young agrees to provide in accordance with clause 6.

Fee: the fees for the Services and any Additional Services (if any) as set out in the Letter of Engagement.

Force Majeure Event: means any circumstance not within a party's reasonable control including, without limitation: acts of God, flood, drought, earthquake or other natural disaster; epidemic or pandemic; terrorist attack, civil war, civil commotion or riots, war, threat of or preparation for war, armed conflict, imposition of sanctions, embargo, or breaking off of diplomatic relations; nuclear, chemical or biological contamination or sonic boom; any law or any action taken by a government or public authority, including without limitation imposing an export or import restriction, quota or prohibition, or failing to grant a necessary licence or consent; collapse of buildings, fire, explosion or accident; any labour or trade dispute, strikes, industrial action or lockouts; any interruption or failure of utility service

Insolvent: a party is insolvent if: a party is making a voluntary arrangement with its creditors, entering administration or going into liquidation; or a security holder taking possession, or a receiver or an administrative receiver being appointed over all or any part of the property or the assets of the party; or any other similar or analogous event in another jurisdiction.

Letter of Engagement: the letter by Avison Young which sets out the details of the Client, the Services, and the Fee together with other details relating to the Services.

Report: the valuation report as detailed in the Letter of Engagement.

Services: the Services set out in the Letter of Engagement and the Additional Services (if any).

VAT: value added tax imposed by the Value Added Tax Act 1994, or any similar tax in addition to or replacing it from time to time.

2. Appointment

- 2.1. The Client appoints Avison Young to carry out the Services, subject to the terms of this appointment.
- 2.2. This appointment takes effect from the date when Avison Young begins performing the Services, regardless of the date of this appointment.
- 2.3. This appointment consists of these Avison Young Terms and the Letter of Engagement.
- 2.4. Avison Young shall deem the Client to have accepted the terms of this appointment (including the details set out in the Letter of Engagement) within 30 days of their issue unless the Client has notified Avison Young otherwise in writing.

3. Consultant's Obligations

- 3.1. Avison Young warrants and undertakes that it shall comply with the terms of this appointment.
- 3.2. Avison Young warrants and undertakes that it shall act with reasonable skill and care:
 - 3.2.1. when performing the Services;
 - 3.2.2. to comply with any Act of Parliament, any instrument, rule or order made under any Act of Parliament; and any regulation or bye-law of any local authority, statutory undertaker or public or private utility or undertaking that has any jurisdiction over the Services or with those systems or property the Services is or will be connected.

4. Client's Obligations

- 4.1. The Client undertakes promptly to provide Avison Young with all information, assistance and materials that Avison Young may request from time to time to facilitate the proper and timely performance of the Services. The Client warrants that all information provided by it to Avison Young will be accurate and complete, and that it is entitled to provide the same to Avison Young for its use without recourse to any third party.

Standard Terms of Appointment and Definitions and Reservations for Valuations

4.2. The Client undertakes promptly to carry out all such actions and provide all such resources (if any) as may be required of the Client in the Letter of Engagement.

4.3. The Services will be provided at Avison Young's premises when the nature of the work permits. If any of Avison Young's personnel are to perform any Services at the Client's premises, the Client shall ensure that such personnel are allowed access to such premises upon reasonable prior notice during normal business hours and shall take full responsibility for the safety and security of Avison Young's personnel whilst at such premises.

5. Remuneration

5.1. The Client shall pay the Fee, together with any reasonable expenses and disbursements, which shall be Avison Young's entire remuneration under this appointment.

5.2. The Client shall pay Avison Young any VAT properly chargeable on the Services. Any amount expressed as payable to Avison Young under this appointment is exclusive of VAT unless stated otherwise.

5.3. The Fee shall be calculated and paid in accordance with the basis set out in the Letter of Engagement. To the extent that the Fee is not set out in the Letter of Engagement, Avison Young will be entitled to charge a Fee based on its current hourly rates (which are available on request), and on the number of hours it has worked on the matter.

5.4. Avison Young shall submit to the Client an invoice for each instalment of the Fee, together with any supporting documents that are reasonably necessary to check the invoice. The invoice and supporting documents (if any) shall specify the sum that Avison Young considers will become due on the relevant instalment date.

5.5. Payment shall be made within 30 days of the date of the Invoice.

5.6. Avison Young reserves the right to charge interest and debt recovery costs in respect of any amounts not paid in accordance with clause 5.5. Interest will be calculated in accordance with the "Late Payment of Commercial Debts (Interest) Act 1998".

6. Additional Services

6.1. Each party shall notify the other as soon as reasonably practicable if it becomes apparent that Additional Services are likely to be required, and such notice will identify the required services.

6.2. Additional Services may arise as a result of the following:

6.2.1. a change in the scope, size, complexity or duration of the Services;

6.2.2. any other changes to the Services as set out in the Letter of Engagement;

6.2.3. any material delay or disruption to the Services; or

6.2.4. any other cause outside Avison Young's reasonable control and which it could not reasonably have foreseen at the date of this appointment.

6.3. If the Client provides a notice under clause 6.1, then as soon as reasonably practicable after receiving the notice, Avison Young shall provide the Client with a written estimate of the change to the Fee in respect of the Additional Services. If Avison Young provides a notice under clause 6.1, Avison Young shall provide the Client with a written estimate of the change to the Fee in respect of the Additional Services at the same time it provides the notice.

6.4. The Fee for the Additional Services shall be calculated by agreement between the parties.

6.5. At the Client's discretion, acting reasonably, it may instruct Avison Young to carry out the Additional Services. For the avoidance of doubt, Avison Young shall only perform Additional Services on receipt of a written instruction to do so by the Client.

6.6. Any Fee payable by the Client in respect of Additional Services shall be included in the next invoice following performance of the Additional Services.

Standard Terms of Appointment and Definitions and Reservations for Valuations

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

8. Suspension

- 8.1. The Client may, at any time, suspend performance of all or part of the Services by giving written notice to Avison Young. Subject to clause 9.1, Avison Young shall resume performance of the Services as soon as reasonably practicable after receiving a written notice to do so from the Client.
- 8.2. Avison Young may suspend the performance of any or all of its Services and other obligations under this appointment by giving not less than seven days' notice to the Client of its intention to do so in the event that the Client fails to pay an invoice in accordance with the relevant payment provisions set out in clause 5.
- 8.3. In the event of a suspension in accordance with this appointment, the Client shall pay Avison Young an amount in respect of any costs and expenses reasonably incurred by Avison Young as a result of such suspension.

9. Termination

- 9.1. Avison Young may immediately terminate its engagement under this appointment by giving written notice to the Client if:
 - 9.1.1. a suspension of the Services in accordance with clause 8.1 continues for a continuous period of six months; and
 - 9.1.2. the Client does not instruct Avison Young to resume the Services within 30 days of receiving a written notice from Avison Young requiring it to do so.
- 9.2. Either party may immediately terminate this appointment by giving written notice to the other party if:
 - 9.2.1. the other party is in material breach of its obligations under this appointment and fails to remedy that breach within 14 days of receiving written notice requiring it to do so; or
 - 9.2.2. the other party becomes Insolvent; or
 - 9.2.3. a Force Majeure Event continues for a period of more than 30 days.



Standard Terms of Appointment and Definitions and Reservations for Valuations

9.3. Either party may terminate this appointment at any time for any reason by giving no less than 30 days written notice to the other party.

10. Consequences of Termination

- 10.1. On termination the Client shall immediately pay Avison Young:
- 10.1.1.any amount properly due for payment under this appointment at the date of termination; and
- 10.1.2.a fair and reasonable proportion of the next instalment of the Fee, together with any expenses and disbursements, commensurate with the Services properly performed at the date of termination; and
- 10.1.3.any expenses, disbursements or costs necessarily incurred by Avison Young as a direct result of termination (unless the termination arises as a result of Avison Young's default).
- 10.2. Termination of Avison Young's engagement under this appointment shall not affect any rights, remedies, obligations or liabilities of the parties that have accrued up to the date of termination, including the right to claim damages in respect of any breach of this appointment which existed at or before the date of termination.

11. Copyright and Intellectual Property

- 11.1. Avison Young owns all intellectual property rights (including copyright) relating to the Report it produces.
- 11.2. On payment of the Fee, and subject to clauses 11.3 and 11. 4, Avison Young grants to the Client an irrevocable, non-exclusive, non-terminable, royalty-free licence to make full use of the Report for the purpose for which it was provided.
- 11.3. Avison Young shall not be liable for any use of the Report other than a use for which it was prepared and/or provided.
- 11.4. The Client acknowledges that any reproduction of the Report in any other materials, either in full or in part, will be subject to Avison Young's prior approval in order that Avison Young can comply with any relevant regulatory obligations..

12. Confidentiality

- 12.1. Each party undertakes that it shall not at any time disclose to any person any confidential information concerning the business, affairs, customers, clients or suppliers of the other party or of any member of the group of companies to which the other party belongs, except as permitted by clause 12.2
- 12.2. Each party may disclose the other party's confidential information:
- 12.2.1.to its employees, officers, representatives, contractors, sub-contractors or advisers who need to know such information for the purposes of exercising the party's rights or carrying out the party's obligations under or in connection with this appointment. Each party shall ensure that its employees, officers, representatives, contractors, sub-contractors or advisers to whom it discloses the other party's confidential information comply with this clause 12 and
- 12.2.2.as may be required by law, to a court of competent jurisdiction or any governmental or regulatory authority.
- 12.3. No party shall use any other party's confidential information for any purpose other than to exercise its rights and perform its obligations under or in connection with this appointment.

13. Anti-Money Laundering

- 13.1. Avison Young operate an anti-money laundering policy in compliance with the Money Laundering Regulations 2007 and the Money Laundering Regulations 2017, The Proceeds of Crime Act 2002, The Terrorism Act 2000 and subordinate legislation. Avison Young may require the Client to provide information (including proof of identity or income) from time to time to enable Avison Young to verify the Client's identity. For the avoidance of doubt this may require Avison Young to request and retain information relating to the directors and the "beneficial owners" of the Client, as is required under the legislation.
- 13.2. Any failure to provide such information within seven days of such a request shall give Avison Young the right to terminate this appointment in accordance with Clause 9.2.1 of this appointment.

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14. Bribery Act

- 14.1. In order to comply with the Bribery Act 2010, either party must inform the other if it becomes aware of any person (employee, agent, intermediary, contractor, private individual, commercial organisation or public official) connected (in any way) with this Appointment having committed an offence under the Bribery Act 2010 (or any equivalent legislation).
- 14.2. Avison Young reserves the right to terminate this appointment in accordance with Clause 9.2.1 should it reasonably believe that a breach or likely breach of the Bribery Act 2010 (or any equivalent legislation) has occurred.

15. Data Protection

As a result of Avison Young's relationship with the Client, Avison Young may collect or retain personal data about the Client. If the Client is a company, this may include information about the Client's employees, officers, or shareholders. If the Client is a person, this may include information about the Client's family members. Avison Young will only use such data for the purposes of providing the Services, or for related purposes such as updating Client records, money laundering compliance and other legal and regulatory compliance, and we may need to disclose this information to appropriate persons in relation to such matters. In providing any personal data to Avison Young, the Client confirms that it has informed the individuals concerned and obtained any necessary consent to the transfer to Avison Young and for Avison Young's use of their data for these purposes.

16. Professional Indemnity Insurance

- 16.1. Avison Young shall maintain professional indemnity insurance to cover its liabilities arising out of this appointment for a period beginning on the date of this appointment and ending 6 years after the date of completion of the Services provided that such insurance is available at commercially reasonable rates and terms with reputable insurers lawfully carrying on insurance business in the UK.
- 16.2. Whenever the Client reasonably requests, Avison Young shall send the Client a broker letter/certificate to evidence that Avison Young's professional indemnity insurance is in force.

17. Complaints

In the event that the Client has a complaint the Client shall be entitled to have access to the complaints handling procedure maintained by Avison Young which contains a dispute resolution process as required by the Royal Institution of Chartered Surveyors (RICS) rules of conduct (details of which are available from Avison Young on request).

18. Unoccupied Premises or Properties

Avison Young accepts no liability or responsibility for the security, maintenance or repair of, or for any damage to any premises or properties to which the Services relate. The Client shall take all necessary action to protect such premises or property and to ensure that they have adequate insurance cover in place.

19. Joint and Several Liability

If at any time the Client shall consist of more than one person, the obligations on the Client under this appointment shall be enforceable against each of them on a joint and several basis.

20. Assignment and Subcontracting

- 20.1. Neither party shall assign or subcontract its rights or obligations under this appointment without the prior written consent of the other party such consent not to be unreasonably withheld or delayed.
- 20.2. If the Client wishes to instruct Avison Young to use a specific contractor or consultant, Avison Young shall instruct such contractor on the Client's behalf. The Client retains all responsibility for any such contractors or consultants and will undertake all due diligence and investigation in relation to their competences and resources. Avison Young accepts no responsibility or liability for the acts of any consultants or contractors appointed at the Client's request.

21. Notice

A notice given to a party under or in connection with this Appointment shall be in writing and delivered by hand or by recorded delivery post to the address recorded at the start of this Appointment (if being delivered to Avison Young) or the address set out in the Letter of Engagement (if being delivered to the Client) or such other address as the other party may specify from time to time by written notice to the other.

Standard Terms of Appointment and Definitions and Reservations for Valuations

■ [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

23. Third Party Rights

Except in relation to clause 7.2, a person who is not a party to this appointment shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this appointment.

24. Entire Agreement

- 24.1. This appointment constitutes the entire agreement between the parties and supersedes and extinguishes all previous discussions, correspondence, negotiations, drafts, agreements, promises, assurances, warranties, representations and understandings between them, whether written or oral, relating to its subject matter.
- 24.2. Each party agrees that in entering into this appointment it does not rely on, and shall have no remedies in respect of, any statement, representation, assurance or warranty (whether made innocently or negligently) that is not set out in this appointment.
- 24.3. Each party agrees that it shall have no claim for innocent or negligent misrepresentation or negligent misstatement based on any statement in this appointment.
- 24.4. No variation to this appointment will be binding unless agreed in writing by both parties.
- 24.5. Nothing in this clause shall limit or exclude any liability for fraud.

25. Severance

If any provision or part-provision of this appointment is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision or part-provision shall be deemed deleted. Any modification to or deletion of a provision or part-provision under this clause shall not affect the validity and enforceability of the rest of this appointment.

26. Governing Law and Jurisdiction

- 26.1. This appointment and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales and each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with the appointment.
- 26.2. If the Services are provided primarily in Scotland then the appointment and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with Scots law and each party irrevocably agrees that the courts of Scotland shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with the appointment.

Definitions and Reservations for Valuations

Information

All information supplied by the Client, the Client's staff and professional advisers, local authorities, other statutory bodies, investigation agencies and other stated sources is accepted as being correct unless otherwise specified.

Tenure

Title Deeds and Leases are not inspected (unless specifically stated) and, unless we are informed to the contrary, it is assumed that a property is free of any onerous covenants, easements, other restrictions or liabilities including mortgages, grants and capital allowances which may affect the value.

No responsibility or liability will be accepted for the true interpretation of the legal position of the client or other parties.

Tenants

Tenants' status is investigated only where we are so instructed and so specified in the valuation.

Plans

Any plans supplied are for identification purposes only unless otherwise stated. The valuation assumes site boundaries are as indicated to us. The reproduction of Ordnance Survey sheets has been sanctioned by the Controller of Her Majesty's Stationery Office, Crown Copyright reserved.

Site Areas

Site areas are normally computed from plans or the Ordnance Survey and not from a physical site survey. They are approximate unless otherwise indicated.

Floor Areas and Dimensions

Floor areas and dimensions are taken from inspection unless otherwise specified but are nevertheless approximate. Where provided by us, areas quoted are calculated in accordance with the RICS Professional Statement – RICS Property Measurement 2nd edition, January 2018 on the basis agreed with the Client, i.e. adopting either (1) The Code of Measuring Practice, 6th edition published by the Royal Institution of Chartered Surveyors, or (2) The International Property Measurement Standards (IPMS): Office Buildings, or (3) The International Property Measurement Standards (IPMS): Residential Buildings.

The following bases are those most frequently used under the Code of Measuring Practice, 6th edition:

Net Internal Area - Measured to the internal faces of external walls, excluding toilets, permanent corridors, internal walls and partitions, stairwells, plant rooms etc.

Gross Internal Area - Measured to the internal faces of external walls, including toilets, permanent corridors, internal walls and partitions, stairwells, plant rooms etc.

Gross External Area - Measured to the external faces of external walls, including toilets, permanent corridors, internal walls and partitions, stairwells, plant rooms etc.

Net Sales Area (NSA) – the GIA of a new or existing residential dwelling, subject to certain Conditions.

The following bases are those used under The International Property Measurement Standards (IPMS):
Office Buildings:

IPMS 1 - The sum of the areas of each floor level of a building measured to the outer perimeter of external construction features and reported on a floor by floor basis.

IPMS 2 - Office - The sum of the areas of each floor level of an office building measured to the internal dominant face and reported on a component by component basis for each floor of a building.

IPMS 3 - Office - The floor area available on an exclusive basis to an occupier, but excluding standard facilities and calculated on an occupier-by-occupier or floor-by-floor basis for each building.

IPMS 2 – Residential: The sum of the areas of each floor level of a residential building measured to the internal dominant face, which may be reported on a component-by-component basis for each floor of a building.

IPMS 3 – Residential: The floor area available on an exclusive basis to an occupier.

Ground Conditions

Soil stability, mining and geological reports are not undertaken by us or normally inspected. Unless we are instructed to the contrary, we assume that the ground and any adjoining or nearby areas are not contaminated, that there are no dangerous materials in the vicinity and that it is capable of development without the need for abnormal costs on foundations and services.

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Condition of Buildings, Plant etc

Our inspection of a property does not constitute a structural survey. When preparing our valuation we have regard to apparent defects and wants of repair and take into account the age of the property. We do not however carry out the detailed search for defects which is undertaken as part of the structural survey neither do we necessarily set out the various defects when making the report. We do not inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible. We do not arrange for any investigation to be carried out to determine whether or not high alumina cement concrete or calcium chloride additive or any other deleterious materials or permanent woodwool shuttering or composite panelling has been used in the construction.

Unless so instructed we do not arrange for any investigations to be carried out to determine whether or not any deleterious or hazardous material or techniques have been used in the construction of the property or has since been incorporated and the services are not tested.

We are therefore unable to report that the property is free from defect in these respects.

For valuation purposes we assume unless otherwise stated that the property (including associated plant and machinery, fixtures and fittings) is in serviceable order and will remain so for the foreseeable future. It will be assumed that the building/s is/are in good repair, except for defects specifically noted.

Asbestos Regulations

The Control of Asbestos Regulations 2012 came into force on 6 April 2012, updating previous asbestos regulations to take account of the European Commission's view that the UK had not fully implemented the EU Directive on exposure to asbestos (Directive 2009/148/EC). Your legal advisers should enquire as to compliance with these regulations and property owners will need to be able to provide confirmation as to the existence and condition of asbestos.

Fire Safety

The Regulatory Reform (Fire Safety) Order 2005 (The Order) replaces previous fire safety legislation including both the Fire Precautions Act 1971 and the Fire Precautions (workplace) Regulation 1997. Consequently any fire certificate issued under the Fire Precautions Act 1971 will cease to have any effect. The Order came into force completely on the 1st April 2006.

The Order applies to the majority of premises and workplaces in England and Wales although does not include people's private homes. It covers general fire precautions and other fire safety duties, which are needed to protect 'relevant persons' in case of fire in and around most 'premises'.

Under the order, anyone who has control in a premises or anyone who has a degree of control over certain areas may be classified as a 'responsible person'. It is thus the duty of such individual to comply with the requirements of the Order and make certain that all measures are taken to ensure the safety of all the people he or she is directly or indirectly responsible for.

The responsible person must then carry out a Fire Risk Assessment. In short this is a five-point process whereby fire hazards must be identified, relevant persons at risk recognised, potential risks reduced, staff training implemented and the whole assessment regularly reviewed. The assessment must pay particular attention to those at special risk such as disabled people, those who have special needs and young persons. Furthermore the responsible person must provide and maintain clear Means of Escape, Signs, Notices, Emergency Lighting, Fire Detection & Alarm and Extinguishers.

This approach is different from previous legislation, as it is now necessary to consider everyone who might be on your premises, whether they are employees, visitors or members of the public.

The Risk Assessment must be regularly reviewed and if necessary amended. Finally if the responsible person employs five or more people, the premises are licensed or the Inspector requires it then the Risk Assessment must be formally recorded.

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 effective 1 October 2015 require that landlords of residential property must provide (1) a smoke alarm on each storey of the premises on which there is a room used wholly or partly as living accommodation and (2) a carbon monoxide alarm in any room of the premises which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance. The landlord has a responsibility to ensure that the detectors are checked and in proper working order.

It is assumed that the property is compliant in regard to the above regulations.

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EWS1 Forms

Avison Young is not responsible for verifying the accuracy of any information contained within an EWS1 form provided to it for the purposes of Avison Young completing its Services. Avison Young shall be entitled to rely on the information contained within the EWS1 form as if it were true and accurate in all material respects. If the Client discovers that the information contained within the EWS1 form is inaccurate in any material way, the Client shall bring this to Avison Young's attention promptly so that the parties can discuss the impact it may have on the Services Avison Young has provided. Avison Young shall not be liable for any loss or damage or costs suffered or incurred by the Client arising either from the information contained within an 'EWS1' form or from Avison Young's reliance on it. For the avoidance of doubt Avison Young are not qualified to produce or complete EWS1 forms and under no circumstances shall we do so. EWS1 forms can only be completed by certain qualified practitioners.

Accessibility

From 1 October 2010, the Equality Act 2010 replaced previous anti-discrimination laws, including the Disability Discrimination Act, with a single Act to make the law simpler and to remove inconsistencies. The Equality Act protects the important rights of disabled people to access everyday facilities and services and to ensure that disabled workers are not disadvantaged.

Our report will contain observations of a general nature on the extent to which we consider that the building would be regarded by the market as complying with the accessibility requirements of the Equality Act. We have not, however, carried out an in-depth study which would be required to reach a formal view.

Energy Performance Certificates

From 2008 Energy Performance Certificates (EPCs) are required for the sale, rental or construction of commercial buildings. The requirement was phased in over 6 months between 6 April and 1 October 2008. Commercial properties with a useful floor area of more than 10,000 sq m were affected from 6 April 2008, those exceeding 2,500 sq m had to comply from 1 July 2008 and the remaining properties had to comply from 1 October 2008. An EPC must be provided on the sale, rental or construction (or in some cases modification) subject to transitional arrangements. Non-compliance may lead to sanction under civil legislation, involving a financial penalty.

Unless stated to the contrary, our valuation assumes that the property has an Energy Performance Certificate (if required under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007) and that the Certificate will be maintained as required.

Services

It is assumed that the services and any associated controls or software, are in working order and free from defect.

Composite Panels and Insurance

We will not test any panels within the property to see whether there are any polystyrene insulated composite panels. The presence of such panels may result in the property being uninsurable, which would have an adverse impact on value.

Defective Premises Act 1972

Obligations or liabilities or any rights thereunder, whether prospective or accrued, are not reflected in valuations unless actually specified.

Environmental Issues

Our Valuation Report does not constitute an Environmental Audit or survey and nothing contained in it should be treated as a statement that there are no contamination or pollution problems relating to the property or confirmation that the property, or any process carried on therein, complies with existing or proposed legislation on environmental matters. If we have been provided with third party reports, we have accepted their contents as being correct.

Enquiries

Enquiries of local authorities and statutory undertakers are made verbally in respect of contingent liabilities such as road widening, road charges, redevelopment proposals and the possible effect of any town planning restrictions, and on occasion in respect of rating assessments. Local searches are not undertaken. No responsibility is accepted for any inaccurate information provided.

Generally it is assumed that buildings are constructed and used in accordance with valid Town Planning Consents, Permits, Licences and Building Regulation Approval, with direct access from a publicly maintained highway, that Town Planning Consents do not contain restrictions which may adversely affect the use of a property and that there are no outstanding statutory or other notices in connection with a property or its present or intended use.

It is further assumed unless otherwise stated that all necessary licences, permits etc either run with the

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property or are transferable to a new occupier as appropriate.

Flooding Risk

The valuer will make enquiries concerning flooding risk where it is perceived to be of relevance as published by the Environmental Agency. However we are not qualified to definitively assess the risk of flooding and our valuation will assume no difficulties in this regard. Further, Avison Young shall not undertake any additional enquiries to confirm this information.

Plant, Machinery, Fixtures and Fitting

Unless otherwise specified, all items normally associated with the valuation of land and buildings are included in our valuations and reinstatement cost assessments, including:-

Fixed space heating, domestic hot water systems, lighting and mains services supplying these, sprinkler systems and associated equipment, water, electricity, gas and steam circuits not serving industrial or commercial processes, sub-station buildings, lifts and permanent structures including crane rails where forming an integral part of the building structure, fixed demountable partitions, suspended ceilings, carpets, drains, sewers and sewerage plants not primarily concerned with treating trade effluent, air conditioning except where part of a computer installation or primarily serving plant and machinery.

Unless otherwise specified, the following items are excluded:-

All items of process plant and machinery, tooling and other equipment not primarily serving the building, cranes, hoists, conveyors, elevators, structures which are ancillary to, or form part of an item of process plant and machinery, sewerage plants primarily concerned with treating trade effluent, air conditioning where part of a computer installation or primarily serving plant and machinery, and water, electricity, gas, steam and compressed air supplies and circuits serving industrial and commercial processes.

Unless otherwise specified, no allowance is made for the cost of repairing any damage caused by the removal from the premises of items of plant, machinery, fixtures and fittings.

In the case of filling stations, hotels and other properties normally sold and valued as operational entities, all items of equipment normally associated with such a property are assumed to be owned and are included within the valuation unless otherwise specified.

Taxation and Grants

Value Added Tax, taxation, grants and allowances are not included in capital and rental values as, unless otherwise specified in the report, these are always stated on a basis exclusive of any VAT liability even though VAT will in certain cases be payable.

It is assumed for the purposes of valuation that any potential purchaser is able to reclaim VAT, unless otherwise stated. In particular it should be noted that where a valuation has been made on a Depreciated Replacement Cost basis the Replacement Cost adopted is net of VAT unless otherwise stated.

Unless otherwise specified Avison Young will not take into account of any existing or potential liabilities arising for capital gains or other taxation or tax reliefs as a result of grants or capital allowances, available to a purchaser of the property.

Market Value (MV)

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Market Value provides the same basis as the OMV basis of value supported by the first four editions of the Red Book, but no longer used as a defined term.

Fair Value

1. The estimated price for the transfer of an asset or liability between identified knowledgeable and willing parties that reflects the respective interests of those parties (IVS 2013).
2. The price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date (IFRS 13).

Depreciated Replacement Cost

The current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimisation. Note that this basis of valuation may not reflect the price achievable for the property on the open market.

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Operational Entities

The RICS advises that the most appropriate basis of valuation of properties normally sold as operational entities is Market Value as defined above. Such properties include public houses, hotels and other leisure uses, together with nursing homes, residential care homes, private hospital and petrol filling stations.

Our valuations reflect the following:-

- a) The market's perception of trading potential with an assumed ability on the part of the purchaser to renew existing licenses, consents, registrations and permits;
- b) That the property is offered with vacant possession throughout, although in the case of nursing and residential care homes, subject to the contractual rights of the patients/residents occupying the home from time to time;
- c) That trade fixtures, fittings, furniture, furnishings and equipment are included.

Our valuations also specifically assume, unless otherwise specified that the business will continue to operate at a level not significantly worse than that indicated to us.

Existing Use Value

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had acted knowledgeably, prudently and without compulsion, assuming that the buyer is granted vacant possession of all parts of the property required by the business and disregarding potential alternative uses and any other characteristics of the asset that would cause its Market Value to differ from that needed to replace the remaining service potential at least cost.

Market Rent

The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Insurance

Insurance is usually arranged by clients (or their brokers) based on reinstatement cost assessments or occasionally on an indemnity basis and other methods of valuation are not appropriate.

Reinstatement Cost Assessment

A Reinstatement Cost Assessment is our opinion of the likely cost of reinstating all the buildings, normally for insurance purposes, on the basis that:-

- a) the accommodation provided will be similar in construction, design and area to the existing buildings;
- b) the works will be in compliance with conditions imposed by local Authorities in connection with the construction of the building;
- c) unless reported separately, allowances are made to cover the cost of necessary demolition and site clearance prior to rebuilding, external works such as hardstandings, private roadways and fences and professional fees which would normally be incurred.

Unless otherwise stated, the reinstatement cost does not include any allowance for:-

- a) any loss of rent incurred during rebuilding;
- b) planning restrictions which a planning authority might impose;
- c) special foundations required for plant and machinery or due to adverse ground conditions;
- d) any plant, machinery, equipment, tanks, loose tools, office furniture and equipment (refer to the heading "Plant, Machinery, Fixtures and Fittings" for details of items normally included);
- e) any effect of inflation on building costs occurring after the valuation date;
- f) VAT (except on professional fees) which will normally be payable in addition.

Note - A reinstatement cost assessment is not a valuation. The valuer's assessment of the reinstatement cost assessment should be regarded as an informal estimate and should not be used to arrange insurance cover with.

Apportionment of Values

Apportionments provided between buildings, land and plant and machinery are normally for depreciation purposes only. In normal circumstances apportionments are not valuations and they should not be used for any other purpose unless specified in our report.

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Future Useful Economic Life

Future useful economic life of buildings is normally assessed in bands of years, most frequently subject to a maximum of fifty years. This applies to freehold properties and to leasehold properties where the future life is less than the unexpired term of the lease. An average figure is usually provided for groups of buildings forming a single asset. The figures are appropriate for depreciation purposes only.

Compliance with Valuation Standards

Where applicable our valuations are in accordance with the RICS Valuation – Global Standards effective from 31 January 2022, published by the Royal Institution of Chartered Surveyors ("RICS"), the Insurance Companies (Valuation of Assets) Regulations 1981, the Financial Conduct Authority (FCA) "Listing Rules" ("Source Book") and "City Code on Takeovers and Mergers" ("Blue Book") as amended and revised from time to time. A copy is available for inspection.

RICS Investigations

The valuation may be investigated by the RICS for the purposes of the administration of the Institution's conduct and disciplinary regulations. Guidance on the operation of the RICS monitoring scheme including matters relating to confidentiality is available from www.rics.org.

Total Valuation

Where provided this is the aggregate of the value of each individual property. It is envisaged that properties would be marketed singly or in groups over an appropriate period of time. If all properties were to be sold as a single lot, the realisation would not necessarily be the same as the total of the valuations. This assumption is not applicable to valuations made for taxation purposes.

Legal Issues

Any interpretation of leases and other legal documents and legal assumptions is given in our capacity as Property Consultants (including Chartered Surveyors and Chartered Town Planners) and must be verified by a suitability qualified lawyer if it is to be relied upon. No responsibility or liability is accepted for the true interpretation of the legal position of the client or other parties.

Date, Market Conditions and Validity of Valuation

Valuations may be relied upon for the stated purpose as at the date specified. In normal market conditions the value may not change materially in the short term. However the property market is constantly changing and is susceptible to many external facets which can affect business confidence. If any reliance is to be placed on the valuation following any changes which could affect business confidence, then further consultation is strongly recommended. In any event, the valuation should not be considered valid after a period of three months.

Valuations and Reports

Valuations and Reports are only for the use of the party to whom they are addressed. They may be disclosed only to other professional advisors assisting in respect of that purpose. No responsibility is accepted to any third party for the whole or any part of the contents.

Reports should be considered in their entirety and should only be used within the context of the instructions under which they are prepared.

Neither the whole nor any part of a valuation, report or other document or any reference thereto may be included in any published article, document, circular or statement or published in any way without prior written approval of Avison Young of the form and context in which it may appear.

Warranties

The client warrants and represents that, to the best of its knowledge, information and belief, the information supplied by and on its behalf to Avison Young is true and accurate and that it will advise and instruct its third party advisers to advise Avison Young in the event that it and/they receive notice that any such information is either misleading or inaccurate.

Emerging Environmental Attributes and Natural Capital

Unless specifically directed to do otherwise as part of the agreed instruction or as recorded here, our valuation is based on the current conditions of the markets relevant to the property and does not take into account any particular potential that the property may have to secure value from its current or potential environmental attributes or natural capital assets, including (and not exhaustively) those in relation to carbon, biodiversity, nutrient neutrality or flood management, whether by entry into any specific future agreement under a government scheme or with third parties privately involving the exploitation, exchange, off-setting or development of those environmental attributes or natural capital assets and any additional

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value which may arise therefrom. These are emerging and as yet unclear markets, awaiting both regulatory and policy development and clarification of the bases on which value can be widely recognised in the market. We will consider the property in its current condition and, where either the details of such contracts currently in place or reports into the property's potential for them have been made available to us prior to acceptance of the instruction, we will take them into account. Where such details are made available to us after acceptance of the instruction, we will advise as soon as possible whether the valuation instructions should be amended. Otherwise, our valuation has been undertaken on the assumption that there is no special potential for the land in these respects. Should it be established subsequently that such special potential does exist at the property this might affect the values reported.

Valuation Report

**Platform Housing Group
Numeric Portfolio
12,652 Units in England**

Prepared for M&G Trustee Company Limited

Contact Details

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Prepared for

- i) **M&G Trustee Company Limited** as Security Trustee (the Security Trustee) for itself and on behalf of the Beneficiaries under (and as each such term is defined in) a security trust deed dated 10 August 2020 and made between Prudential Trustee Company Limited (now M&G Trustee Company Limited) as Security Trustee, Platform Housing Limited as Initial Chargor and Platform HG Financing plc as the same may be further amended, novated, varied, supplemented, restated or replaced from time to time) (the Security Trust Deed)
- ii) **M&G Trustee Company Limited** (formerly Prudential Trustee Company Limited) as Bond Trustee (the "Bond Trustee") more particularly described in a Bond Loan Agreement dated 10th August 2020 made between Platform Housing Limited (1) Platform HG Financing Plc as lender (2) and the Security Trustee (3) as may be amended, novated, varied, supplemented, restated, or replaced from time to time
- iii) **M&G Trustee Company Limited** (formerly Prudential Trustee Company Limited) as Note Trustee ("the Note Trustee") for itself and on behalf of the Noteholders more particularly described in a Note Trust Deed dated 22nd February 2021 made between Platform HG Financing Plc (1) and M&G Trustee Company Limited as may be amended, novated, varied, supplemented, restated, or replaced from time to time in respect of the £1,000,000,000 Secured Note Programme (the Programme) of Platform HG Financing plc

(together "The Addressees")

c/o M&G Trustee Company Limited
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Numeric/NW

(Report ay1-4y)

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1 Executive Summary

The Property comprises 12,652 units in the freehold/long leasehold ownership of Platform Housing Group.

300 units are ascribed a nil value for security purposes. These include a combination of commercial units, units previously sold or where a sale is pending and guest rooms. For ease of reference, we refer to 12,352 units with a security value in the body of our report.

The Property is widely spread across the East and West Midlands in numerous settlements but mainly concentrated within Lincolnshire (25%), Worcestershire (22%), Derbyshire (18%) and Leicestershire (14%).

There are 11,020 general rented units and 1,332 shared ownership units.

Nearly half (48%) comprises purposes built stock dating from the 1990s or later.

A further 47% of the total comprises typical former local authority owned stock which has been the subject of historic LSVT's (Large Scale Voluntary Transfers).

Overall, there are 7,108 houses, 3,234 flats, 1,942 bungalows and 68 bedsits.

There are 78 units which we believe to be of non traditional construction and which would have been declared defective under the Housing Act 1985. We believe these units have been upgraded over the years including the application of external insulation. However, we believe that most units have not been structurally upgraded in accordance with the PRC Ltd standard typically expected by funders. Accordingly, we have taken a more cautious approach to valuation of these units.

This report is an annual valuation of the portfolio already charged under the Numeric Trust Deed.

We have inspected 20% of the portfolio for the 2023 exercise in accordance with a schedule specified by Platform Housing Group and we understand inspections are being undertaken on a gradual five year rolling programme. We have valued the remaining 80% of the portfolio on a desktop basis.

We are of the opinion that:

The Market Value as a single portfolio ("MV - STT"), subject to the existing tenancies and reflecting the MV-STT/EUV-SH security allocation advised to us, is:-

£982,057,000

(Nine Hundred and Eighty Two Million, Fifty Seven Thousand Pounds)

for the 11,020 rented properties with value

£109,100,000

(One Hundred and Nine Million One Hundred Thousand Pounds)

for the 1,332 shared ownership properties with value

The Existing Use Value for Social Housing as a single portfolio ("EUV - SH"), subject to the existing tenancies, is:-

£741,631,000

(Seven Hundred and Forty One Million Six Hundred and Thirty One Thousand Pounds)

for the 11,020 rented properties with value

£109,100,000

(One Hundred and Nine Million One Hundred Thousand Pounds)

for the 1,332 shared ownership properties with value

The above valuations are broken down as follows:

Table: Summary of Numeric 2023 Valuations

Basis secured	Valuation 2023	Units	EUV-SH 2023	MV-STT 2023 (before adjusting for security allocation)	MV-STT 2023 (reflecting security allocation)
EUV-SH	Desktop	3,476	£283,082,000	£360,078,000	£283,082,000
	Full	946	£78,424,000	£95,226,000	£78,424,000
EUV-SH Total		4,422	£361,506,000	£455,304,000	£361,506,000
MV-STT	Desktop	6,369	£386,160,000	£585,830,000	£585,830,000
	Full	1,561	£103,065,000	£143,821,000	£143,821,000
MV-STT Total		7,930	£489,225,000	£729,651,000	£729,651,000
Total		12,352	£850,731,000	£1,184,955,000	£1,091,157,000

The above stated valuations are a summary only and should only be relied upon in the context of this report.

2 Terms of Instruction

2.1 In accordance with emailed instructions received direct from your borrower, the agreed scope and details of which are set out in our letter of confirmation to you dated 27 August 2023 (copies Appendix Four), we have prepared a valuation of the subject freehold / long leasehold portfolio ("The Property") in order to advise you of our opinion of the following for secured lending purposes:

- a) The Market Value of the freehold interest in The Property as a single portfolio assuming all the properties are let and subject to existing tenancies ("MV - STT").
- b) The Existing Use Value for Social Housing ("EUV-SH").

2.2 The Property is owned by Platform Housing Group ("The Association") as an operational residential investment in connection with its role as a Registered Provider (registered social landlord). Platform Housing Group was formed in 2018 following a merger with Solihull-based Waterloo Housing Group and Fortis Living.

2.3 We confirm that this valuation is prepared in accordance with the RICS Valuation – Global Standards (effective from 31 January 2022), which incorporates the International Valuation Standards (IVS), published by the Royal Institution of Chartered Surveyors and we are acting as external valuers as defined therein.


2.4 We confirm that, we have previously valued other property in the ownership of The Association for third party funders. However, we consider that we do not have any material conflict of interest in providing this valuation and report with the required level of independence and objectivity.

2.5 [REDACTED]

2.6 [REDACTED]

2.7 The Property was partially inspected by our team of Chartered Surveyors led by Nick Worman during July and August 2023

2.8 In accordance with The Association's instructions, we have inspected 20% of the Property externally and a representative sample of those units internally.

- 2.9 The properties to be inspected were specified by The Association and we understand there to be an established rolling five year programme of inspections. We have prepared the remainder of our valuation on a desktop basis. We have not measured individual properties.
- 2.10 The date of valuation is the date of our report. We assume the Property is in good and tenable order with no serious wants of repair. We value on this basis.
- 2.11 You will appreciate that our use of sample inspections means that our valuations will not reflect every aspect of The Property. Nevertheless, we confirm that the limitations on our inspection and investigations are acceptable having regard to the size and nature of The Property and we are able to prepare our valuation on a portfolio wide basis. We reserve the right to revisit our valuation following inspection.
- 2.12 Please note that the apportioned figures contained in the schedule annexed to this report are provided for guidance and internal administrative purposes only. They represent a simple mathematical apportionment of our certified portfolio valuation(s) to each individual property address and should not be relied upon outside of that context.
- 2.13 Given the scale and diversity of The Property, we have endeavoured to give information in a succinct format. If you would like us to expand on any matter please let us know.
- 2.14 Our valuation and report has been prepared by Nick Worman MRICS Registered Valuer assisted by Lisa Roberts MRICS Registered Valuer who have sufficient knowledge of the particular market and the skills and understanding necessary to undertake the valuation competently.
- 2.15 The Association have provided the following information, which we have relied on and must assume to be materially correct in the absence of information to the contrary:
- A full property address schedule in Excel format, including UPRN, property type, bedrooms, tenancy, rent and retained equity where appropriate.
 - Certified and Management Accounting information as set out in our report.
- 2.16 

[REDACTED]

2.17 This Report and Valuation has been prepared on the basis that there has been full disclosure of all relevant information and facts which may affect the valuation. It is provided for the stated purposes [REDACTED]

3 Property Information

3.1 Location & Description

3.1.1 The Property comprises 12,652 units in the freehold/long leasehold ownership of Platform Housing Group.

3.1.2 However, 300 units are ascribed a new value for security purposes. These include units previously sold or where a sale is pending plus a number of commercial/retail units, offices and guest rooms. There are also five units which are leased out to third party organisations but where a security value is not considered to be appropriate.

3.1.3 *For ease of reference, we refer hereafter to only the 12,352 units with a security value.*

3.1.4 The Property comprises mainly traditional general needs rented stock, with significant numbers of affordable rented and shared ownership. There are also a smaller number of sheltered and supported units, which we believe almost all accommodate the elderly including a large extra care scheme within the supported allocation.

[REDACTED]

[REDACTED]

Table: Use Categories

Rent Category	Units
General Needs	10,397
Other – Leased out	5
Rent to Buy	6
Sheltered	526
Shared Ownership	1,332
Supported	86
<i>Total</i>	<i>12,352</i>

- 3.1.5 The Property is widely spread in a broad swathe across the East and West Midlands in numerous settlements but mainly concentrated within Lincolnshire (25%), Worcestershire (22%), Derbyshire (18%) and Leicestershire (14%). Properties are located in numerous cities, towns and villages.
- 3.1.6 Nearly half (48%) of The Property comprises modern purpose built stock dating from the 1990's and later and where 29% has been constructed since 2010. These include a combination of small to medium size infill schemes, either developed by The Association or Section 106 allocations on larger private developments and older stock or individually acquired units in smaller groups in established residential areas.
- 3.1.7 A further 47% of the total comprises typical former local authority owned stock which has been the subject of historic LSVT's (Large Scale Voluntary Transfers). The vast majority of these units were constructed from the 1930s to 1980s but a small number date back as far as the Victorian era.
- 3.1.8 There are also a small number of individual one off acquisitions.
- 3.1.9 We can provide the following geographical overview broken down by origin.

Table: Regional Distribution (broken down by origin)

County	One off acquisitions	LSVT property	Purpose built	Units
Derbyshire		2,064	200	2,264
Gloucestershire	13		271	284
Herefordshire	7	136	146	289
Leicestershire	52	330	1,344	1,726
Lincolnshire		2,361	793	3,154
Northamptonshire			93	93
Nottinghamshire	18		304	322
Oxfordshire			139	139
Rutland	3		67	70
Staffordshire			134	134
Warwickshire	10		699	709
West Midlands	11		455	466
Worcestershire	44	907	1,751	2,702
<i>Total</i>	<i>158</i>	<i>5,798</i>	<i>6,396</i>	<i>12,352</i>

- 3.1.10 Overall, there are 7,108 houses, 3,234 flats, 1,942 bungalows and 68 bedsits. These include 86 supported units.

- 3.1.11 We can provide the following additional analysis of The Property:

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M&G Trustee Company Limited

Portfolio of 12,652 Units in England 03/10/2023

Table: Age Distribution

County	Vicr	1910s	1920s	1930s	1940s	1950s	1960s	1970s	1980s	1990s	2000s	2010s	2020s	Units
Derbyshire	61	15	72	243	175	502	356	418	176		57	173	16	2,264
Gloucestershire	13											259	11	283
Herefordshire		1				5	93	41	3		7	154		304
Leicestershire	4	5	9	37	59	66	125	165	397	454	295	104	6	1,726
Lincolnshire		7	138	203	306	732	365	337	223	292	198	259	94	3,154
Northamptonshire										20		73		93
Nottinghamshire					2	3	10	3		243	42	14	5	322
Oxfordshire												59	80	139
Rutland						1	1	1		34	15	18		70
Staffordshire										77	11	46		134
Warwickshire	10								22		32	545	100	709
West Midlands					1	8	2	17	37	80	251	70		466
Worcestershire	16	1	4	8	17	253	170	443	89	56	119	1,472	40	2,688
Total	104	29	223	491	560	1,570	1,122	1,425	947	1,256	1,027	3,246	352	12,352

Table: Distribution of House Type

County	Bungalow	Flat	House	Maisonette	Studio/Bedsit	Units
Derbyshire	417	582	1,248		17	2,264
Gloucestershire	12	65	196	10		283
Herefordshire	27	153	120	4		304
Leicestershire	180	637	866	29	14	1,726
Lincolnshire	907	469	1,720	21	37	3,154
Northamptonshire	20		73			93
Nottinghamshire	3	91	227	1		322
Oxfordshire	2	27	110			139
Rutland	12		58			70
Staffordshire	3	113	18			134
Warwickshire	36	87	551	35		709
West Midlands	38	137	291			466
Worcestershire	285	739	1,630	34		2,688
Total	1,942	3,100	7,108	134	68	12,352

3.1.12 The Property includes 478 units which have been categorised by The Association as being of non traditional but not MMC construction and we discuss this aspect further in our Condition section at para 3.2. The information provided to us is:

Table: Non Traditional Stock (as advised by The Association)

County	Non traditional/MMC	Units
Derbyshire	Airey	95
	Kencast	12
	Moss Brothers	20
	Unity	35
Herefordshire	Reema Conclad	45
Leicestershire	Unknown (Ay Comment - believed to be former Aireys)	5
Lincolnshire	Airey	24
	Swedish timber	2
Worcestershire	Airey	4
	Cornish	19
	Cross Wall Constr'n	148
	Reema Conclad	20
	Wates	49
Total		478

- 3.1.13 The general location of The Property is identified at our Appendix One. Sample photographs are provided at our Appendix Two and at Appendix Three we enclose a full property schedule incorporating each address, house type and number of bedrooms.

3.2 Services

- 3.2.1 We assume all units to be connected to all mains services and to have the benefit of central heating but have not carried out any tests in this respect. Where mains gas is not available, we assume and value on the basis that such properties will have Economy 7 heating or other appropriate provision.
- 3.2.2 We note the presence of photovoltaic and/or solar panels on a number of units. In the absence of information to the contrary, we must assume that all installations are owned by The Association and there are no third party agreements which might impact on the ability to sell in default. We value on this basis.

3.3 Condition

- 3.3.1 Your attention is directed to our Definitions and Reservations for Valuations contained at Appendix Four. We confirm that we have not carried out a building condition survey.
- 3.3.2 During the course of our sample inspections we noted that The Property generally appeared to have been satisfactorily maintained having regard to its age, use and construction.
- 3.3.3 48% of The Property comprises modern purpose built stock constructed since the 1990s and where 29% has been constructed since 2010. The older stock has been in management for many years and whilst we assume there has been cyclical replacements of kitchen and bathroom, there will inevitably be higher repair liabilities.
- 3.3.4 We have assumed for the purposes of valuation that the construction and refurbishment of The Property was in accordance with any ground condition reports that were undertaken at the time of construction and that all units have had the benefit of Building Control Approval. We further assume that all units less than 10 years old will have NHBC Registration or an acceptable equivalent. We value on this basis.
- 3.3.5 Providing adequate routine and planned maintenance is undertaken, we consider that the units comprising The Property all have a remaining economic life in excess of 30 years. We have taken a more cautious approach

for the units of non traditional Construction and assumed a remaining economic life of 30 years. We discuss our approach more fully below.

Non traditional construction

- 3.3.6 There are 478 units which The Association have advised are of non traditional construction. The Association has not been able to confirm what improvement works (if any) have been undertaken, other than to provide a general comment that many of the units in Derbyshire are believed to have been upgraded prior to their transfer to The Association.
- 3.3.7 In order to be able to value these units, we have reviewed our findings from those units inspected and also undertaken desk based research on all of the other units.
- 3.3.8 We conclude, from a valuation basis, that the reported non traditional units fall into two broad categories:

Table (A): Units declared defective under The Housing Defects Legislation (now Part XVI of the Housing Act 1985)

County	Non traditional/MMC	Units
Derbyshire	Airey	95
	Unity	35
Herefordshire	Reema Conclad	45
Leicestershire	Unknown	5
Lincolnshire	Airey	24
Worcestershire	Airey	4
	Cornish	19
	Reema Conclad	20
	Wates	49
<i>Total</i>		<i>296</i>

Table (B): Units not declared defective under The Housing Defects Legislation (now Part XVI of the Housing Act 1985)

County	Non traditional/MMC	Units
Derbyshire	Kencast	12
	Moss Brothers	20
Lincolnshire	Swedish timber	2
Worcestershire	Cross Wall Constr'n	148
<i>Total</i>		<i>182</i>

- 3.3.9 We would emphasise that we have not been provided with full information from which we can make a considered judgement. However, these units form a small part of the overall total and we therefore consider it to take a pragmatic approach to valuation. We have adopted the following approach:

Table (A) Defective units 162 units – with the exception of only one small scheme we believe all of these units have been the subject of some upgrading works over the years, typically external insulation and we assume (but cannot confirm) that structural integrity would have been confirmed at the time of those works. However, we do not believe these units have been upgraded to

the full PRC Ltd specification usually required for such units. Accordingly, we value on the basis of a limited future 30 year economic life.

Table (A) Defective units 134 units – from our desk based research we believe all units and Derbyshire and four units in Worcestershire to have been the subject of major structural works including the rebuilding of external walls. Whilst we cannot confirm these works to have been completed to the required PRC standard, we assume this may well have been the case. Accordingly we value these units without restriction.

Table (B) Non Defective units 182 units – from our desk based research we believe none of these units were declared defective under The Housing Defects Legislation (now Part XVI of the Housing Act 1985) and should therefore be mortgagable. Many of these units also appear to have been upgraded. Accordingly we value these units without restriction.

- 3.3.10 Generally, our valuation is based on the assumption that the buildings and services are in a good working order and no allowance has been made for any outstanding wants of repair or defects.

3.4 Environmental Matters

- 3.4.1 Your attention is directed to our Definitions and Reservations for Valuations contained in Appendix Four.

Contamination/Made up Ground

- 3.4.2 We noted no obvious signs of contamination during our inspection but we are not qualified to give assurances on environmental issues. Our valuation has been undertaken on the basis that The Property is not contaminated. Should it be established subsequently that contamination exists, this might reduce the values now reported.
- 3.4.3 To the best of our knowledge, the previous use of The Property would have been a mixture of greenfield and brownfield (previously developed) sites and there could potentially be a risk of contamination affecting some properties. Nevertheless, our expectation (in line with standard practice in the sector) would be for all recently constructed units to have been the subject of appropriate investigation and remediation prior to development and we value on this basis.
- 3.4.4 We have made the assumption that ground conditions are suitable for the current buildings and structures or for any redevelopment. We are not aware that The Property is constructed on made up ground and value assuming it is not.

Radon

- 3.4.5 The Ionising Radiation Regulations 1999 require employers to take action when radon is present above a defined level in the workplace and landlords of residential portfolios also have a general responsibility to provide safe homes. We have referred to the UK Health Security Agency (UKHSA) radon map and note that the majority of The Property is in an area with a low incidence of radon. However, some parts of The Property may be in locations where some properties may be affected. We are not aware of any specific statutory requirement to carry out any retrospective mitigating works. We therefore assume there to be no impact on our portfolio valuation.

Flood Risk

- 3.4.6 Given the scale of The Property, we have not made any detailed enquiries, but are not aware of any significant flood risk issues. We value on the assumption that there are no flood risk issues that would have a significant adverse impact on value in the context of this portfolio valuation.

Coal Mining

- 3.4.7 We believe some properties are located in areas of historic mining activity but, from our general knowledge of the areas under review, are not aware of any likely significant issues in this respect.
- 3.4.8 Generally, we have assumed that The Property is not at risk from unstable ground conditions and also associated mining risks and liabilities. We assume solicitors would have made appropriate enquiries at the time of original charging and confirmed no significant adverse factors existed.

Invasive Species

- 3.4.9 During the course of our sample inspections we did not note the presence of any invasive vegetation, but we are not qualified to give such assurances and cannot guarantee that The Property is entirely free from the same. For the purpose of this report, we are valuing on the basis that there is no invasive vegetation present.

Archaeological Remains

- 3.4.10 We are unaware of the presence, or likely presence, of any archaeological remains on or adjacent to The Property and have assumed there are none in arriving at our opinion of value.

3.5 Planning and other Statutory Considerations

- 3.5.1 Your attention is directed to our Definitions and Reservations for Valuations contained at Appendix Four.
- 3.5.2 We have not been provided with any planning information relating to The Property and have therefore assumed that all units are in established use as

private dwellings or, where recently developed, have been constructed in accordance with a valid planning consent.

- 3.5.3 In assuming that title to The Property is clean and marketable (see next section), we have assumed that there are no planning associated enforcement notices or cautions registered against title.
- 3.5.4 Other than those units which The Association have advised are restricted to an EUV-SH basis of valuation, in the case of units developed as part of a larger private sector housing development, we assume and value on the basis that:
- The units have been developed as affordable housing units
 - The units are restricted to affordable housing use
 - There is an effective mortgagee waiver, such that the restricted use would cease following any future mortgage default.
- 3.5.5 We have not made any enquiries of local planning authorities to establish whether The Property is affected by any major planning or highways factors close by. We have assumed that no units are affected by any detrimental (to value) factors in this regard.
- 3.5.6 We would expect your solicitors to have carried out usual enquiries when carrying out legal searches at the time of original charging to formally establish whether any of The Property is affected by any planning or highways factors within 200 metres and that any such factors would have been highlighted in the report on title.
- 3.5.7 No allowance has been made for rights, obligations or liabilities arising from the Defective Premises Act 1972 or the Disability Discrimination Act 1995.
- Fire Safety**
- 3.5.8 Registered Providers, as landlords, have a statutory duty to comply with fire safety legislation and we anticipate will necessitate the provision of regular fire safety assessments in larger buildings as well as the provision of smoke alarms etc as appropriate. We assume and value on the basis that The Property is entirely compliant in this respect.
- 3.5.9 The 2017 Grenfell Tower fire means there is currently significant concern with any high rise structures.
- 3.5.10 The Royal Institution of Chartered Surveyors (RICS) has introduced an External Wall Fire Review process in order to counter fire safety concerns. This process requires the preparation of an EWS1 review form by a suitably qualified professional in order to provide assurance about external cladding and related systems in residential buildings, initially in buildings more than 18m

high but since January 2020 now potentially any building, particularly those of four or more storeys.

- 3.5.11 We confirm that we have had reference to the “RICS Guidance Note for the Valuation of Valuation of Properties in Multi-Storey, Multi-Occupancy Residential Buildings with Cladding” (UK 1st Edition March 2021) and the “Decision Tree” contained therein.
- 3.5.12 From our sample inspections for valuation purposes and the property schedule provided by The Association we note that no buildings are more than 4 storeys in height and there are no significant areas of cladding which we consider might cause a significant fire safety issue. We confirm that The Association have not advised us of any substantive fire risk issues and we therefore assume there are none. We value on this basis.

Equality Act 2010

- 3.5.13 The Equality Act was designed to consolidate the various strands of discrimination law including the previous Disability Discrimination Act. The Act seeks to protect people with “protected characteristics” and applies to both residential and commercial property. A test of reasonableness may be applied to any potential works or other measures. We value on the basis there will not be any significant liability arising in this respect.

Control of Asbestos

- 3.5.14 We assume and value on the basis that any asbestos containing material (ACM) present within The Property has been appropriately assessed and all necessary actions taken to ensure the future safety of residents and staff.

Energy Performance Certificates

- 3.5.15 The Energy Act 2011 provides for EPC minimum standards such that from 1 April 2018 it is unlawful to let residential premises that do not meet minimum energy efficiency standards. The minimum threshold is currently an EPC rating of Band E.
- 3.5.16 However, the UK Parliament is progressing legislation to reduce the minimum threshold for all new lettings to Band C from December 2025 and for existing lettings from December 2028 (the latter where cost effective). Social housing is currently exempt from EPC regulations but the new legislation will require a significant proportion of units to be at least EPC Band C by 2035. The legislation is at early stages and we believe there is, as yet, no firm timetable for its introduction.
- 3.5.17 The Association has provided us with current details of EPC assessments for The Property and where the vast majority of assessments lie within Bands B to D. However, note that 2,22298 which we can summarise as follows:

Table: Summary of Current EPC Assessments

EPC Band	Units
No current assessment	2088
A	36
B	3473
C	3378
D	2644
E	680
F	51
G	2
<i>Total</i>	<i>12,352</i>

3.5.18 We have not made any cost allowance in our valuation. You should be aware of the implications of the Act in relation to any future sale or letting as this could have an adverse effect on future values.

Housing Acts

3.5.19 We are not aware of any units in The Property that would be subject to licencing as HMO's and value assuming there are none.

3.6 Tenure

3.6.1 The Association has provided us with details of the existing security allocations (MV-STT or EUV-SH) and we note that, at the time of original charging, 4,422 units were restricted to an EUV -SH Basis of Valuation. We have adopted these allocations in the absence of information to the contrary.

3.6.2 We have not been provided with information about any significant encumbrances on title (including binding nomination rights agreements and/or Section 106 agreements) that might result in any restriction on valuation other than the above, and we value assuming there are none.

3.6.3 We understand that a Certificate of Title would have been prepared at the time of original charging but we have not been provided with a copy of this document. You should ensure that our valuations are consistent with the Certificate of Title. We advise on this basis.

3.6.4 In the meantime, we have assumed that all of the units comprising The Property are owned freehold or long leasehold and that title is clean and marketable.

3.6.5 In the case of any long leaseholds, we value on the basis that all unexpired terms are in excess of 80 years and also that ground rents are effective peppercorns and fixed throughout the term.

3.7 Tenancies

3.7.1 We have provided a full breakdown of tenancies and rent for each unit in our Property Schedule in Appendix Three. We can summarise as follows:

Table: Tenancy Profile

Rent Category	Tenancy	Units	Average Weekly Rent (excluding Service Charge)
Affordable	10yr Fixed Term	272	£120.17
	5yr Fixed Term	435	£126.98
	Assured Lifetime	865	£133.96
	Assured Non Shorthold	22	£126.15
	Fixed Term Assured	9	£126.91
	Probationary	102	£135.57
	Starter	174	£126.45
Business	Business Tenancy - Charity (Dom Abuse)	1	£105.44
	Business Tenancy - Charity (LD)	4	£81.91
Intermediate	Assured Shorthold	123	£119.07
	Rent to Buy (AST)	6	£146.95
Market Rent	Assured Shorthold	35	£121.27
Shared O/S	Assured	1,303	£74.04
	Assured/Elderly	1	£79.62
	Elderly Shared Ownership	17	£53.99
	Secure - Shared Ownership	11	£49.32
	Social Rent	5yr Fixed Term	551
Social Rent	Assured	4,640	£101.26
	Assured Lifetime	1,218	£113.16
	Assured Non Shorthold	1	£96.76
	Assured Protected	162	£111.97
	Assured Shorthold	30	£104.35
	Assured Shorthold 2yr Duty	2	£92.85
	Assured Shorthold Local Letting	4	£96.74
	Licence	4	£105.24
	Licence - Decant	2	£113.64
	Secure - Fair Rent	26	£84.73
	Secure - Transferred Assured	1,258	£99.16
	Starter	1,008	£98.10
	Stepped Rent	59	£101.96
	Usage and Occupation	7	£99.43
	<i>Total</i>		<i>12,352</i>

3.7.2 We assume for valuation purposes that any current void units will be re-let subject to Assured tenancies.

3.7.3 Where Assured Shorthold tenancies have been indicated to us, our understanding is that these are probationary tenancies which will convert to the relevant Rent Category after the initial term. We value on this basis.

3.7.4 We have not been provided with a copy of The Association's Standard Assured Tenancy Agreement, but assume the principal terms will be as follows in line with statutory norms:-

- The tenants enjoy security of tenure, so long as they occupy the premises as their principal home.
- The Association may only end the tenancy by obtaining a Court Order for possession on one of the grounds listed in Schedule 2 of the Housing Act 1988.
- The Association may review the rent annually subject to the right of appeal by the tenant to the Rent Assessment Committee.
- The tenant is responsible for all rates and water charges.
- The Association is required to keep in good repair the structure and exterior of the premises, together with the installations for space and water heating, sanitation and the supply of services.
- The tenant is required to take possession of the premises and not to part with possession or sub-let without consent.

- The tenant is required to keep the interior of the premises in good and clean condition and to carry out internal decoration as often as may be necessary.
- Keep the garden neat and tidy where the tenant has shared or exclusive use of the garden except where garden maintenance is included within the service charge.
- The tenant may carry out repairs which are the Association's responsibility and recover the cost from the Association but only in accordance with Section 96 of the 1985 Act as substituted by Section 121 of the Leasehold Reform, Housing and Urban Development Act 1993 where the tenant has reported the need for repair and the Association has without good reason failed to carry out repair.
- The tenant can end the tenancy by giving the Association four weeks notice in writing.

3.7.5 The Secure tenancies are subject to similar terms other than the rent which can only be reviewed to a 'fair' (as opposed to an open market) rent every two years by the Rent Officer in accordance with the provision of the Rent Act 1977.

3.7.6 1,879 units are marked as being subject to Affordable Rents, a recent initiative where new lettings are at an Affordable Rent assessed at up to 80% of the market rent for a unit. The current Affordable Rent scheme runs until 2026. Accordingly for the purposes of valuation we have included these higher existing rents in our assessment but not assumed any further conversions. We value on this basis.

3.7.7 A further 129 units are categorised as an Intermediate rent which is similar in effect to the above Affordable rents but without the benefit of such a clear definition.

3.7.8 1,332 units are subject to Shared Ownership leases:

Table: Shared Ownership – Retained Equity Share

Retained Equity	Units	Average of Net Weekly Rent (Excluding Service Charge)
14.0%	1	£17.67
15.0%	1	£24.47
19.0%	1	£20.71
20.0%	4	£21.37
25.0%	22	£32.16
30.0%	7	£38.38
35.0%	14	£45.89
38.0%	5	£42.46
40.0%	20	£56.28
45.0%	24	£39.81
46.0%	1	£46.99
48.0%	4	£29.71
50.0%	293	£50.85
52.0%	1	£57.35
55.0%	33	£70.35
56.0%	1	£63.80
57.0%	1	£46.22
60.0%	322	£76.78
65.0%	193	£82.26
68.2%	2	£63.78
70.0%	73	£89.82
71.0%	1	£78.84
73.0%	2	£104.58
75.0%	304	£94.03
87.5%	1	£137.96
94.1%	1	£101.21
<i>Total</i>	<i>1,332</i>	<i>£73.58</i>

3.7.9 We have not been provided with a copy of The Association's Standard Shared

Ownership Lease but assume the Terms are in Line with industry norms:

- A 99 or 125 year lease with provision for the further acquisition of equity
- Rent paid monthly in advance and includes a contribution towards the maintenance of common areas.
- Annual rent increases upwards only, the higher of RPI plus 0.5% or AEI (average earnings index).
- Provision for recovery of all charges including certain management costs through an additional rent/service charge.
- Tenant responsible for maintenance of the property.
- The lease sets out a mechanism for sale in the event of default by the tenant, including the right for the tenant's mortgagee to sell the whole property if necessary and to reclaim specified losses from any final staircasing payment that might otherwise become due.

3.7.10 There are 5 units let on business tenancies to a charitable organisation. The units are shown to be let at standard rent levels. We understand these units are leased to local authorities but have not been provided with any details. We therefore assume for valuation purposes that the underlying lettings are direct lettings to tenants on the basis of Assured tenancies or that management agreements are in place but can be terminated on not more than 12 months notice. We value on this basis.

4 Right to Buy / Right to Acquire / Purchase Grants

- 4.1 We understand The Association to be a charitable association and therefore understand that "Statutory Right to Buys" will not be applicable to general needs rented units. Your solicitors can confirm.
- 4.2 However, we note that 1,446 units have a preserved Right to Buy although The Association have confirmed that take up of "Right to Buy" is not significant.
- 4.3 Government Proposals exist to extend the Statutory Right to Buy to all housing association tenants. There have two trials to date and the government continues to assess the impact prior to announcing the next steps for the Voluntary Right to Buy. We understand that the existing proposals are that any such disposals should have a neutral impact on The Association's finances. For valuation purposes, we therefore assume that any such disposals will also have a neutral impact on The Property and valuation, with the loan paid down pro rata or substitute security provided. We value on this basis in the absence of more definitive information.
- 4.4 Right to Acquire (RTA) and associated Purchase Grants (Voluntary and Statutory) extended social housing tenants' right to acquire their homes at a discounted price by virtue of The Housing Act 1996.
- 4.5 There has only been a marginal uptake of RTA since 1997. As such, we do not

consider there to be any detrimental effect upon value and have not reflected this in our discounted cash flow (DCF) used to arrive at our opinions of value. However, lenders should ensure that any capital receipts received via the RTA are used to pay back proportional loans.

- 4.6 We understand sheltered housing for the elderly to be exempt from Statutory Right to Buy and related initiatives.

5 Valuation Approach / Methodology

- 5.1 We have used discounted cash flow (DCF) methodology complemented by research into passing and open market rent levels, statistical information from The Association, historic performance indicators, comparable vacant possession sales of similar properties on the open market and also our own extensive experience of the social housing sector in assessing our opinion of value.

- 5.2 DCF methodology involves the projection of income and expenditure profiles from which a net rent is derived and then discounted at a chosen rate. We have run our DCF's in real terms, where all cashflows are expressed in current monetary terms.

- 5.3 For stock of traditional construction, we have adopted a 35 year DCF term in line with industry standards and incorporating an assumed reversion to perpetuity.

Non Traditional Stock

- 5.4 We note that the following non traditional house types were declared defective under the 1985 Act. However, the effect of that designation only lasted ten years and has long since expired. Any residual impact on value is usually associated with limited mortgageability for individual house sales and an element of stigma.

Table : Non Traditional Construction Types declared defective (1985 Act)

House Type	Units
Airey	116
Cornish	19
Kencast	12
Reema Conclad	65
Unity	35
Wates	49
<i>Total</i>	<i>296</i>

- 5.5 The Crosswall, Moss Bros, Swedish, and unknown construction types (182 units) referred to as non traditional by The Association were not declared defective under the 1985 Act.

5.6 Overall, we feel potential issues related to non traditional construction can be adequately reflected in our portfolio valuation by:

- being realistic in our assessment of vacant possession value
- being realistic in our assessment of future maintenance obligations
- adopting a shorter DCF period without any reversion to perpetuity to focus on the income generating potential of these units
- increasing our discount rate to reflect the lower desirability and perceived potential risks.
- in accordance with your instructions, restrict our valuations of non traditional stock to EUV-SH levels.

5.7 Therefore, for non traditional stock, we have taken a more cautious approach and adopted a 30 year DCF with no reversion to perpetuity and have increased our discount rate in order to reflect the future potential risks associated with such construction. We consider this to be appropriate for valuation purposes.

6 Valuation Assumptions

6.1 Income / Vacant Unit Sales

6..1 The gross annual income from The Property is recorded at £62,031,918 and £5,116,045 for the general needs and shared ownership portfolios respectively, which we assume to be materially correct. For the purposes of valuation we have assumed that service charge income covers the cost of any service provision.

6..2 For general rented stock, we have reduced this sum by 2% to reflect voids and bad debts. This reflects the void and bad debts profile from the information provided to us by The Association.

6..3 The income from Assured tenancies can be expected to be reviewed annually in accordance with the Association's rent policy.

6..4 In England, target rents reflect affordability in each local area. However, for four years from April 2016 rents were cut by 1% per annum. Then, in 2020, annual rent increases reverted to the previously established CPI plus 1% for at least five years. However, due to high inflation, the Department for Levelling up, Housing and Communities (DLUHC) implemented a 7% rent cap from 1 April 2023 to 31 March 2024.

6..5 Furthermore, we assume that a prospective purchaser would be able to increase rents for existing tenants up to open market levels, subject to the terms of the relevant agreements.

- 6..6 Regulatory consent for disposals of units falling vacant is no longer required in most cases. Accordingly, for the general needs units, we have allowed for a fall in the number of rented units over time. We have assumed an average turnover/relet rate (and hence vacant sales rate) of 7% per annum over the life of our cash flow model being in our view a reasonable maximum for achieving disposals in general terms and in line with the previous data provided by the Association. We consider this is appropriate for valuation purposes.
- 6..7 The Property includes 1,446 Secure tenancies. We note that the level of Secure rents is currently less than the equivalent Assured rents and have assumed that this differential would disappear in the early years of our DCF, in line with recent market trends. We value on this basis.
- 6..8 For the shared ownership properties, we have assumed annual rent increases at the rate of inflation plus 0.5% in line with our assumed standard lease provisions. We have made a minimal deduction for voids and bad debts in accordance with the performance of The Association's portfolio and shared ownership stock generally.
- 6..9 For shared ownership units we assume that receipts from staircasing and the assignment of leases will produce regular capital receipts. We have adopted industry long term averages (2% assignment and 1.5% staircasing) in our analysis and feel this to be appropriate for valuation purposes. We value on this basis.

6.2 Outgoings - Management & Day to Day/Cyclical Maintenance Costs

- 6.2.1 We have reviewed The Association's certified accounts for the year to 31 March 2022. This shows:

Table: Extracts from certified accounts for Year Ending 31 March 2022

	General Needs	Per unit/ave	Shared Ownership	Per unit/ave
Units	28,408		5,905	
Income	£136,041	£4,788	£18,039	£3,054
Management	£17,865	£628	£3,043	£515
Day to Day Maint	£30,430	£1,071	£222	£37
Major Reps	£7,762	£273	£15	£3
Depreciation	£25,718	£905	£3,134	£530
Bad Debts	£965	0.7%	£58	0.3%
Voids	£1,784	1.3%	£616	3.4%

- 6.2.2 We have made our own assessment of an appropriate management and maintenance profile, having regard to the above information, the portfolio under review and also our own experience of the sector generally.

- 6.2.3 In our DCF, we have also made provision for major elemental and structural repairs by allowing a cost for the setting up of a sinking fund. This is based on 0.45% to 1% of the estimated rebuilding cost for each property, increasing annually in excess of RPI by 0.5 %.
- 6.2.4 If a lender were to take possession of The Property, then we anticipate that management services could be acquired at around 10% to 12% of the annual rent collected – based on Market Rent levels.
- 6.2.5 We acknowledge that savings could be made on our assumed major repairs allowance by a mortgagee in possession seeking to minimise expenditure. However, our figures are based upon the long term view which we consider would be most likely adopted by a purchaser.
- 6.2.6 Having made allowance for inflation and the type, age and condition of units within The Property, we have assessed the total annual expenditure per unit of £2,146, or the equivalent of £23,644,247 per annum for the general rented stock.
- 6.2.7 For the shared ownership properties, we have not made any deductions for management and maintenance in accordance with the provisions of the standard shared ownership lease. We understand that The Association recover management costs through an additional rent charge in addition to the rents advised to us.
- 6.2.8 We have assumed increases in management and maintenance costs at R.P.I. plus 0.5% throughout the life of our DCF.

6.3 Income & Expenditure Summary

- 6.3.1 Taking the above into account, we set out below a summary of the estimated income and expenditure for The Property in the first year:

Table: Summary of initial annual income and expenditure

	Rented	Shared Ownership
Rental income (exc. Service charge)	£62,031,918	£5,116,045
<u>Less:-</u>		
Voids and bad debts	£1,240,638	
Management	£9,455,160	
Maintenance	£5,490,975	
and Major repair fund	£8,698,112	
Net Income	£37,147,032	£5,116,045

6.4 Discount Rate

6.4.1 In determining our Market Valuation we have prepared a number of separate discounted cashflows (DCF's), reflecting the different tenure types under review and our various valuation assumptions and sensitivity analysis. We have adopted an average discount rate of 7.5% to 7.75%, reflecting our experience of this market, the type of property, its location and our assumptions relating to rental growth at 6.1 above. We consider this is appropriate for valuation purposes. For our Existing Use Valuation, we have adopted a lower discount rate, in the order of 5.25% to 6% to reflect the real security of income and also the relative attractiveness of The Property.

7 Market Conditions

- 7.1 The residential market has until recently enjoyed an extended period of positive growth, reflecting various economic factors including historic low interest rates, low unemployment, an underlying shortfall in new build development, acquisitions by investors, migration and a number of government initiatives including "Help to Buy". House prices have until recently been at historic highs in most areas.
- 7.2 The UK Government caused a hiatus in the financial markets following a mini budget on 02 September 2022, ultimately leading to the resignation of both the Chancellor and Prime Minister. Rishi Sunak was then appointed Prime Minister and has since done much to restore credibility to UK governance.
- 7.3 Nevertheless, there remains general turbulence within the worldwide economy and financial markets remain extremely sensitive to any adverse data.
- 7.4 After many months of high UK inflation, figures have been steadily improving in recent months with the latest published CPI at 6.8%. However, financial markets are now increasingly concerned by the high level of embedded core inflation with the latest wages data currently showing an annualised 8.5% across the entire economy. For this reason, markets are once again anticipating further increases in interest rates to 6%, compared to the current 5.25%, levels not seen since 2008.
- 7.5 However, this should not be viewed as entirely unexpected, as the extremely low interest rates, associated quantitative easing and numerous other government initiatives introduced in 2008 and continued in subsequent years reflected the exceptional circumstances of that era. What was surprising, was the speed at which the situation suddenly changed in 2022. But, again, in

large part this merely mirrored what had previously happened in 2008 at the start of the financial crisis.

- 7.6 Whilst the recent financial pressures remain unresolved at present, it is important to see this in the context of UK financial history more generally. The graph below illustrates very well, that, whilst interest rates have risen sharply towards 2008 levels, in historic terms they still remain relatively low.

Table: UK Base Rate 1975 to 2023 (Source: Bank of England)



- 7.7 The impact on the property market is difficult to predict where prices are generally at or about historic highs in nominal terms.
- 7.8 So far, different sectors have been impacted differently, with the worst impacts felt in those commercial property sectors highly reliant on generating cashflow to fund bond and/or bank funding, where average lending rates have increased significantly in the last year.
- 7.9 However, other factors are also at play and occupier demand is particularly key in our opinion.
- 7.10 In this respect the residential market has been less impacted than might have otherwise been expected. Although prices remain at more or less historic highs, a continuing shortfall in new build provision, short and long term migration trends and increase in single person households have all driven the fundamental and underlying housing demand in recent years.
- 7.11 Whilst the persistent level of general inflation is causing concern, from a housing market perspective it is improving the affordability of house prices

over time. This factor coupled with a significant increase in rental demand and rents over the last year and continued high employment levels have conspired to support house prices more than might otherwise be expected.

- 7.12 Overall, most commentators continue to predict a fall in prices of approximately 10% during 2023, with an overall peak to trough in the same order.
- 7.13 The latest RICS UK Residential Market Survey (August 2023) confirms that buyer demand and agreed sales continue to fall sharply in the face of higher mortgage rates. Alongside this weakness in activity, house prices remain on a downward trajectory, with the latest survey feedback pointing to an acceleration in the pace of decline through August'. The report advises that "all parts of the UK continue to see a significant pull-back in demand according to the August results".
- 7.14 The most recent Nationwide House Price Report (Sept 2023) records that house prices fell 0.8% month on month in August and are now some 5.3% below their August 2022 peak. This represents an annual price fall of c£14,600 on a typical home.
- 7.15 Land Registry Statistics currently show the following:

Table: Average House Prices - Source Land Registry

Location	Aug 22	Aug 23	(%) Difference
UK	£290,545	£287,824	-1.0%
East Midlands	£249,542	£249,484	-0%
West Midlands	£250,782	£251,313	+0.2%

- 7.16 Nevertheless, we note Land Registry figures are based on completed transactions and therefore lag behind some other indices which are based on current mortgage offers. This explains the differential between the Nationwide and Land Registry figures discussed above.

Rental Market

- 7.17 With regard to the rental market, according to the latest Homelet report (September 2023) the average rent in the UK is £1,245 per calendar month (pcm), up 10.1% compared with September 2022.
- 7.18 In the East Midlands, the average rent is stated to be currently £859, up 1.1% o the month and 8.2% on the year. In the West Midlands, the average rent is stated to be £933, down 0.53% on the month, but up 8.7% on the year.
- 7.19 The units are all in areas where we anticipate strong rental demand.

- 7.20 In response to inflation, the Government has announced a 7% cap on the increase in social rents in 2023/24. This will help social and affordable rents to remain an affordable option compared to Market rents in the short term. The units are all in areas where we anticipate strong rental demand.

8 Suitability for Loan Security

8.1 Strengths

- 48% Modern stock purpose built since 1990
- 27% constructed since 2010
- 58% houses
- Wide geographical spread
- Shortage of good quality housing stock
- Secure income stream

8.2 Weaknesses

- Wide geographical spread
- 27% of The Property comprises flats
- 296 Units declared defective under the 1985 Act (but appeared to have had improvement works undertaken)
- Older stock in management for many years
- Current inflationary pressure on management and maintenance costs
- Rent increases may continue to be moderated in short term to help maintain affordability
- Upward pressure on interest rates
- Uncertain market conditions.
- Current world geopolitical uncertainties

- 8.3 We anticipate the future performance of The Property will reflect the social housing market as a whole.

- 8.4 Overall, we consider there should be a good potential market for The Property from other registered social landlords and landlords who would seek to manage The Property on an open market basis.

- 8.5 In our opinion, The Property represents suitable security for loan purposes for a term of up to 30 years, on the assumption that it will be maintained in a reasonable state of repair. The amount of such loan is at your discretion.

9 Verification

- 9.1 This report has been based, to some extent, on information provided verbally which should be checked by your solicitors. In particular, this applies to

tenure and planning. Their searches may also reveal whether any historical use of the Property is likely to have resulted in contamination or whether there are any encumbrances or other third party rights affecting the title or use of The Property.

9.2 In addition to the normal enquiries that a solicitor acting for a funder would expect to undertake, we recommend that attention be given to the following matters:

- Our comments on environmental matters in Section 3.4.
- Our comments on planning and other statutory matters including fire safety in Section 3.5.
- Our comments on tenure in Section 3.6.
- Our comments on tenancies in Section 3.7.

10 Valuation

10.1 The Market Value as a single portfolio ("MV - STT"), subject to the existing tenancies and reflecting the MV-STT/EUV-SH security allocation advised to us, is:-

£982,057,000

(Nine Hundred and Eighty Two Million, Fifty Seven Thousand Pounds)

for the 11,020 rented properties with value

£109,100,000

(One Hundred and Nine Million One Hundred Thousand Pounds)

for the 1,332 shared ownership properties with value

10.2 The Existing Use Value for Social Housing as a single portfolio ("EUV - SH"), subject to the existing tenancies, is:-

£741,631,000

(Seven Hundred and Forty One Million Six Hundred and Thirty One Thousand Pounds)

for the 11,020 rented properties with value

£109,100,000

(One Hundred and Nine Million One Hundred Thousand Pounds)

for the 1,332 shared ownership properties with value

10.3 The above valuations are broken down as follows:

Table: Summary of Numeric 2023 Valuations

Basis secured	Valuation 2023	Units	EUV-SH 2023	MV-STT 2023 (before adjusting for security allocation)	MV-STT 2023 (reflecting security allocation)
EUV-SH	Desktop	3,476	£283,082,000	£360,078,000	£283,082,000
	Full	946	£78,424,000	£95,226,000	£78,424,000
EUV-SH Total		4,422	£361,506,000	£455,304,000	£361,506,000
MV-STT	Desktop	6,369	£386,160,000	£585,830,000	£585,830,000
	Full	1,561	£103,065,000	£143,821,000	£143,821,000
MV-STT Total		7,930	£489,225,000	£729,651,000	£729,651,000
Total		12,352	£850,731,000	£1,184,955,000	£1,091,157,000

10.4 Market Value is an internationally recognised basis and is defined in the RICS Valuation – Global Standards 2022 (VPS4.4) as:

“the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

10.5 Existing Use Value for Social Housing is defined in the RICS Valuation Global Standards – UK National Supplement (UK VPGA 7) essentially as Market Value as above but subject to the following further assumptions that:

- the property will continue to be let by a body pursuant to delivery of a service for the existing use
- the vendor would only be able to dispose of the property to organisations intending to manage their housing stock in accordance with the regulatory body’s requirements
- properties temporarily vacant pending re-letting should be valued, if there is a letting demand, on the basis that the prospective purchaser intends to re-let them, rather than with vacant possession and
- any subsequent sale would be subject to all the same assumptions above.

10.6 Values change over time, particularly when markets are unusually active or inactive. This should be borne in mind in relation to the date of valuation.

Market conditions explanatory note

The UK economy is being severely impacted by persistent high core inflation. This has been driven by increases in energy and food prices and is expected to remain well above target until 2025. In response, the Bank of England has increased interest rates to levels not seen since before the Global Financial Crisis and this has impacted real estate markets across the UK.

In the residential market, sales volumes are down from their peak in 2022 and small falls in prices have been recorded to date, with most commentators still predicting a peak to trough fall of around 10%.

In contrast, in the commercial property market, UK transaction volumes are down by over 50% in almost all commercial sectors of the market and real estate values have fallen between 25% and 35% on average since their peak in 2022.

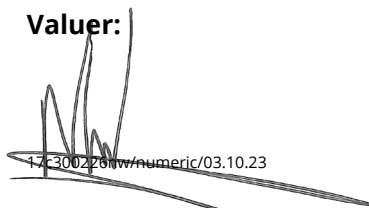
This has brought loan-to-value ratios into sharp focus with some lenders entering into consensual sales with borrowers where breaches cannot be remedied. The near-term outlook for real estate lending markets indicates there is a refinancing funding gap which will appear later in 2023, that cannot be bridged without a further equity injection from the borrower. It is expected that this will precipitate further forced sales that may impact values further.

Nevertheless, as at the valuation date there are still transactions proceeding which provides an adequate quantum of market evidence upon which to base opinions of value. Accordingly, and for the avoidance of doubt, our valuation is not reported as being subject to 'material valuation uncertainty' as defined by VPS 3 and VPGA 10 of the RICS Valuation – Global Standards.

This explanatory note has been included to ensure transparency and to provide further insight as to the market context under which the valuation opinion was prepared. In recognition of the potential for market conditions to move rapidly in response to changes in the economy we highlight the importance of the valuation date.

We trust that this report is satisfactory for your immediate purposes but, should any matter require further clarification, we shall be pleased to hear from you. We would reiterate that neither the whole nor any part of this Valuation Report may be included in any published document, circular or statement nor published in any way without our written approval of the form and context in which it may appear.

Valuer:



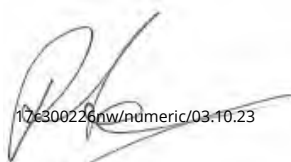
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**Nick Worman BSc DipSurv MRICS
RICS Registered Valuer
Director**

**For and on behalf of
Avison Young (UK) Limited**

**Avison Young (UK) Ltd
M&G Trustee Company Limited
Portfolio of 12,652 Units in England 03/10/2023**

Approver:



17e300226nw/numeric/03.10.23

**Peter O'Brien BSc (Hons) MRICS
RICS Registered Valuer
Principal and Managing Director
Head of Valuation Consultancy**

**For and on behalf of
Avison Young (UK) Limited**

Appendix One

Location Plan

Platform Housing Group - Numeric Portfolio



Appendix Two

Sample Photographs

Redacted

Appendix Three

Property Schedule

Platform Housing Group - Numeric Bond (Annual Valuation)

Platform Housing Group															Numeric Security Trust Debt													
Annual realisation 2023															Property list													
AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPF Band	EPF Epic	Basis of calculation	EUW SH 2023	Before adjusting for security allocation	After adjusting for security allocation	Last Valuation Report	Title Number	
1262																							£80,731,000	£1,284,955,000	£1,091,187,000			
674	HC01104	DH0290030	Desktop	3	Council Houses	Alimonton	Asbourne	Derbyshire	D66 30H	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£104.75	£2.63	£0.00	£121.09	~	~	MVT	£56,644	£34,046	£34,046	Renval22	DY348309
182	HC02692	DH0050010	Desktop	1	Alley Walk	Bralford	Asbourne	Derbyshire	D66 30A	House	3	Trad	GN	Social Rent	Assured	Weekly	£114.50	£0.00	£0.00	£121.09	D	Sep-23	MVT	£69,336	£106,903	£106,903	Renval22	DY347790
1694	HC02702	DH0050090	Desktop	9	Alley Walk	Bralford	Asbourne	Derbyshire	D66 30A	House	3	Trad	GN	Social Rent	Assured	Weekly	£116.64	£0.00	£0.00	£121.09	E	Sep-23	MVT	£70,408	£108,455	£108,455	Renval22	DY347790
988	HC01227	DH0030080	Desktop	8	Luke Lane	Bralford	Asbourne	Derbyshire	D66 38Y	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£102.58	£0.87	£0.00	£110.99	D	Jan-32	MVT	£58,478	£91,921	£91,921	Renval22	DY348828
989	HC01228	DH0030090	Desktop	9	Luke Lane	Bralford	Asbourne	Derbyshire	D66 38Y	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£109.86	£0.87	£0.00	£121.09	D	Jan-32	MVT	£58,578	£98,297	£98,297	Renval22	DY348828
1218	HC01606	DH0040010	Desktop	1	Main Road Cottages	Bralford	Asbourne	Derbyshire	D66 30A	House	2	Trad	GN	Social Rent	Assured	Weekly	£106.04	£0.00	£0.00	£110.09	D	Dec-31	MVT	£63,975	£98,545	£98,545	Renval22	DY347790
1221	HC01613	DH0040020	Desktop	2	Main Road Cottages	Bralford	Asbourne	Derbyshire	D66 30A	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£77.20	£0.00	£0.00	£110.09	D	Dec-31	MVT	£41,163	£69,074	£69,074	Renval22	DY347790
1222	HC01614	DH0040030	Desktop	3	Main Road Cottages	Bralford	Asbourne	Derbyshire	D66 30A	House	2	Trad	GN	Social Rent	Assured	Weekly	£106.04	£0.00	£0.00	£110.09	D	Nov-25	MVT	£63,975	£98,545	£98,545	Renval22	DY347790
1223	HC01615	DH0040040	Desktop	4	Main Road Cottages	Bralford	Asbourne	Derbyshire	D66 30A	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£76.18	£0.00	£0.00	£110.09	~	~	MVT	£40,846	£68,542	£68,542	Renval22	DY347790
1990	HC03058	DH0060050	Desktop	5	The Plain	Bralford	Asbourne	Derbyshire	D66 38Z	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£108.68	£1.76	£0.00	£121.09	C	Feb-32	MVT	£58,261	£97,766	£97,766	Renval22	DY348828
1991	HC03059	DH0060060	Desktop	9	The Plain	Bralford	Asbourne	Derbyshire	D66 38Z	House	2	Trad	GN	Social Rent	Assured	Weekly	£106.04	£1.76	£0.00	£110.09	~	~	MVT	£63,975	£98,545	£98,545	Renval22	DY348828
1992	HC03060	DH0060160	Desktop	16	The Plain	Bralford	Asbourne	Derbyshire	D66 38Z	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£106.02	£1.77	£0.00	£110.09	D	Nov-23	MVT	£63,975	£98,545	£98,545	Renval22	DY348828
2057	HC03150	DH0080200	Desktop	20	The Plain	Bralford	Asbourne	Derbyshire	D66 38Z	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.49	£6.44	£0.00	£94.99	C	Nov-23	MVT	£55,040	£84,782	£84,782	Renval22	DY348828
2058	HC03151	DH0080210	Desktop	22	The Plain	Bralford	Asbourne	Derbyshire	D66 38Z	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.49	£7.22	£0.00	£94.99	D	Jan-32	MVT	£55,040	£84,782	£84,782	Renval22	DY348828
2059	HC03152	DH0080240	Desktop	24	The Plain	Bralford	Asbourne	Derbyshire	D66 38Z	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.49	£6.44	£0.00	£94.99	C	Jan-25	MVT	£55,040	£84,782	£84,782	Renval22	DY348828
2060	HC03153	DH0080260	Desktop	26	The Plain	Bralford	Asbourne	Derbyshire	D66 38Z	Flat	1	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£91.49	£9.95	£0.00	£94.99	D	Jan-32	MVT	£48,762	£81,826	£81,826	Renval22	DY348828
2061	HC03154	DH0080280	Desktop	28	The Plain	Bralford	Asbourne	Derbyshire	D66 38Z	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.49	£6.44	£0.00	£94.99	D	Nov-23	MVT	£55,040	£84,782	£84,782	Renval22	DY348828
2062	HC03155	DH0080300	Desktop	30	The Plain	Bralford	Asbourne	Derbyshire	D66 38Z	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.49	£6.44	£0.00	£94.99	D	Jan-32	MVT	£55,040	£84,782	£84,782	Renval22	DY348828
2063	HC03156	DH0080320	Desktop	32	The Plain	Bralford	Asbourne	Derbyshire	D66 38Z	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.49	£6.44	£0.00	£94.99	D	Jan-28	MVT	£55,040	£84,782	£84,782	Renval22	DY348828
2064	HC03157	DH0080340	Desktop	34	The Plain	Bralford	Asbourne	Derbyshire	D66 38Z	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.49	£6.44	£0.00	£94.99	D	Jan-32	MVT	£55,040	£84,782	£84,782	Renval22	DY348828
2065	HC03158	DH0080360	Desktop	36	The Plain	Bralford	Asbourne	Derbyshire	D66 38Z	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.49	£6.44	£0.00	£94.99	C	Apr-26	MVT	£55,040	£84,782	£84,782	Renval22	DY348828
2066	HC03159	DH0080380	Desktop	38	The Plain	Bralford	Asbourne	Derbyshire	D66 38Z	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.49	£6.44	£0.00	£94.99	D	Nov-23	MVT	£55,040	£84,782	£84,782	Renval22	DY348828
2067	HC03160	DH0080400	Desktop	40	The Plain	Bralford	Asbourne	Derbyshire	D66 38Z	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.49	£7.72	£0.00	£94.99	D	Feb-32	MVT	£55,040	£84,782	£84,782	Renval22	DY348828
2068	HC03161	DH0080420	Desktop	42	The Plain	Bralford	Asbourne	Derbyshire	D66 38Z	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.80	£6.44	£0.00	£94.99	D	Feb-32	MVT	£55,997	£89,332	£89,332	Renval22	DY348828
2069	HC03162	DH0090040	Desktop	4	Wild Park Lane	Bralford	Asbourne	Derbyshire	D66 38L	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£113.53	£0.00	£0.00	£121.09	~	~	MVT	£60,794	£102,016	£102,016	Renval22	DY348828
397	HC00532	DH0130070	Desktop	7	Cross Side	Clifton	Asbourne	Derbyshire	D66 2GJ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£115.67	£0.25	£0.00	£121.09	D	Jan-32	MVT	£61,744	£103,610	£103,610	Renval22	DY348271
398	HC00533	DH0130110	Desktop	8	Cross Side	Clifton	Asbourne	Derbyshire	D66 2GJ	House	3	Trad	GN	Social Rent	Assured	Weekly	£116.44	£0.25	£0.00	£121.09	D	Jan-32	MVT	£61,744	£108,455	£108,455	Renval22	DY348271
399	HC00534	DH0130160	Desktop	10	Cross Side	Clifton	Asbourne	Derbyshire	D66 2GJ	House	3	Trad	GN	Social Rent	Assured	Weekly	£116.64	£0.25	£0.00	£121.09	D	Jan-32	MVT	£70,408	£108,455	£108,455	Renval22	DY348271
400	HC00535	DH0130170	Desktop	17	Cross Side	Clifton	Asbourne	Derbyshire	D66 2GJ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£115.67	£0.25	£0.00	£121.09	D	Jan-32	MVT	£61,744	£103,610	£103,610	Renval22	DY348271
401	HC00536	DH0130210	Desktop	20	Cross Side	Clifton	Asbourne	Derbyshire	D66 2GJ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£115.67	£0.25	£0.00	£121.09	D	Jan-32	MVT	£61,744	£103,610	£103,610	Renval22	DY348271
402	HC00537	DH0130290	Desktop	29	Cross Side	Clifton	Asbourne	Derbyshire	D66 2GJ	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£104.45	£0.25	£0.00	£110.09	D	Dec-30	MVT	£62,903	£96,894	£96,894	Renval22	DY348271
403	HC00538	DH0130300	Desktop	30	Cross Side	Clifton	Asbourne	Derbyshire	D66 2GJ	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£99.81	£0.25	£0.00	£110.09	~	~	MVT	£53,511	£89,796	£89,796	Renval22	DY348271
404	HC00539	DH0130310	Desktop	31	Cross Side	Clifton	Asbourne	Derbyshire	D66 2GJ	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£99.81	£0.25	£0.00	£110.09	~	~	MVT	£53,511	£89,796	£89,796	Renval22	DY348271
298	HC00338	DH1230050	Desktop	5	Malbons Yard	Compton	Asbourne	Derbyshire	D66 18X	House	1	Trad	GN	Social Rent	Assured	Weekly	£96.19	£0.36	£0.00	£99.88	D	Jun-32	MVT	£57,899	£89,186	£89,186	Renval22	DY348354
299	HC00334	DH1230070	Desktop	7	Malbons Yard	Compton	Asbourne	Derbyshire	D66 18X	House	1	Trad	GN	Social Rent	Assured	Weekly	£96.19	£0.37	£0.00	£99.88	D	Nov-23	MVT	£57,899	£89,186	£89,186	Renval22	DY348354
300	HC00335	DH1230080	Desktop	8	Malbons Yard	Compton	Asbourne	Derbyshire	D66 18X	House	1	Trad	GN	Social Rent	Assured	Weekly	£96.13	£0.38	£0.00	£99.88	E	Nov-23	MVT	£57,899	£89,186	£89,186	Renval22	DY348354
985	HC01224	DH0300050	Desktop	2	Clifton	Cubley	Asbourne	Derbyshire	D66 2EY	House	3	Trad	GN	Social Rent	Assured	Weekly	£116.64	£0.00	£0.00	£121.09	~	~	MVT	£70,408	£108,455	£108,455	Renval22	DY352740
986	HC01225	DH0300060	Desktop	6	Derby Lane	Cubley	Asbourne	Derbyshire	D66 2EY	House	3	Trad	GN	Social Rent	Assured	Weekly	£116.63	£0.00	£0.00	£121.09	E	Mar-24	MVT	£70,408	£108,455	£108,455	Renval22	DY352740
987	HC01226	DH0300080	Desktop	8	Derby Lane	Cubley	Asbourne	Derbyshire	D66 2EY	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£94.43	£0.00	£0.00	£121.09	E	Mar-23	MVT	£50,345	£84,482	£84,482	Renval22	DY352740
1986	HC03064	DH0570040	Desktop	4	Down Road	Doveridge	Asbourne	Derbyshire	D66 5U2	House	3	Trad	GN	Social Rent	Assured	Weekly	£116.64	£0.00	£0.00	£121.09	D	Jan-32	MVT	£70,408	£108,455	£108,455	Renval22	DY348280
1985	HC03063	DH0570140	Desktop	14	Alms Road	Doveridge	Asbourne	Derbyshire	D66 5U2	House	3	Trad	GN	Social Rent	Assured	Weekly	£116.64	£0.00	£0.00	£121.09	D	Apr-25	MVT	£70,408	£1			

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where retained app)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number			
																							EUH SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)		
2024	HC03103	DH0620070	Desktop	7	The Hallsteads	Kniverton	Arbunne	Derbyshire	D66 1JT	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£116.64	£3.05	£0.00	£121.09	D	Jan-23	MVT	£62,377	£104,673	£104,673	Reval22	DY352335	
2025	HC03104	DH0620090	Desktop	7	The Hallsteads	Kniverton	Arbunne	Derbyshire	D66 1JT	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£115.76	£3.05	£0.00	£121.09	E	Jan-23	MVT	£61,744	£103,610	£103,610	Reval22	DY352335	
2026	HC03105	DH0620110	Desktop	11	The Hallsteads	Kniverton	Arbunne	Derbyshire	D66 1JT	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£115.76	£3.05	£0.00	£121.09	E	Jan-23	MVT	£61,744	£103,610	£103,610	Reval22	DY352335	
2027	HC03106	DH0620130	Desktop	11	The Hallsteads	Kniverton	Arbunne	Derbyshire	D66 1JT	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£115.76	£3.05	£0.00	£121.09	E	Jan-23	MVT	£61,744	£103,610	£103,610	Reval22	DY352335	
2028	HC03107	DH0620190	Desktop	19	The Hallsteads	Kniverton	Arbunne	Derbyshire	D66 1JT	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£116.64	£3.05	£0.00	£121.09	D	Feb-23	MVT	£62,377	£104,673	£104,673	Reval22	DY352335	
1099	HC01352	DH0310010	Desktop	1	Thurston Road	Manston Montgomery	Arbunne	Derbyshire	D66 2HF	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.00	£0.00	£121.09	C	Jan-23	MVT	£70,408	£108,455	£108,455	Reval22	DY48854	
1100	HC01353	DH0310020	Desktop	3	Thurston Road	Manston Montgomery	Arbunne	Derbyshire	D66 2HF	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£116.64	£0.00	£0.00	£121.09	C	Oct-21	MVT	£70,408	£108,455	£108,455	Reval22	DY48854	
1101	HC01354	DH0310080	Desktop	8	Thurston Road	Manston Montgomery	Arbunne	Derbyshire	D66 2HF	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.02	£0.00	£0.00	£110.09	C	Jan-23	MVT	£63,975	£98,545	£98,545	Reval22	DY48854	
1102	HC01355	DH0310100	Desktop	10	Thurston Road	Manston Montgomery	Arbunne	Derbyshire	D66 2HF	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£105.04	£0.00	£0.00	£121.09	C	Oct-21	MVT	£56,044	£94,046	£94,046	Reval22	DY48854	
1103	HC01356	DH0310120	Desktop	12	Thurston Road	Manston Montgomery	Arbunne	Derbyshire	D66 2HF	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.63	£0.00	£0.00	£121.09	C	Oct-21	MVT	£70,408	£108,455	£108,455	Reval22	DY48854	
1110	HC01544	DH0300040	Desktop	4	Chemnal Cottages	Parwich	Arbunne	Derbyshire	D66 1QL	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.00	£0.00	£121.09	C	Dec-31	MVT	£70,408	£108,455	£108,455	Reval22	DY352313	
2029	HC03108	DH0710040	Desktop	4	Rathbone Croft	Parwich	Arbunne	Derbyshire	D66 1QH	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£117.02	£5.99	£0.00	£121.09	E	Jan-23	MVT	£70,766	£109,005	£109,005	Reval22	DY347582	
2030	HC03109	DH0710050	Desktop	5	Rathbone Croft	Parwich	Arbunne	Derbyshire	D66 1QH	Flat	1	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£91.49	£5.99	£0.00	£94.99	D	Mar-23	MVT	£48,762	£81,826	£81,826	Reval22	DY347582	
2031	HC03110	DH0710060	Desktop	6	Rathbone Croft	Parwich	Arbunne	Derbyshire	D66 1QH	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£5.99	£0.00	£94.99	D	Mar-23	MVT	£55,040	£84,782	£84,782	Reval22	DY347582	
2032	HC03111	DH0710070	Desktop	7	Rathbone Croft	Parwich	Arbunne	Derbyshire	D66 1QH	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£5.99	£0.00	£94.99	E	Mar-23	MVT	£55,040	£84,782	£84,782	Reval22	DY347582	
2033	HC03112	DH0710080	Desktop	8	Rathbone Croft	Parwich	Arbunne	Derbyshire	D66 1QH	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£5.99	£0.00	£94.99	E	Mar-23	MVT	£55,040	£84,782	£84,782	Reval22	DY347582	
2037	HC03128	DH0740010	Desktop	1	Smithy Close	Parwich	Arbunne	Derbyshire	D66 1QT	Bung	1	Trad	GN	Social Rent	Assured	Weekly 52	£96.53	£7.87	£0.00	£99.98	E	Mar-27	MVT	£58,257	£98,737	£98,737	Reval22	DY352313	
2038	HC03129	DH0740020	Desktop	2	Smithy Close	Parwich	Arbunne	Derbyshire	D66 1QT	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£7.88	£0.00	£94.99	D	Feb-23	MVT	£55,040	£84,782	£84,782	Reval22	DY352313	
2039	HC03130	DH0740030	Desktop	3	Smithy Close	Parwich	Arbunne	Derbyshire	D66 1QT	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£7.88	£0.00	£94.99	D	Feb-23	MVT	£55,040	£84,782	£84,782	Reval22	DY352313	
2040	HC03131	DH0740040	Desktop	4	Smithy Close	Parwich	Arbunne	Derbyshire	D66 1QT	Flat	1	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£91.49	£7.88	£0.00	£94.99	D	Feb-23	MVT	£55,040	£84,782	£84,782	Reval22	DY352313	
2041	HC03132	DH0740050	Desktop	5	Smithy Close	Parwich	Arbunne	Derbyshire	D66 1QT	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£7.88	£0.00	£94.99	E	Mar-23	MVT	£55,040	£84,782	£84,782	Reval22	DY352313	
2042	HC03133	DH0740060	Desktop	6	Smithy Close	Parwich	Arbunne	Derbyshire	D66 1QT	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£7.88	£0.00	£94.99	D	Mar-23	MVT	£55,040	£84,782	£84,782	Reval22	DY352313	
2043	HC03134	DH0740070	Desktop	7	Smithy Close	Parwich	Arbunne	Derbyshire	D66 1QT	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£7.88	£0.00	£94.99	D	Mar-23	MVT	£55,040	£84,782	£84,782	Reval22	DY352313	
2044	HC03135	DH0740080	Desktop	8	Smithy Close	Parwich	Arbunne	Derbyshire	D66 1QT	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£7.88	£0.00	£94.99	D	Mar-23	MVT	£55,040	£84,782	£84,782	Reval22	DY352313	
2045	HC03136	DH0740090	Desktop	9	Smithy Close	Parwich	Arbunne	Derbyshire	D66 1QT	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£7.88	£0.00	£94.99	D	Mar-23	MVT	£55,040	£84,782	£84,782	Reval22	DY352313	
2046	HC03137	DH0740100	Desktop	10	Smithy Close	Parwich	Arbunne	Derbyshire	D66 1QT	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£7.88	£0.00	£94.99	D	Mar-23	MVT	£55,040	£84,782	£84,782	Reval22	DY352313	
2047	HC03138	DH0740110	Desktop	11	Smithy Close	Parwich	Arbunne	Derbyshire	D66 1QT	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£7.88	£0.00	£94.99	C	Mar-24	MVT	£55,040	£84,782	£84,782	Reval22	DY352313	
1211	HC01556	DH0400020	Desktop	2	Swarnome Cottages	Parwich	Arbunne	Derbyshire	D66 1QL	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£105.04	£2.79	£0.00	£121.09	B	Mar-23	MVT	£56,044	£94,046	£94,046	Reval22	DY352313	
1212	HC01558	DH0400040	Desktop	4	Swarnome Cottages	Parwich	Arbunne	Derbyshire	D66 1QL	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£2.78	£0.00	£121.09	C	Nov-21	MVT	£70,408	£108,455	£108,455	Reval22	DY352313	
1213	HC01557	DH0400070	Desktop	7	Swarnome Cottages	Parwich	Arbunne	Derbyshire	D66 1QL	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£117.02	£2.79	£0.00	£121.09	C	Nov-21	MVT	£70,408	£108,455	£108,455	Reval22	DY352313	
1220	HC01611	DH0400110	Desktop	11	Swarnome Cottages	Parwich	Arbunne	Derbyshire	D66 1QL	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£101.95	£2.78	£0.00	£121.09	B	Mar-23	MVT	£54,461	£91,390	£91,390	Reval22	DY352313	
1209	HC01543	DH0380100	Desktop	1	West View	Parwich	Arbunne	Derbyshire	D66 1QA	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.00	£0.00	£110.09	E	Apr-26	MVT	£63,975	£98,545	£98,545	Reval22	DY352313	
1208	HC01542	DH0380090	Desktop	6	West View	Parwich	Arbunne	Derbyshire	D66 1QA	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.00	£0.00	£110.09	E	Apr-26	MVT	£63,975	£98,545	£98,545	Reval22	DY352313	
1194	HC01528	DH0350050	Desktop	5	Council Houses	Lid Lane	Roston	Arbunne	Derbyshire	D66 2EG	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£117.81	£0.00	£0.00	£121.09	D	Jan-27	MVT	£71,123	£109,556	£109,556	Reval22	DY48865
1195	HC01529	DH0350080	Desktop	8	Council Houses	Lid Lane	Roston	Arbunne	Derbyshire	D66 2EG	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.62	£0.00	£0.00	£121.09	E	Feb-30	MVT	£70,408	£108,455	£108,455	Reval22	DY48865
2048	HC03139	DH0740120	Desktop	2	Mill Lane	Sturley	Arbunne	Derbyshire	D66 3AS	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£105.04	£1.33	£0.00	£121.09	D	Jan-23	MVT	£56,123	£99,360	£99,360	Reval22	DY352324	
2011	HC03090	DH0610010	Desktop	1	Orchard Close	Sudbury	Arbunne	Derbyshire	D66 5EZ	Bung	1	Trad	GN	Social Rent	Assured	Weekly 52	£92.84	£5.43	£0.00	£96.39	D	Jun-26	MVT	£56,112	£86,434	£86,434	Reval22	DY352324	
2012	HC03091	DH0610020	Desktop	2	Orchard Close	Sudbury	Arbunne	Derbyshire	D66 5EZ	Bung	1	Trad	GN	Social Rent	Assured	Weekly 52	n/a	£0.00	£0.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Reval22	DY352324	
1977	HC03040	DH0560010	Desktop	2	Thornes	Wyalson	Arbunne	Derbyshire	D66 2AH	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£5.06	£0.00	£121.09	D	Oct-26	MVT	£68,455	£98,455	£98,455	Reval22	DY48854	
729	HC00957	DH0250030	Desktop	3	Old Council Houses	Wyalson	Arbunne	Derbyshire	D66 2OR	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£106.03	£0.00	£0.00	£110.09	F	Apr-26	MVT	£63,975	£98,545	£98,545	Reval22	DY48854	
730	HC00958	DH0250050	Desktop	5	Old Council Houses	Wyalson	Arbunne	Derbyshire	D66 2OR	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.00	£0.00	£121.09	E	Apr-26	MVT						

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number							
																							EUV SH 2023	(Before adjusting for security allocation)									
249	HC00274	DH1200690	Desktop		69	Brookside				Asbourn	Derbyshire	D66 1PY	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£114.54	£2.43	£0.00	£121.09	D	Dec-31	MVT	£60,161	£100,954	£100,954	Reval22	DY347846		
250	HC00275	DH1200730	Desktop		73	Brookside				Asbourn	Derbyshire	D66 1PY	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£114.54	£2.43	£0.00	£121.09	D	Dec-31	MVT	£60,161	£100,954	£100,954	Reval22	DY347846		
251	HC00276	DH1200740	Desktop		74	Brookside				Asbourn	Derbyshire	D66 1PY	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£116.64	£2.52	£0.00	£121.09	D	Dec-31	MVT	£60,161	£100,954	£100,954	Reval22	DY347846		
252	HC00277	DH1200750	Desktop		75	Brookside				Asbourn	Derbyshire	D66 1PY	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£116.64	£2.52	£0.00	£121.09	D	Dec-31	MVT	£60,161	£100,954	£100,954	Reval22	DY347846		
253	HC00278	DH1200780	Desktop		78	Brookside				Asbourn	Derbyshire	D66 1PY	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.62	£2.42	£0.00	£121.09	D	Aug-23	MVT	£67,907	£104,601	£104,601	Reval22	DY347846		
254	HC00279	DH1200800	Desktop		80	Brookside				Asbourn	Derbyshire	D66 1PY	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£114.54	£2.43	£0.00	£121.09	C	Dec-31	MVT	£60,161	£100,954	£100,954	Reval22	DY347846		
255	HC00281	DH1200810	Desktop		81	Brookside				Asbourn	Derbyshire	D66 1PY	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£2.43	£0.00	£121.09	D	Dec-31	MVT	£67,907	£104,601	£104,601	Reval22	DY347846		
256	HC00282	DH1200900	Desktop		90	Brookside				Asbourn	Derbyshire	D66 1PY	House	4	Non-Trad	GN	Social Rent	Assured	Weekly 52	£117.02	£2.42	£0.00	£132.21	C	Jan-27	MVT	£75,055	£115,612	£115,612	Reval22	DY347846		
257	HC00283	DH1200930	Desktop		93	Brookside				Asbourn	Derbyshire	D66 1PY	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£96.75	£0.00	£0.00	£107.12	~	~	MVT	£60,758	£93,590	£93,590	Reval22	DY347846		
258	HC00284	DH1200940	Desktop		94	Brookside				Asbourn	Derbyshire	D66 1PY	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£100.45	£0.00	£0.00	£107.12	~	~	MVT	£60,758	£93,590	£93,590	Reval22	DY347846		
260	HC00285	DH1200950	Desktop		95	Brookside				Asbourn	Derbyshire	D66 1PY	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£103.17	£0.00	£0.00	£107.12	~	~	MVT	£53,828	£90,327	£90,327	Reval22	DY347846		
2090	HC03777	DH1200960	Desktop		96	Brookside				Asbourn	Derbyshire	D66 1PY	Flat	2	Trad	Other	Leasehold	Former Right to Buy	0.00%	Weekly 52	n/a	£1.20	£0.00	~	~	~	~	MVT	n/a	n/a	n/a	Reval22	DY347846
261	HC00286	DH1200970	Desktop		97	Brookside				Asbourn	Derbyshire	D66 1PY	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.17	£0.00	£0.00	£107.12	~	~	MVT	£60,758	£93,590	£93,590	Reval22	DY347846		
262	HC00287	DH1200980	Desktop		98	Brookside				Asbourn	Derbyshire	D66 1PY	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.53	£0.00	£0.00	£107.12	C	Dec-31	MVT	£60,758	£93,590	£93,590	Reval22	DY347846		
263	HC00288	DH1200990	Desktop		99	Brookside				Asbourn	Derbyshire	D66 1PY	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.17	£0.00	£0.00	£107.12	C	Dec-31	MVT	£60,758	£93,590	£93,590	Reval22	DY347846		
265	HC00290	DH1201000	Desktop		100	Brookside				Asbourn	Derbyshire	D66 1PY	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£103.17	£0.00	£0.00	£107.12	~	~	MVT	£53,828	£90,327	£90,327	Reval22	DY347846		
266	HC00291	DH1201010	Desktop		101	Brookside				Asbourn	Derbyshire	D66 1PY	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£6.45	£0.00	£94.99	D	Apr-26	MVT	£55,040	£84,782	£84,782	Reval22	DY347846		
267	HC00292	DH1201030	Desktop		103	Brookside				Asbourn	Derbyshire	D66 1PY	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.80	£6.44	£0.00	£94.99	D	Apr-26	MVT	£55,397	£85,332	£85,332	Reval22	DY347846		
268	HC00293	DH1201050	Desktop		105	Brookside				Asbourn	Derbyshire	D66 1PY	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£6.45	£0.00	£94.99	D	Apr-26	MVT	£55,040	£84,782	£84,782	Reval22	DY347846		
269	HC00294	DH1201070	Desktop		107	Brookside				Asbourn	Derbyshire	D66 1PY	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£6.45	£0.00	£94.99	D	Apr-26	MVT	£55,040	£84,782	£84,782	Reval22	DY347846		
2074	HC03755	100080050109	Desktop		109	Brookside				Asbourn	Derbyshire	D66 1PY	House	2	Trad	GN	Affordable	10yr Fixed Term	Weekly 52	£126.33	£1.48	£10.81	£115.52	B	Jul-27	MVT	£66,507	£88,380	£88,380	Reval22	DY347846		
2075	HC03756	100080050111	Desktop		111	Brookside				Asbourn	Derbyshire	D66 1PY	House	2	Trad	GN	Affordable	Assured Non-Sharehold	Weekly 52	£124.27	£1.48	£9.25	£115.52	B	Jul-27	MVT	£66,507	£88,380	£88,380	Reval22	DY347846		
2076	HC03757	100080050113	Desktop		113	Brookside				Asbourn	Derbyshire	D66 1PY	House	2	Trad	GN	Affordable	10yr Fixed Term	Weekly 52	£126.33	£1.48	£10.81	£115.52	B	Jul-27	MVT	£66,507	£88,380	£88,380	Reval22	DY347846		
27	HC00032	DH1030230	Desktop		32	Clifton Road				Asbourn	Derbyshire	D66 10T	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.00	£0.00	£121.09	~	~	MVT	£64,332	£99,096	£99,096	Reval22	DY347631		
28	HC00033	DH1030240	Desktop		33	Clifton Road				Asbourn	Derbyshire	D66 10T	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£117.02	£0.00	£0.00	£121.09	~	~	MVT	£64,332	£99,096	£99,096	Reval22	DY347631		
29	HC00034	DH1030280	Desktop		38	Clifton Road				Asbourn	Derbyshire	D66 10T	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£96.16	£0.00	£0.00	£121.09	~	~	MVT	£56,994	£95,640	£95,640	Reval22	DY347631		
30	HC00035	DH1030400	Desktop		40	Clifton Road				Asbourn	Derbyshire	D66 10T	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£117.03	£0.00	£0.00	£121.09	D	Dec-29	MVT	£64,332	£99,096	£99,096	Reval22	DY347631		
31	HC00036	DH1030420	Desktop		42	Clifton Road				Asbourn	Derbyshire	D66 10T	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.00	£0.00	£121.09	~	~	MVT	£64,332	£99,096	£99,096	Reval22	DY347631		
32	HC00037	DH1030440	Desktop		43	Clifton Road				Asbourn	Derbyshire	D66 10T	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.00	£0.00	£121.09	C	Nov-23	MVT	£64,332	£99,096	£99,096	Reval22	DY347631		
33	HC00038	DH1030460	Desktop		46	Clifton Road				Asbourn	Derbyshire	D66 10T	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£117.02	£0.00	£0.00	£121.09	~	~	MVT	£64,332	£99,096	£99,096	Reval22	DY347631		
34	HC00039	DH1030480	Desktop		48	Clifton Road				Asbourn	Derbyshire	D66 10T	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.00	£0.00	£121.09	D	Jul-24	MVT	£64,332	£99,096	£99,096	Reval22	DY347631		
35	HC00040	DH1030500	Desktop		50	Clifton Road				Asbourn	Derbyshire	D66 10T	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£96.16	£0.00	£0.00	£121.09	D	Jun-24	MVT	£56,994	£95,640	£95,640	Reval22	DY347631		
36	HC00041	DH1030540	Desktop		54	Clifton Road				Asbourn	Derbyshire	D66 10T	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£96.16	£0.00	£0.00	£121.09	D	Jun-24	MVT	£56,994	£95,640	£95,640	Reval22	DY347631		
37	HC00042	DH1030560	Desktop		56	Clifton Road				Asbourn	Derbyshire	D66 10T	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£96.16	£0.00	£0.00	£121.09	~	~	MVT	£56,994	£95,640	£95,640	Reval22	DY347631		
38	HC00043	DH1030580	Desktop		58	Clifton Road				Asbourn	Derbyshire	D66 10T	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.00	£0.00	£121.09	~	~	MVT	£64,332	£99,096	£99,096	Reval22	DY347631		
39	HC00044	DH1030600	Desktop		60	Clifton Road				Asbourn	Derbyshire	D66 10T	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.45	£0.00	£0.00	£121.09	C	Dec-31	MVT	£56,994	£95,640	£95,640	Reval22	DY347631		
40	HC00045	DH1030620	Desktop		62	Clifton Road				Asbourn	Derbyshire	D66 10T	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£117.03	£0.00	£0.00	£121.09	D	Aug-31	MVT	£64,332	£99,096	£99,096	Reval22	DY347631		
41	HC00046	DH1030640	Desktop		64	Clifton Road				Asbourn	Derbyshire	D66 10T	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£117.02	£0.00	£0.00	£121.09	D	Dec-29	MVT	£64,332	£99,096	£99,096	Reval22	DY347631		
113	HC00132	DH1070010	Desktop		1	Cokayne Avenue				Asbourn	Derbyshire	D66 1EJ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£110.87	£1.46	£0.00	£121.09	~	~	MVT	£59,211	£99,360	£99,360	Reval22	DY348077		
114	HC00133	DH1070110	Desktop		11	Cokayne Avenue				Asbourn	Derby																						

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bids	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number							
																							EUV SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)						
146	HC00169	DH1130220	Desktop	22		Park Avenue				Assbume	Derbyshire	DE6 1GA	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	0.35	€0.00	€121.09	D	Dec-31	MVT	£67,907	€104,601	€104,601	Reval22	DY347719		
147	HC00170	DH1130250	Desktop	25		Park Avenue				Assbume	Derbyshire	DE6 1GA	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£110.05	0.35	€0.00	€121.09	D	Jan-31	MVT	£60,161	€100,954	€100,954	Reval22	DY347719		
148	HC00171	DH1130350	Desktop	35		Park Avenue				Assbume	Derbyshire	DE6 1GA	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	0.35	€0.00	€121.09	C	Jul-30	MVT	£67,907	€104,601	€104,601	Reval22	DY347719		
149	HC00172	DH1130400	Desktop	40		Park Avenue				Assbume	Derbyshire	DE6 1GA	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£110.05	0.35	€0.00	€121.09	D	Dec-31	MVT	£60,161	€100,954	€100,954	Reval22	DY347719		
150	HC00173	DH1130450	Desktop	45		Park Avenue				Assbume	Derbyshire	DE6 1GA	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	0.35	€0.00	€121.09	~	~	MVT	£67,907	€104,601	€104,601	Reval22	DY347719		
151	HC00174	DH1130570	Desktop	57		Park Avenue				Assbume	Derbyshire	DE6 1GA	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	0.35	€0.00	€121.09	D	Dec-31	MVT	£67,907	€104,601	€104,601	Reval22	DY347905		
152	HC00175	DH1130700	Desktop	70		Park Avenue				Assbume	Derbyshire	DE6 1GB	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£113.16	0.35	€0.00	€121.09	D	Jan-31	MVT	£60,161	€100,954	€100,954	Reval22	DY347905		
153	HC00176	DH1130550	Desktop	65		Park Avenue				Assbume	Derbyshire	DE6 1GA	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£113.16	0.35	€0.00	€121.09	D	Dec-31	MVT	£60,161	€100,954	€100,954	Reval22	DY347905		
154	HC00177	DH1130700	Desktop	70		Park Avenue				Assbume	Derbyshire	DE6 1GB	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£113.16	0.35	€0.00	€121.09	~	~	MVT	£60,161	€100,954	€100,954	Reval22	DY347905		
155	HC00178	DH1130730	Desktop	73		Park Avenue				Assbume	Derbyshire	DE6 1GB	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£113.16	0.35	€0.00	€121.09	D	Feb-31	MVT	£60,161	€100,954	€100,954	Reval22	DY347905		
156	HC00179	DH1130770	Desktop	77		Park Avenue				Assbume	Derbyshire	DE6 1GB	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£113.16	0.35	€0.00	€121.09	D	Dec-31	MVT	£60,161	€100,954	€100,954	Reval22	DY347905		
157	HC00180	DH1130930	Desktop	93		Park Avenue				Assbume	Derbyshire	DE6 1GB	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	0.35	€0.00	€121.09	~	~	MVT	£67,907	€104,601	€104,601	Reval22	DY347905		
158	HC00181	DH1131030	Desktop	103		Park Avenue				Assbume	Derbyshire	DE6 1GB	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£108.25	0.35	€0.00	€121.09	D	Dec-31	MVT	£60,161	€100,954	€100,954	Reval22	DY347905		
159	HC00182	DH1131040	Desktop	104		Park Avenue				Assbume	Derbyshire	DE6 1GB	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£108.25	0.35	€0.00	€121.09	D	Dec-31	MVT	£60,161	€100,954	€100,954	Reval22	DY347905		
160	HC00183	DH1131110	Desktop	111		Park Avenue				Assbume	Derbyshire	DE6 1GB	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	0.35	€0.00	€121.09	~	~	MVT	£67,907	€104,601	€104,601	Reval22	DY347905		
2084	HC03771	DH1131130	Desktop	113		Park Avenue				Assbume	Derbyshire	DE6 1GB	Flat	2	Trad	Other	Leasehold	Former Right to Buy	0.00%	Weekly 52	n/a	£1.26	€0.00	€0.00	€107.12	C	~	MVT	n/a	n/a	n/a	Reval22	DY347846
161	HC00184	DH1131150	Desktop	115		Park Avenue				Assbume	Derbyshire	DE6 1GB	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.17	0.35	€0.00	€107.12	C	~	MVT	£42,888	€66,064	€66,064	Reval22	DY347846		
2085	HC03772	DH1131170	Desktop	117		Park Avenue				Assbume	Derbyshire	DE6 1GB	Flat	2	Trad	Other	Leasehold	Former Right to Buy	0.00%	Weekly 52	n/a	£1.26	€0.00	€0.00	€107.12	C	~	MVT	n/a	n/a	n/a	Reval22	DY347846
162	HC00185	DH1131190	Desktop	119		Park Avenue				Assbume	Derbyshire	DE6 1GB	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.53	0.32	€0.00	€107.12	C	May-25	MVT	£42,888	€66,064	€66,064	Reval22	DY347846		
2086	HC03773	DH1131210	Desktop	121		Park Avenue				Assbume	Derbyshire	DE6 1GB	Flat	2	Trad	Other	Leasehold	Former Right to Buy	0.00%	Weekly 52	n/a	£1.26	€0.00	€0.00	€107.12	C	~	MVT	n/a	n/a	n/a	Reval22	DY347846
163	HC00186	DH1131230	Desktop	123		Park Avenue				Assbume	Derbyshire	DE6 1GB	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.17	0.35	€0.00	€107.12	C	Dec-31	MVT	£42,888	€66,064	€66,064	Reval22	DY347846		
2087	HC03774	DH1131250	Desktop	125		Park Avenue				Assbume	Derbyshire	DE6 1GB	Flat	2	Trad	Other	Leasehold	Former Right to Buy	0.00%	Weekly 52	n/a	£1.26	€0.00	€0.00	€107.12	C	Apr-26	MVT	n/a	n/a	n/a	Reval22	DY347846
164	HC00187	DH1131270	Desktop	127		Park Avenue				Assbume	Derbyshire	DE6 1GB	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.17	0.35	€0.00	€107.12	D	Dec-31	MVT	£42,888	€66,064	€66,064	Reval22	DY347846		
165	HC00188	DH1131290	Desktop	129		Park Avenue				Assbume	Derbyshire	DE6 1GB	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.17	0.35	€0.00	€107.12	D	Dec-31	MVT	£42,888	€66,064	€66,064	Reval22	DY347846		
166	HC00189	DH1131310	Desktop	131		Park Avenue				Assbume	Derbyshire	DE6 1GB	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.17	0.35	€0.00	€107.12	~	~	MVT	£42,888	€66,064	€66,064	Reval22	DY347846		
167	HC00190	DH1131330	Desktop	133		Park Avenue				Assbume	Derbyshire	DE6 1GB	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.17	0.35	€0.00	€107.12	D	Mar-31	MVT	£42,888	€66,064	€66,064	Reval22	DY347846		
168	HC00191	DH1131390	Desktop	139		Park Avenue				Assbume	Derbyshire	DE6 1GB	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	0.35	€0.00	€121.09	~	~	MVT	£67,907	€104,601	€104,601	Reval22	DY347846		
192	HC00216	DH1150040	Desktop	4		Park Road				Assbume	Derbyshire	DE6 1PN	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	0.49	€0.00	€121.09	~	~	MVT	£70,408	€108,455	€108,455	Reval22	DY347718		
286	HC00311	DH1220010	Desktop	1		Shakespeare Court				Assbume	Derbyshire	DE6 1FG	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£103.17	0.475	€0.00	€107.12	~	~	MVT	£55,095	£92,452	£92,452	Reval22	DY352418		
287	HC00312	DH1220020	Desktop	2		Shakespeare Court				Assbume	Derbyshire	DE6 1FG	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£96.71	0.442	€0.00	€107.12	C	Jan-31	MVT	£48,187	£89,237	£89,237	Reval22	DY352418		
288	HC00313	DH1220030	Desktop	3		Shakespeare Court				Assbume	Derbyshire	DE6 1FG	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.17	0.559	€0.00	€107.12	~	~	MVT	£62,188	£95,793	£95,793	Reval22	DY352418		
289	HC00314	DH1220040	Desktop	4		Shakespeare Court				Assbume	Derbyshire	DE6 1FG	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£101.64	0.691	€0.00	€107.12	C	Dec-29	MVT	£61,473	£94,692	£94,692	Reval22	DY352418		
290	HC00315	DH1220050	Desktop	5		Shakespeare Court				Assbume	Derbyshire	DE6 1FG	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.17	0.559	€0.00	€107.12	C	Mar-25	MVT	£62,188	£95,793	£95,793	Reval22	DY352418		
291	HC00316	DH1220060	Desktop	6		Shakespeare Court				Assbume	Derbyshire	DE6 1FG	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.17	0.559	€0.00	€107.12	C	Mar-25	MVT	£62,188	£95,793	£95,793	Reval22	DY352418		
292	HC00317	DH1220070	Desktop	7		Shakespeare Court				Assbume	Derbyshire	DE6 1FG	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.17	0.675	€0.00	€107.12	C	Mar-24	MVT	£62,188	£95,793	£95,793	Reval22	DY352418		
293	HC00318	DH1220080	Desktop	8		Shakespeare Court				Assbume	Derbyshire	DE6 1FG	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.17	0.675	€0.00	€107.12	C	Apr-24	MVT	£62,188	£95,793	£95,793	Reval22	DY352418		
294	HC00319	DH1220090	Desktop	9		Shakespeare Court				Assbume	Derbyshire	DE6 1FG	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£103.17	0.475	€0.00	€107.12	~	~	MVT	£55,095	£92,452	£92,452	Reval22	DY352418		
295	HC00320	DH1220100	Desktop	10		Shakespeare Court				Assbume	Derbyshire	DE6 1FG	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£103.53	0.475	€0.00	€107.12	C	May-31	MVT	£62,545	£96,343	£96,343	Reval22	DY352418		
296	HC00321	DH1220110	Desktop	11		Shakespeare Court				Assbume	Derbyshire	DE6 1FG	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£99.13	0.475	€0.00	€107.12	E	Sep-25	MVT	£60,188	£95,793	£95,793	Reval22	DY352418		
297	HC00322	DH1220120	Desktop	12		Shakespeare Court				Assbume	Derbyshire	DE6 1FG																					

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AB Desc	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number					
																							EUV \$H 2023	(Before adjusting for security allocation)			(Reflecting security allocation)				
183	HC00207	DH1140300	Desktop		30	St Oswald's Crescent				Asbunne	Derbyshire	DE6 1FS	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£110.69	£0.49	£0.00	£121.09	~	~	MVT	£61,744	£103,610	£103,610	Reval22	DY347179
184	HC00208	DH1140320	Desktop		32	St Oswald's Crescent				Asbunne	Derbyshire	DE6 1FS	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£110.69	£0.49	£0.00	£121.09	~	~	MVT	£61,744	£103,610	£103,610	Reval22	DY347179
185	HC00209	DH1140360	Desktop		36	St Oswald's Crescent				Asbunne	Derbyshire	DE6 1FS	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.63	£0.49	£0.00	£121.09	D	Feb-29	MVT	£69,694	£107,354	£107,354	Reval22	DY347179
186	HC00210	DH1140400	Desktop		42	St Oswald's Crescent				Asbunne	Derbyshire	DE6 1FS	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.63	£0.49	£0.00	£121.09	D	Oct-25	MVT	£69,694	£107,354	£107,354	Reval22	DY347179
187	HC00211	DH1140440	Desktop		44	St Oswald's Crescent				Asbunne	Derbyshire	DE6 1FS	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.53	£0.00	£121.09	~	~	MVT	£69,694	£107,354	£107,354	Reval22	DY347179
188	HC00212	DH1140460	Desktop		46	St Oswald's Crescent				Asbunne	Derbyshire	DE6 1FS	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.49	£0.00	£121.09	C	Aug-23	MVT	£69,694	£107,354	£107,354	Reval22	DY347179
189	HC00213	DH1140480	Desktop		50	St Oswald's Crescent				Asbunne	Derbyshire	DE6 1FS	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£108.64	£0.00	£0.00	£110.09	~	~	MVT	£61,744	£103,610	£103,610	Reval22	DY347179
190	HC00214	DH1140500	Desktop		60	St Oswald's Crescent				Asbunne	Derbyshire	DE6 1FS	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£109.68	£0.49	£0.00	£121.09	~	~	MVT	£61,744	£103,610	£103,610	Reval22	DY347179
191	HC00215	DH1140620	Desktop		62	St Oswald's Crescent				Asbunne	Derbyshire	DE6 1FS	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£113.78	£0.49	£0.00	£121.09	C	Jun-27	MVT	£69,694	£107,354	£107,354	Reval22	DY347179
405	HC00540	DH1131030	Desktop		3	Station Street				Asbunne	Derbyshire	DE6 1DE	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£102.99	£0.00	£0.00	£110.09	D	Aug-23	MVT	£55,995	£92,452	£92,452	Reval22	DY353498
406	HC00542	DH1131030	Desktop		13	Station Street				Asbunne	Derbyshire	DE6 1DE	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£108.64	£0.00	£0.00	£110.09	~	~	MVT	£63,975	£98,545	£98,545	Reval22	DY353498
407	HC00543	DH1131020	Desktop		21	Station Street				Asbunne	Derbyshire	DE6 1DE	House	5	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£94.31	£0.00	£0.00	£142.78	E	Aug-23	MVT	£50,345	£84,842	£84,842	Reval22	DY353498
408	HC00544	DH1131020	Desktop		23	Station Street				Asbunne	Derbyshire	DE6 1DE	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.00	£0.00	£121.09	D	Aug-23	MVT	£70,408	£108,455	£108,455	Reval22	DY353498
409	HC00545	DH1131020	Desktop		25	Station Street				Asbunne	Derbyshire	DE6 1DE	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£101.05	£0.00	£0.00	£121.09	D	Aug-23	MVT	£48,762	£81,806	£81,806	Reval22	DY353498
410	HC00546	DH1131020	Desktop		27	Station Street				Asbunne	Derbyshire	DE6 1DE	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£94.10	£0.00	£0.00	£121.09	E	Aug-23	MVT	£50,345	£84,842	£84,842	Reval22	DY353498
411	HC00547	DH1131020	Desktop		29	Station Street				Asbunne	Derbyshire	DE6 1DE	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.00	£0.00	£121.09	E	Aug-23	MVT	£70,408	£108,455	£108,455	Reval22	DY353498
139	HC00160	DH1111200	Desktop		20	The Green Road				Asbunne	Derbyshire	DE6 1ED	House	2	Trad	GN	Affordable	Assured Non Shorthold	Weekly 52	£118.60	£0.00	£8.31	£110.09	B	Jun-24	MVT	£84,559	£122,369	£122,369	Reval22	DY348077
141	HC00162	DH1111220	Desktop		22	The Green Road				Asbunne	Derbyshire	DE6 1ED	House	2	Trad	GN	Affordable	Assured Non Shorthold	Weekly 52	£117.65	£0.00	£7.56	£110.09	B	Jun-24	MVT	£84,084	£111,738	£111,738	Reval22	DY348077
134	HC00154	DH1110280	Desktop		28	The Green Road				Asbunne	Derbyshire	DE6 1ED	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.63	£1.11	£0.00	£121.09	~	~	MVT	£70,408	£108,455	£108,455	Reval22	DY348077
135	HC00156	DH1110280	Desktop		28	The Green Road				Asbunne	Derbyshire	DE6 1ED	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£117.03	£1.11	£0.00	£121.09	F	Jan-23	MVT	£70,766	£109,005	£109,005	Reval22	DY348077
136	HC00157	DH1110280	Desktop		40	The Green Road				Asbunne	Derbyshire	DE6 1ED	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£1.11	£0.00	£121.09	C	Aug-23	MVT	£70,408	£108,455	£108,455	Reval22	DY348077
137	HC00158	DH1110420	Desktop		42	The Green Road				Asbunne	Derbyshire	DE6 1ED	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£105.04	£1.11	£0.00	£121.09	~	~	MVT	£56,444	£94,046	£94,046	Reval22	DY348077
138	HC00159	DH1110500	Desktop		50	The Green Road				Asbunne	Derbyshire	DE6 1ED	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£117.03	£1.11	£0.00	£121.09	D	Sep-20	MVT	£70,766	£109,005	£109,005	Reval22	DY348077
140	HC00161	DH1111200	Desktop		20A	The Green Road				Asbunne	Derbyshire	DE6 1ED	House	2	Trad	GN	Affordable	Assured Non Shorthold	Weekly 52	£117.65	£0.00	£7.56	£110.09	~	~	MVT	£84,084	£111,738	£111,738	Reval22	DY348077
412	HC00550	DH1320060	Desktop		6	Town Hall Yard				Asbunne	Derbyshire	DE6 1EW	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.00	£0.00	£110.09	E	Sep-23	MVT	£63,975	£98,545	£98,545	Reval22	DY347955
413	HC00551	DH1320080	Desktop		3	Town Hall Yard				Asbunne	Derbyshire	DE6 1EW	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.24	£0.23	£0.00	£96.81	C	Mar-23	MVT	£64,332	£99,096	£99,096	Reval22	DY347955
414	HC00552	DH1320090	Desktop		9	Town Hall Yard				Asbunne	Derbyshire	DE6 1EW	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.39	£0.00	£0.00	£110.09	C	Mar-32	MVT	£64,332	£99,096	£99,096	Reval22	DY347955
415	HC00553	DH1320110	Desktop		11	Town Hall Yard				Asbunne	Derbyshire	DE6 1EW	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.00	£0.00	£110.09	D	Aug-26	MVT	£63,975	£98,545	£98,545	Reval22	DY347955
443	HC00595	DH1420010	Desktop		1	Town Head				Asbunne	Derbyshire	DE6 1HG	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£45.20	£0.00	£130.49	F	Dec-31	MVT	£63,975	£98,545	£98,545	Reval22	DY199100
444	HC00596	DH1420020	Desktop		2	Town Head				Asbunne	Derbyshire	DE6 1HG	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.24	£49.23	£0.00	£96.81	C	Apr-27	MVT	£51,696	£72,902	£72,902	Reval22	DY199100
445	HC00597	DH1420030	Desktop		3	Town Head				Asbunne	Derbyshire	DE6 1HG	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£95.56	£49.23	£0.00	£96.81	D	Aug-27	MVT	£51,696	£72,902	£72,902	Reval22	DY199100
446	HC00598	DH1420040	Desktop		4	Town Head				Asbunne	Derbyshire	DE6 1HG	Flat	1	Trad	Sheltered	Social Rent	Secure - Transferred Assured	Weekly 52	£92.24	£49.23	£0.00	£96.81	C	Apr-27	MVT	£49,992	£72,902	£72,902	Reval22	DY199100
447	HC00599	DH1420050	Desktop		5	Town Head				Asbunne	Derbyshire	DE6 1HG	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£92.24	£49.23	£0.00	£96.81	C	Apr-27	MVT	£51,696	£72,902	£72,902	Reval22	DY199100
448	HC00600	DH1420060	Desktop		6	Town Head				Asbunne	Derbyshire	DE6 1HG	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£92.24	£49.23	£0.00	£96.81	C	Apr-27	MVT	£51,696	£72,902	£72,902	Reval22	DY199100
449	HC00601	DH1420070	Desktop		7	Town Head				Asbunne	Derbyshire	DE6 1HG	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£92.24	£49.23	£0.00	£96.81	C	Apr-27	MVT	£51,696	£72,902	£72,902	Reval22	DY199100
450	HC00602	DH1420080	Desktop		8	Town Head				Asbunne	Derbyshire	DE6 1HG	Flat	1	Trad	Sheltered	Social Rent	Secure - Transferred Assured	Weekly 52	£92.24	£49.23	£0.00	£96.81	C	Feb-32	MVT	£51,696	£72,902	£72,902	Reval22	DY199100
451	HC00603	DH1420090	Desktop		9	Town Head				Asbunne	Derbyshire	DE6 1HG	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£92.24	£49.23	£0.00	£96.81	C	Apr-27	MVT	£51,696	£72,902	£72,902	Reval22	DY199100
452	HC00604	DH1420100	Desktop		10	Town Head				Asbunne	Derbyshire	DE6 1HG	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£92.24	£49.23	£0.00	£96.81	~	~	MVT	£51,696	£72,902	£72,902	Reval22	DY199100
453	HC00605	DH1420110	Desktop		11	Town Head				Asbunne	Derbyshire	DE6 1HG	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£92.24	£49.23	£0.00	£96.81	~	~	MVT	£51,696	£72,902	£72,902	Reval22	DY199100
454	HC00606	DH1420																													

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where retained app)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number				
																							EVU \$H 2023	(Before adjusting for security allocation)			(Reflecting security allocation)			
1999	HC00367	DH4050050	Desktop	2	5	St Arnes Close		Baslow	Bakewell	Derbyshire	DE45 1RH	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£116.64	£6.02	£0.00	£121.09	~	~	MVT	£62,377	£104,673	£108,673	Reval22	DY352603
536	HC00690	DH2130020	Desktop	2	West End		Baslow	Bakewell	Derbyshire	DE45 1RH	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.54	£0.00	£121.09	D	Sep-23	MVT	£70,408	£108,455	£108,455	Reval22	DY352603	
537	HC00691	DH2130020	Desktop	2	West End		Baslow	Bakewell	Derbyshire	DE45 1RH	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£117.03	£0.54	£0.00	£121.09	D	Sep-23	MVT	£70,766	£109,005	£109,005	Reval22	DY352603	
538	HC00692	DH2130020	Desktop	2	West End		Baslow	Bakewell	Derbyshire	DE45 1RH	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£117.03	£0.00	£0.00	£121.09	D	Oct-23	MVT	£70,408	£108,455	£108,455	Reval22	DY352603	
551	HC00705	DH2150020	Desktop	2	Wheatlands Lane		Baslow	Bakewell	Derbyshire	DE45 1RH	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.62	£0.00	£0.00	£121.09	D	Oct-23	MVT	£69,975	£98,545	£98,545	Reval22	DY348459	
822	HC01054	DH2740040	Desktop	4	Croft Road		Great Longstone	Bakewell	Derbyshire	DE45 1PA	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.03	£6.50	£0.00	£110.09	D	Oct-27	MVT	£63,975	£98,545	£98,545	Reval22	DY348459	
823	HC01055	DH2740040	Desktop	6	Croft Road		Great Longstone	Bakewell	Derbyshire	DE45 1PA	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.03	£6.50	£0.00	£110.09	D	Oct-27	MVT	£63,975	£98,545	£98,545	Reval22	DY348459	
824	HC01056	DH2740040	Desktop	8	Croft Road		Great Longstone	Bakewell	Derbyshire	DE45 1PA	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£100.54	£6.48	£0.00	£110.09	D	Nov-31	MVT	£53,828	£90,327	£90,327	Reval22	DY348459	
825	HC01057	DH2740100	Desktop	10	Croft Road		Great Longstone	Bakewell	Derbyshire	DE45 1PA	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£93.17	£6.48	£0.00	£110.09	C	Nov-31	MVT	£56,112	£86,434	£86,434	Reval22	DY348459	
826	HC01058	DH2740120	Desktop	12	Croft Road		Great Longstone	Bakewell	Derbyshire	DE45 1PA	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£6.48	£0.00	£110.09	D	Nov-31	MVT	£63,975	£98,545	£98,545	Reval22	DY348459	
830	HC01062	DH2740200	Desktop	20	Croft Road		Great Longstone	Bakewell	Derbyshire	DE45 1PA	Bung	1	Trad	GN	Social Rent	Assured	Weekly 52	£96.19	£6.50	£0.00	£99.88	D	Oct-30	MVT	£57,899	£89,186	£89,186	Reval22	DY348459	
828	HC01060	DH2740160	Desktop	16	Croft Road		Great Longstone	Bakewell	Derbyshire	DE45 1PA	Bung	1	Trad	GN	Social Rent	Assured	Weekly 52	£96.19	£6.50	£0.00	£99.88	D	Nov-25	MVT	£57,899	£89,186	£89,186	Reval22	DY348459	
829	HC01061	DH2740180	Desktop	18	Croft Road		Great Longstone	Bakewell	Derbyshire	DE45 1PA	Bung	1	Trad	GN	Social Rent	Assured	Weekly 52	£96.53	£6.50	£0.00	£99.88	D	Dec-31	MVT	£58,257	£89,186	£89,186	Reval22	DY348459	
831	HC01063	DH2740220	Desktop	22	Croft Road		Great Longstone	Bakewell	Derbyshire	DE45 1PA	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£96.19	£6.48	£0.00	£99.88	~	~	MVT	£51,295	£86,076	£86,076	Reval22	DY348459	
832	HC01064	DH2740240	Desktop	24	Croft Road		Great Longstone	Bakewell	Derbyshire	DE45 1PA	Bung	1	Trad	GN	Social Rent	Assured	Weekly 52	£96.19	£6.48	£0.00	£99.88	D	Jul-25	MVT	£57,899	£89,186	£89,186	Reval22	DY348459	
833	HC01065	DH2740260	Desktop	26	Croft Road		Great Longstone	Bakewell	Derbyshire	DE45 1PA	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£96.19	£6.48	£0.00	£99.88	~	~	MVT	£51,295	£86,076	£86,076	Reval22	DY348459	
944	HC01178	DH2860010	Desktop	1	Pinfold		Middleton-by-Youlgreave	Bakewell	Derbyshire	DE45 1LS	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£103.17	£9.41	£0.00	£107.12	D	Sep-23	MVT	£55,095	£92,452	£92,452	Reval22	DY352533	
945	HC01179	DH2860020	Desktop	2	Pinfold		Middleton-by-Youlgreave	Bakewell	Derbyshire	DE45 1LS	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£103.17	£9.41	£0.00	£107.12	D	Sep-23	MVT	£55,095	£92,452	£92,452	Reval22	DY352533	
2114	HC03882	DH2860030	Desktop	3	Pinfold		Middleton-by-Youlgreave	Bakewell	Derbyshire	DE45 1LS	Flat	2	Trad	Other	Leasehold	Other Leasehold	Weekly 52	n/a	£5.23	£0.00	n/a	n/a	D	May-29	MVT	n/a	n/a	n/a	Reval22	DY352533
2115	HC03883	DH2860040	Desktop	4	Pinfold		Middleton-by-Youlgreave	Bakewell	Derbyshire	DE45 1LS	Flat	2	Trad	Other	Leasehold	Former Right to Buy	Weekly 52	n/a	£5.23	£0.00	n/a	n/a	D	May-29	MVT	n/a	n/a	n/a	Reval22	DY352533
946	HC01180	DH2860050	Desktop	5	Pinfold		Middleton-by-Youlgreave	Bakewell	Derbyshire	DE45 1LS	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£116.64	£2.06	£0.00	£121.09	E	May-29	MVT	£62,377	£104,673	£104,673	Reval22	DY352533	
751	HC00981	DH2520040	Desktop	4	The Orchard		Monkash	Bakewell	Derbyshire	DE45 1JL	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.62	£2.63	£0.00	£121.09	E	Nov-32	MVT	£70,408	£108,455	£108,455	Reval22	DY351847	
752	HC00982	DH2520050	Desktop	5	The Orchard		Monkash	Bakewell	Derbyshire	DE45 1JL	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£5.36	£0.00	£94.99	C	Aug-23	MVT	£55,040	£84,782	£84,782	Reval22	DY351847	
753	HC00983	DH2530006	Desktop	6	The Orchard		Monkash	Bakewell	Derbyshire	DE45 1JL	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£5.36	£0.00	£94.99	D	Apr-26	MVT	£55,040	£84,782	£84,782	Reval22	DY351847	
754	HC00984	DH2530010	Desktop	7	The Orchard		Monkash	Bakewell	Derbyshire	DE45 1JL	Bung	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£5.36	£0.00	£94.99	D	Aug-23	MVT	£55,040	£84,782	£84,782	Reval22	DY351847	
970	HC01209	DH2990030	Full	3	Chapel Close		Youlgreave	Bakewell	Derbyshire	DE45 1UN	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£7.42	£0.00	£94.99	~	~	MVT	£45,027	£64,007	£64,007	Reval22	DY352465	
971	HC01210	DH2990040	Full	4	Chapel Close		Youlgreave	Bakewell	Derbyshire	DE45 1UN	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.48	£7.42	£0.00	£94.99	~	~	MVT	£45,027	£64,007	£64,007	Reval22	DY352465	
972	HC01211	DH2990050	Full	5	Chapel Close		Youlgreave	Bakewell	Derbyshire	DE45 1UN	Flat	1	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£91.49	£7.08	£0.00	£94.99	C	May-32	MVT	£37,785	£60,430	£60,430	Reval22	DY352465	
973	HC01212	DH2990060	Full	6	Chapel Close		Youlgreave	Bakewell	Derbyshire	DE45 1UN	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.48	£7.42	£0.00	£94.99	D	Jan-26	MVT	£45,027	£64,007	£64,007	Reval22	DY352465	
974	HC01213	DH2990070	Full	7	Chapel Close		Youlgreave	Bakewell	Derbyshire	DE45 1UN	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£90.79	£2.19	£0.00	£99.88	~	~	MVT	£43,811	£70,099	£70,099	Reval22	DY352465	
975	HC01214	DH2990080	Full	8	Chapel Close		Youlgreave	Bakewell	Derbyshire	DE45 1UN	Bung	1	Trad	GN	Social Rent	Assured	Weekly 52	£96.53	£0.00	£0.00	£99.88	C	Aug-23	MVT	£52,232	£74,248	£74,248	Reval22	DY352465	
976	HC01215	DH2990090	Full	9	Chapel Close		Youlgreave	Bakewell	Derbyshire	DE45 1UN	Bung	1	Trad	GN	Social Rent	Assured	Weekly 52	£96.19	£2.19	£0.00	£99.88	D	Aug-23	MVT	£52,232	£74,248	£74,248	Reval22	DY352465	
977	HC01216	DH2990100	Full	10	Chapel Close		Youlgreave	Bakewell	Derbyshire	DE45 1UN	Bung	1	Trad	GN	Social Rent	Assured	Weekly 52	£96.19	£2.19	£0.00	£99.88	C	Aug-23	MVT	£52,232	£74,248	£74,248	Reval22	DY352465	
978	HC01217	DH2990110	Full	11	Chapel Close		Youlgreave	Bakewell	Derbyshire	DE45 1UN	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.80	£10.20	£0.00	£94.99	C	May-32	MVT	£45,027	£64,007	£64,007	Reval22	DY352465	
979	HC01218	DH2990120	Full	12	Chapel Close		Youlgreave	Bakewell	Derbyshire	DE45 1UN	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.41	£10.19	£0.00	£94.99	D	Nov-29	MVT	£45,027	£64,007	£64,007	Reval22	DY352465	
981	HC01219	DH2990130	Full	13	Chapel Close		Youlgreave	Bakewell	Derbyshire	DE45 1UN	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£10.19	£0.00	£94.99	~	~	MVT	£45,027	£64,007	£64,007	Reval22	DY352465	
980	HC01219	DH2990130	Full	12A	Chapel Close		Youlgreave	Bakewell	Derbyshire	DE45 1UN	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£10.19	£0.00	£94.99	D	Dec-31	MVT	£45,027	£64,007	£64,007	Reval22	DY352465	
865	HC01094	DH2800010	Full	1	Grove Place		Youlgreave	Bakewell	Derbyshire	DE45 1UJ	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£100.13	£0.00	£0.00	£121.09	D	Dec-31	MVT	£72,044	£120,214	£120,214	Reval22	DY352465	
862	HC01094	DH2800070	Full	7	Grove Place		Youlgreave	Bakewell	Derbyshire	DE45 1UJ	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.00	£0.00	£110.09	C	Dec-26	MVT	£72,044	£102,411	£102,411	Reval22	DY352465	
863	HC01095	DH2800150	Full	15	Grove Place		Youlgreave	Bakewell	Derbyshire	DE45 1UJ	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£117.02	£0.00	£0.00	£121.09	C	Mar-32	MVT	£90,054	£128,014	£128,014	Reval22	DY352465	
864	HC01096	DH2800170																												

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AB Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number		
																							EUV \$H 2023	(Before adjusting for security allocation)				
1023	HC01265	DH3020481	Full	48A		Moorhall	Derbyshire	DE45 1FP	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£7.71	£0.00	£94.99	C	Oct-26	MVT	£45,027	£64,007	£64,007	Reval22	DY348272	
1024	HC01266	DH3020482	Full	48B		Moorhall	Derbyshire	DE45 1FP	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£7.71	£0.00	£94.99	C	Mar-32	MVT	£45,027	£64,007	£64,007	Reval22	DY348272	
1025	HC01267	DH3020483	Full	48C		Moorhall	Derbyshire	DE45 1FP	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£7.71	£0.00	£94.99	D	Feb-33	MVT	£45,027	£64,007	£64,007	Reval22	DY348272	
1026	HC01268	DH3020484	Full	48D		Moorhall	Derbyshire	DE45 1FP	Flat	1	Trad	GN	Social Rent	Assured	Weekly 52	£91.49	£7.71	£0.00	£94.99	C	Aug-33	MVT	£45,027	£64,007	£64,007	Reval22	DY348272	
982	HC01221	DH3000050	Desktop	5	Stanton View		Derbyshire	DE45 1FS	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.00	£0.00	£121.09	D	Dec-31	MVT	£70,408	£108,455	£108,455	Reval22	DY348073	
983	HC01222	DH3000130	Desktop	13	Stanton View		Derbyshire	DE45 1FS	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£101.24	£0.00	£0.00	£121.09	C	Aug-23	MVT	£54,145	£90,588	£90,588	Reval22	DY348073	
984	HC01223	DH3000131	Desktop	14	Stanton View		Derbyshire	DE45 1FS	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£101.24	£0.00	£0.00	£121.09	C	Jun-30	MVT	£54,145	£90,588	£90,588	Reval22	DY348073	
1104	HC01357	DH3110010	Desktop	1	Stoney Close		Derbyshire	DE45 1JR	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£110.87	£2.51	£0.00	£121.09	C	Aug-23	MVT	£59,211	£99,360	£99,360	Reval22	DY348073	
1105	HC01358	DH3110020	Desktop	2	Stoney Close		Derbyshire	DE45 1JR	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£109.96	£2.51	£0.00	£121.09	C	Aug-23	MVT	£58,904	£98,828	£98,828	Reval22	DY348073	
1106	HC01359	DH3110030	Desktop	3	Stoney Close		Derbyshire	DE45 1JR	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.14	£2.51	£0.00	£121.09	C	Aug-23	MVT	£57,311	£96,172	£96,172	Reval22	DY348073	
1107	HC01360	DH3110070	Desktop	7	Stoney Close		Derbyshire	DE45 1JR	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.14	£2.51	£0.00	£121.09	C	Aug-23	MVT	£64,600	£99,646	£99,646	Reval22	DY348073	
1108	HC01362	DH3110100	Desktop	10	Stoney Close		Derbyshire	DE45 1JR	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.14	£2.51	£0.00	£121.09	C	Aug-23	MVT	£57,311	£96,172	£96,172	Reval22	DY348073	
1109	HC01363	DH3110130	Desktop	13	Stoney Close		Derbyshire	DE45 1JR	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.14	£2.51	£0.00	£121.09	C	Aug-23	MVT	£57,311	£96,172	£96,172	Reval22	DY348073	
1110	HC01364	DH3110170	Desktop	17	Stoney Close		Derbyshire	DE45 1JR	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£116.64	£2.51	£0.00	£121.09	C	Aug-23	MVT	£70,408	£108,455	£108,455	Reval22	DY348073	
1111	HC01365	DH3110180	Desktop	18	Stoney Close		Derbyshire	DE45 1JR	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£108.68	£2.51	£0.00	£121.09	C	Aug-23	MVT	£58,261	£97,766	£97,766	Reval22	DY348073	
1112	HC01366	DH3110250	Desktop	25	Stoney Close		Derbyshire	DE45 1JR	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£117.02	£0.08	£0.00	£121.09	C	Aug-23	MVT	£70,766	£109,005	£109,005	Reval22	DY348073	
1114	HC01370	DH3120030	Desktop	3	Yield Close		Derbyshire	DE45 1FX	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£117.02	£2.51	£0.00	£121.09	D	Jun-31	MVT	£70,766	£109,005	£109,005	Reval22	DY348073	
1115	HC01371	DH3120050	Desktop	5	Yield Close		Derbyshire	DE45 1FX	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£116.64	£2.51	£0.00	£121.09	D	Nov-31	MVT	£62,377	£104,673	£104,673	Reval22	DY348073	
1116	HC01372	DH3120070	Desktop	7	Yield Close		Derbyshire	DE45 1FX	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£117.02	£2.51	£0.00	£121.09	D	Jul-32	MVT	£70,766	£109,005	£109,005	Reval22	DY348073	
1117	HC01373	DH3120110	Desktop	11	Yield Close		Derbyshire	DE45 1FX	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£2.51	£0.00	£121.09	D	Nov-31	MVT	£62,377	£104,673	£104,673	Reval22	DY348073	
1118	HC01374	DH3120130	Desktop	13	Yield Close		Derbyshire	DE45 1FX	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£2.51	£0.00	£121.09	C	Dec-26	MVT	£70,408	£108,455	£108,455	Reval22	DY348073	
1119	HC01375	DH3120210	Desktop	21	Yield Close		Derbyshire	DE45 1FX	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£116.64	£2.51	£0.00	£121.09	D	Nov-31	MVT	£62,377	£104,673	£104,673	Reval22	DY348073	
1120	HC01376	DH3120240	Desktop	24	Yield Close		Derbyshire	DE45 1FX	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£2.51	£0.00	£121.09	D	Nov-31	MVT	£62,377	£104,673	£104,673	Reval22	DY348073	
1121	HC01377	DH3120250	Desktop	25	Yield Close		Derbyshire	DE45 1FX	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.39	£2.51	£0.00	£110.09	D	Nov-31	MVT	£64,332	£99,096	£99,096	Reval22	DY348073	
1122	HC01378	DH3120290	Desktop	29	Yield Close		Derbyshire	DE45 1FX	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£2.72	£0.00	£110.09	D	Nov-31	MVT	£63,975	£98,545	£98,545	Reval22	DY348073	
1123	HC01379	DH3120310	Desktop	31	Yield Close		Derbyshire	DE45 1FX	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£2.72	£0.00	£110.09	D	Nov-31	MVT	£63,975	£98,545	£98,545	Reval22	DY348073	
1124	HC01380	DH3120370	Desktop	37	Yield Close		Derbyshire	DE45 1FX	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.22	£2.51	£0.00	£121.09	D	Nov-31	MVT	£57,311	£96,172	£96,172	Reval22	DY348073	
1125	HC01381	DH3120390	Desktop	39	Yield Close		Derbyshire	DE45 1FX	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.38	£2.51	£0.00	£110.09	D	Jun-31	MVT	£64,332	£99,096	£99,096	Reval22	DY348073	
1126	HC01382	DH3120490	Desktop	49	Yield Close		Derbyshire	DE45 1FX	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.02	£2.51	£0.00	£110.09	C	Jan-29	MVT	£63,975	£98,545	£98,545	Reval22	DY348073	
1127	HC01383	DH3120540	Desktop	54	Yield Close		Derbyshire	DE45 1FX	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£2.51	£0.00	£110.09	D	Nov-31	MVT	£63,975	£98,545	£98,545	Reval22	DY348073	
1128	HC01384	DH3120590	Desktop	59	Yield Close		Derbyshire	DE45 1FX	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£106.04	£2.51	£0.00	£110.09	D	Dec-31	MVT	£56,678	£95,109	£95,109	Reval22	DY348073	
1677	HC02685	DH0500080	Desktop	8	Drury Lane		Biggin-by-Hartington	Buxton	SK7 0OL	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.00	£0.00	£121.09	E	Mar-25	MVT	£63,975	£98,545	£98,545	Reval22	DY348467
1680	HC02686	DH0500120	Desktop	12	Drury Lane		Biggin-by-Hartington	Buxton	SK7 0OL	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.00	£0.00	£121.09	E	Mar-25	MVT	£63,975	£98,545	£98,545	Reval22	DY348467
1686	HC02694	DH0500260	Desktop	26	Drury Lane		Biggin-by-Hartington	Buxton	SK7 0OL	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.00	£0.00	£121.09	F	Dec-31	MVT	£70,408	£108,455	£108,455	Reval22	DY348467
1687	HC02695	DH0500300	Desktop	30	Drury Lane		Biggin-by-Hartington	Buxton	SK7 0OL	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.63	£0.00	£0.00	£121.09	E	Jan-32	MVT	£70,408	£108,455	£108,455	Reval22	DY348467
1688	HC02696	DH0500320	Desktop	32	Drury Lane		Biggin-by-Hartington	Buxton	SK7 0OL	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£98.29	£0.00	£0.00	£121.09	D	Feb-31	MVT	£52,561	£88,202	£88,202	Reval22	DY348467
1689	HC02697	DH0500360	Desktop	36	Drury Lane		Biggin-by-Hartington	Buxton	SK7 0OL	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£98.29	£0.00	£0.00	£121.09	E	Feb-32	MVT	£52,561	£88,202	£88,202	Reval22	DY348467
1690	HC02698	DH0500380	Desktop	38	Drury Lane		Biggin-by-Hartington	Buxton	SK7 0OL	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£98.29	£0.00	£0.00	£121.09	D	Aug-23	MVT	£52,561	£88,202	£88,202	Reval22	DY348467
1691	HC02699	DH0500400	Desktop	40	Drury Lane		Biggin-by-Hartington	Buxton	SK7 0OL	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£98.29	£0.00	£0.00	£121.09	E	Aug-23	MVT	£52,561	£88,202	£88,202	Reval22	DY348467
1692	HC02700	DH0500420	Desktop	42	Drury Lane		Biggin-by-Hartington	Buxton	SK7 0OL	House	3	Non-Trad	GN	Social Rent	Assured Shorthold	Weekly 52	£116.62	£0.00	£0.00	£121.09	E	Jul-26	MVT	£70,408	£108,455	£108,455	Reval22	DY348467
1693	HC02701	DH0500440	Desktop	54	Drury Lane		Biggin-by-Hartington	Buxton	SK7 0OL	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.00	£0.00	£121.09	D	Oct-24	MVT	£70,408	£108,455	£108,455	Reval22	DY348467
1912	HC02847	DH0520040	Desktop	4	Greenhead Crescent		Biggin-by-Hartington	Buxton	SK7 0OP	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£102.95	£0.00	£0.00	£121.09	E	Dec-32	MVT	£54,661	£91,390	£91,390		

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number	
																							EUV \$H 2023	(Before adjusting for security allocation)			
804	HC01036	DH2700570	Full	57	Pinfold Road		Derbyshire	SK17 8PN	House	2	Trad	GN	Social Rent	Assured	Weekly	£106.03	£0.00	£0.00	£121.09	D	Sep-27	MVT	£70,242	£99,851	£99,851	Reval22	DY352323
805	HC01037	DH2700590	Full	59	Pinfold Road		Derbyshire	SK17 8PN	House	2	Trad	GN	Social Rent	Assured	Weekly	£116.63	£0.00	£0.00	£121.09	D	Dec-28	MVT	£84,651	£120,333	£120,333	Reval22	DY352323
630	HC00848	DH2320230	Full	23	Recreation Road		Derbyshire	SK17 8MX	House	3	Trad	GN	Social Rent	Assured	Weekly	£116.64	£0.00	£0.00	£121.09	D	Nov-27	MVT	£84,651	£120,333	£120,333	Reval22	DY488985
631	HC00849	DH2320230	Full	24	Recreation Road		Derbyshire	SK17 8MX	House	3	Trad	GN	Social Rent	Assured	Weekly	£116.64	£0.00	£0.00	£121.09	D	Nov-27	MVT	£84,651	£120,333	£120,333	Reval22	DY488985
632	HC00850	DH2320350	Full	35	Recreation Road		Derbyshire	SK17 8MX	House	3	Trad	GN	Social Rent	Assured	Weekly	£117.03	£0.00	£0.00	£121.09	D	Jul-24	MVT	£84,651	£120,333	£120,333	Reval22	DY488985
788	HC01030	DH2630400	Full	4	Richard Lane		Derbyshire	SK17 8PL	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£99.81	£0.00	£0.00	£121.09	D	Jun-30	MVT	£71,037	£113,609	£113,609	Reval22	DY352323
789	HC01031	DH2630400	Full	5	Richard Lane		Derbyshire	SK17 8PL	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£99.81	£0.00	£0.00	£121.09	D	Jun-30	MVT	£71,037	£113,609	£113,609	Reval22	DY352323
800	HC01032	DH2680450	Full	45	Sherwood Road		Derbyshire	SK17 8HW	House	3	Trad	GN	Social Rent	Assured	Weekly	£116.64	£1.77	£0.00	£121.09	D	Nov-27	MVT	£84,651	£120,333	£120,333	Reval22	DY352323
818	HC01050	DH2710090	Full	9	Sherwood Road Flats	Sherwood Road	Derbyshire	SK17 8HW	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.49	£1.78	£0.00	£94.99	C	Nov-27	MVT	£41,425	£58,886	£58,886	Reval22	DY352323
819	HC01051	DH2710100	Full	10	Sherwood Road Flats	Sherwood Road	Derbyshire	SK17 8HW	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.49	£1.78	£0.00	£94.99	C	Nov-27	MVT	£41,425	£58,886	£58,886	Reval22	DY352323
820	HC01052	DH2710110	Full	11	Sherwood Road Flats	Sherwood Road	Derbyshire	SK17 8HW	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£91.80	£1.73	£0.00	£94.99	C	Oct-31	MVT	£41,425	£58,886	£58,886	Reval22	DY352323
821	HC01053	DH2710120	Full	12	Sherwood Road Flats	Sherwood Road	Derbyshire	SK17 8HW	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.80	£1.78	£0.00	£94.99	D	Dec-27	MVT	£41,425	£58,886	£58,886	Reval22	DY352323
801	HC01033	DH2690490	Full	49	Tithe Barn Close		Derbyshire	SK17 8PP	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£91.90	£1.91	£0.00	£121.09	D	Nov-27	MVT	£71,037	£113,609	£113,609	Reval22	DY352323
802	HC01034	DH2690530	Full	53	Tithe Barn Close		Derbyshire	SK17 8PP	House	3	Trad	GN	Social Rent	Assured	Weekly	£116.64	£1.91	£0.00	£121.09	D	Oct-23	MVT	£84,651	£120,333	£120,333	Reval22	DY352323
810	HC01042	DH2710010	Full	1	Tithe Barn Close Flats	Tithe Barn Close	Derbyshire	SK17 8PP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.48	£1.78	£0.00	£94.99	C	Nov-25	MVT	£41,425	£58,886	£58,886	Reval22	DY352323
811	HC01043	DH2710020	Full	2	Tithe Barn Close Flats	Tithe Barn Close	Derbyshire	SK17 8PP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.49	£1.78	£0.00	£94.99	C	Aug-23	MVT	£41,425	£58,886	£58,886	Reval22	DY352323
812	HC01044	DH2710030	Full	3	Tithe Barn Close Flats	Tithe Barn Close	Derbyshire	SK17 8PP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.78	£1.79	£0.00	£94.99	D	Oct-25	MVT	£41,425	£58,886	£58,886	Reval22	DY352323
813	HC01045	DH2710040	Full	4	Tithe Barn Close Flats	Tithe Barn Close	Derbyshire	SK17 8PP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.49	£1.78	£0.00	£94.99	C	Nov-27	MVT	£41,425	£58,886	£58,886	Reval22	DY352323
814	HC01046	DH2710050	Full	5	Tithe Barn Close Flats	Tithe Barn Close	Derbyshire	SK17 8PP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.48	£1.78	£0.00	£94.99	C	Jun-29	MVT	£41,425	£58,886	£58,886	Reval22	DY352323
815	HC01047	DH2710060	Full	6	Tithe Barn Close Flats	Tithe Barn Close	Derbyshire	SK17 8PP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.80	£1.78	£0.00	£94.99	C	Nov-25	MVT	£41,425	£58,886	£58,886	Reval22	DY352323
816	HC01048	DH2710070	Full	7	Tithe Barn Close Flats	Tithe Barn Close	Derbyshire	SK17 8PP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.80	£1.78	£0.00	£94.99	C	Oct-25	MVT	£41,425	£58,886	£58,886	Reval22	DY352323
817	HC01049	DH2710080	Full	8	Tithe Barn Close Flats	Tithe Barn Close	Derbyshire	SK17 8PP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£91.49	£1.78	£0.00	£94.99	C	Oct-31	MVT	£41,425	£58,886	£58,886	Reval22	DY352323
623	HC00841	DH2310010	Full	1	Whitcross Avenue		Derbyshire	SK17 8NZ	House	3	Trad	GN	Social Rent	Assured	Weekly	£116.64	£0.00	£0.00	£121.09	D	Oct-25	MVT	£84,651	£120,333	£120,333	Reval22	DY348985
624	HC00842	DH2310060	Full	6	Whitcross Avenue		Derbyshire	SK17 8NZ	House	3	Trad	GN	Social Rent	Assured	Weekly	£117.03	£0.00	£0.00	£121.09	E	Aug-23	MVT	£84,651	£120,333	£120,333	Reval22	DY348985
625	HC00843	DH2310070	Full	7	Whitcross Avenue		Derbyshire	SK17 8NZ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£105.12	£0.00	£0.00	£121.09	D	Aug-23	MVT	£71,037	£113,609	£113,609	Reval22	DY348985
626	HC00844	DH2310100	Full	10	Whitcross Avenue		Derbyshire	SK17 8NZ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£105.12	£0.00	£0.00	£121.09	D	Aug-23	MVT	£71,037	£113,609	£113,609	Reval22	DY348985
627	HC00845	DH2310170	Full	17	Whitcross Avenue		Derbyshire	SK17 8NZ	House	3	Trad	GN	Social Rent	Assured	Weekly	£116.64	£0.00	£0.00	£121.09	D	Mar-25	MVT	£84,651	£120,333	£120,333	Reval22	DY348985
628	HC00846	DH2310190	Full	19	Whitcross Avenue		Derbyshire	SK17 8NZ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£106.61	£0.00	£0.00	£121.09	D	Nov-27	MVT	£71,037	£113,609	£113,609	Reval22	DY348985
629	HC00847	DH2310200	Full	20	Whitcross Avenue		Derbyshire	SK17 8NZ	House	3	Trad	GN	Social Rent	Assured	Weekly	£116.64	£0.00	£0.00	£121.09	D	Nov-27	MVT	£84,651	£120,333	£120,333	Reval22	DY348985
484	HC00629	DH2040020	Desktop	2	Batham Road		Derbyshire	SK3 9HA	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£103.17	£1.83	£0.00	£121.09	D	Feb-32	MVT	£55,995	£92,452	£92,452	Reval22	DY350292
485	HC00638	DH2040070	Desktop	7	Batham Road		Derbyshire	SK3 9HA	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£103.16	£1.83	£0.00	£121.09	D	Feb-32	MVT	£55,995	£92,452	£92,452	Reval22	DY350292
494	HC00648	DH2080030	Desktop	3	Bradwell Head Road		Derbyshire	SK3 9HD	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£106.04	£2.86	£0.00	£110.09	E	Oct-26	MVT	£63,975	£98,545	£98,545	Reval22	DY484850
495	HC00649	DH2080050	Desktop	5	Bradwell Head Road		Derbyshire	SK3 9HD	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£106.04	£2.86	£0.00	£110.09	D	Nov-27	MVT	£63,975	£98,545	£98,545	Reval22	DY484850
496	HC00650	DH2080070	Desktop	7	Bradwell Head Road		Derbyshire	SK3 9HD	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£106.04	£2.86	£0.00	£110.09	D	Nov-27	MVT	£63,975	£98,545	£98,545	Reval22	DY484850
497	HC00651	DH2080090	Desktop	9	Bradwell Head Road		Derbyshire	SK3 9HD	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£84.33	£2.86	£0.00	£110.09	D	Nov-27	MVT	£44,962	£75,450	£75,450	Reval22	DY484850
498	HC00652	DH2080110	Desktop	11	Bradwell Head Road		Derbyshire	SK3 9HD	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£106.04	£2.86	£0.00	£110.09	D	Aug-27	MVT	£63,975	£98,545	£98,545	Reval22	DY484850
499	HC00653	DH2080130	Desktop	13	Bradwell Head Road		Derbyshire	SK3 9HD	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£84.33	£2.86	£0.00	£110.09	D	Feb-32	MVT	£44,962	£75,450	£75,450	Reval22	DY484850
500	HC00654	DH2080150	Desktop	15	Bradwell Head Road		Derbyshire	SK3 9HD	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£106.04	£2.86	£0.00	£110.09	D	Feb-32	MVT	£63,975	£98,545	£98,545	Reval22	DY484850
501	HC00655	DH2080170	Desktop	17	Bradwell Head Road		Derbyshire	SK3 9HD	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£106.04	£2.86	£0.00	£110.09	D	Feb-32	MVT	£63,975	£98,545	£98,545	Reval22	DY484850
502	HC00656	DH2080190	Desktop	19	Bradwell Head Road		Derbyshire	SK3 9HD	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£106.03	£2.86	£0.00	£110.09	C	Nov-32	MVT	£63,975	£98,545	£98,545	Reval22	DY484850
493	HC00646	DH2060070	Desktop	7	Elliot Avenue		Derbyshire	SK3 9HQ	House	3	Trad	GN	Social Rent	Assured	Weekly	£112.42	£1.77	£0.00	£121.09	E	Jun-26	MVT	£67,907	£104,601	£104,601	Reval22	DY350292
466	HC00618	DH2000010	Desktop	1	Gore Lane		Derbyshire	SK3 9HT	House	3	Trad	GN	Social Rent	Assured	Weekly	£116.64	£0.00	£0.00	£121.09	D	Nov-27	MVT	£70,408	£108,455	£108,455	Reval22	DY350291
467	HC00619	DH2000020	Desktop	2	Gore Lane		Derbyshire	SK3 9HT	House	3	Trad	GN	Social Rent	Usage and Occupation	Weekly	£116.64	£0.00	£0.00	£121.09	D	Nov-32	MVT					

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc.	AB Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (retained after app)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number						
																							EUH SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)					
2143	HC03864	DH2300120	Desktop	12	Riverside Close		Derbyshire	S32 3WU	House	3	Trad	Other	Leasehold	Other Leasehold	0.00%	Weekly	52	n/a	£0.68	£0.00	~	~	~	MVT	n/a	n/a	n/a	Reval22	DY3252857			
621	HC00839	DH2300130	Desktop	13	Riverside Close		Derbyshire	S32 3WU	House	3	Trad	GN	Social Rent	Assured	~	Weekly	52	£116.64	£1.25	£0.00	£121.09	D	Jan-23	MVT	£71,481	£110,106	£110,106	Reval22	DY3252857			
2144	HC03865	DH2300140	Desktop	14	Riverside Close		Derbyshire	S32 3WU	House	3	Trad	Other	Leasehold	Other Leasehold	0.00%	Weekly	52	n/a	£0.00	£0.00	~	~	~	~	~	MVT	n/a	n/a	n/a	Reval22	DY3252857	
2145	HC03866	DH2300150	Desktop	15	Riverside Close		Derbyshire	S32 3WU	House	3	Trad	Other	Leasehold	Other Leasehold	0.00%	Weekly	52	n/a	£0.00	£0.00	~	~	~	~	~	MVT	n/a	n/a	n/a	Reval22	DY3252857	
2146	HC03867	DH2300160	Desktop	16	Riverside Close		Derbyshire	S32 3WU	House	3	Trad	Other	Leasehold	Other Leasehold	0.00%	Weekly	52	n/a	£0.00	£0.00	~	~	~	~	~	~	MVT	n/a	n/a	n/a	Reval22	DY3252857
2147	HC03868	DH2300170	Desktop	17	Riverside Close		Derbyshire	S32 3WU	House	3	Trad	Other	Leasehold	Other Leasehold	0.00%	Weekly	52	n/a	£0.00	£0.00	~	~	~	~	~	~	MVT	n/a	n/a	n/a	Reval22	DY3252857
2148	HC03869	DH2300180	Desktop	18	Riverside Close		Derbyshire	S32 3WU	House	3	Trad	Other	Leasehold	Other Leasehold	0.00%	Weekly	52	n/a	£0.00	£0.00	~	~	~	~	~	~	MVT	n/a	n/a	n/a	Reval22	DY3252857
2149	HC03870	DH2300190	Desktop	19	Riverside Close		Derbyshire	S32 3WU	House	3	Trad	Other	Leasehold	Other Leasehold	0.00%	Weekly	52	n/a	£0.00	£0.00	~	~	~	~	~	~	MVT	n/a	n/a	n/a	Reval22	DY3252857
2150	HC03871	DH2300200	Desktop	20	Riverside Close		Derbyshire	S32 3WU	House	3	Trad	Other	Leasehold	Other Leasehold	0.00%	Weekly	52	n/a	£0.00	£0.00	~	~	~	~	~	~	MVT	n/a	n/a	n/a	Reval22	DY3252857
555	HC00759	DH2170020	Desktop	2	Riverside Drive		Derbyshire	S32 3XE	House	3	Trad	GN	Social Rent	Assured	~	Weekly	52	£116.64	£0.00	£0.00	£121.09	D	Jan-23	MVT	£71,481	£110,106	£110,106	Reval22	DY3252856			
556	HC00760	DH2170040	Desktop	4	Riverside Drive		Derbyshire	S32 3XE	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly	52	£100.67	£0.00	£0.00	£121.09	D	Jan-23	MVT	£63,327	£106,267	£106,267	Reval22	DY3252856			
557	HC00761	DH2170060	Desktop	6	Riverside Drive		Derbyshire	S32 3XE	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly	52	£100.67	£0.00	£0.00	£121.09	D	Jan-23	MVT	£63,327	£106,267	£106,267	Reval22	DY3252856			
558	HC00762	DH2170110	Desktop	11	Riverside Drive		Derbyshire	S32 3XE	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly	52	£101.56	£0.00	£0.00	£121.09	D	Jan-23	MVT	£63,327	£106,267	£106,267	Reval22	DY3252856			
559	HC00763	DH2170120	Desktop	12	Riverside Drive		Derbyshire	S32 3XE	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly	52	£101.56	£0.00	£0.00	£121.09	D	Jan-23	MVT	£63,327	£106,267	£106,267	Reval22	DY3252856			
560	HC00764	DH2190020	Desktop	2	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly	52	£116.64	£0.00	£0.00	£121.09	~	~	~	MVT	£63,327	£106,267	£106,267	Reval22	DY348310		
567	HC00771	DH2190100	Desktop	10	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly	52	£106.39	£3.54	£0.00	£110.09	D	Jul-26	MVT	£53,610	£82,580	£82,580	Reval22	DY348310			
568	HC00772	DH2190120	Desktop	12	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	52	£106.04	£3.53	£0.00	£110.09	D	Jan-23	MVT	£53,610	£82,580	£82,580	Reval22	DY348310			
570	HC00774	DH2190140	Desktop	14	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	52	£106.04	£3.53	£0.00	£110.09	D	Jul-24	MVT	£53,610	£82,580	£82,580	Reval22	DY348310			
571	HC00775	DH2190160	Desktop	16	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	52	£106.02	£3.54	£0.00	£110.09	D	May-30	MVT	£53,610	£82,580	£82,580	Reval22	DY348310			
572	HC00776	DH2190180	Desktop	18	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	52	£106.04	£3.53	£0.00	£110.09	D	Aug-23	MVT	£53,610	£82,580	£82,580	Reval22	DY348310			
573	HC00777	DH2190190	Desktop	19	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly	52	£112.31	£0.00	£0.00	£121.09	~	~	~	MVT	£63,327	£106,267	£106,267	Reval22	DY348310		
574	HC00778	DH2190200	Desktop	20	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly	52	£106.04	£3.53	£0.00	£110.09	~	~	~	MVT	£47,495	£79,700	£79,700	Reval22	DY348310		
575	HC00779	DH2190210	Desktop	21	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	52	£106.04	£3.53	£0.00	£110.09	D	Aug-23	MVT	£53,610	£82,580	£82,580	Reval22	DY348310			
576	HC00780	DH2190220	Desktop	22	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	52	£106.04	£3.53	£0.00	£110.09	D	Apr-26	MVT	£53,610	£82,580	£82,580	Reval22	DY348310			
577	HC00781	DH2190230	Desktop	23	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	52	£106.04	£3.53	£0.00	£110.09	D	Aug-23	MVT	£53,610	£82,580	£82,580	Reval22	DY348310			
578	HC00782	DH2190240	Desktop	24	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	52	£106.04	£3.53	£0.00	£110.09	D	Aug-23	MVT	£53,610	£82,580	£82,580	Reval22	DY348310			
579	HC00783	DH2190250	Desktop	25	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly	52	£106.04	£3.53	£0.00	£110.09	D	Aug-23	MVT	£47,495	£79,700	£79,700	Reval22	DY348310			
580	HC00784	DH2190270	Desktop	27	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	52	£106.03	£3.54	£0.00	£110.09	D	Dec-27	MVT	£53,610	£82,580	£82,580	Reval22	DY348310			
581	HC00785	DH2190290	Desktop	29	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly	52	£106.04	£3.53	£0.00	£110.09	D	Jan-23	MVT	£47,495	£79,700	£79,700	Reval22	DY348310			
582	HC00786	DH2190310	Desktop	31	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	52	£106.04	£3.53	£0.00	£110.09	D	Jan-23	MVT	£47,495	£79,700	£79,700	Reval22	DY348310			
583	HC00787	DH2190330	Desktop	33	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	52	£106.03	£3.54	£0.00	£110.09	E	Aug-23	MVT	£53,610	£82,580	£82,580	Reval22	DY348310			
589	HC00793	DH2190121	Desktop	12A	Smithy Knoll Road		Derbyshire	S32 3XW	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	52	£93.17	£0.00	£0.00	£110.09	~	~	~	MVT	£53,610	£82,580	£82,580	Reval22	DY348310		
594	HC00801	DH2260010	Desktop	1	Chapel Walk	The Hillock	Derbyshire	S32 3YQ	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly	52	£96.13	£3.71	£0.00	£99.88	D	Aug-21	MVT	£57,899	£89,186	£89,186	Reval22	DY348352			
595	HC00811	DH2260020	Desktop	2	Chapel Walk	The Hillock	Derbyshire	S32 3YQ	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly	52	£96.53	£3.64	£0.00	£99.88	C	Oct-31	MVT	£58,257	£89,737	£89,737	Reval22	DY348352			
596	HC00812	DH2260030	Desktop	3	Chapel Walk	The Hillock	Derbyshire	S32 3YQ	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly	52	£93.66	£3.39	£0.00	£99.88	C	Oct-31	MVT	£56,470	£86,984	£86,984	Reval22	DY348352			
597	HC00813	DH2260040	Desktop	4	Chapel Walk	The Hillock	Derbyshire	S32 3YQ	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly	52	£96.13	£3.71	£0.00	£99.88	C	Oct-31	MVT	£57,899	£89,186	£89,186	Reval22	DY348352			
598	HC00814	DH2260050	Desktop	5	Chapel Walk	The Hillock	Derbyshire	S32 3YQ	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly	52	£96.19	£3.39	£0.00	£99.88	D	Aug-23	MVT	£51,295	£86,076	£86,076	Reval22	DY348352			
599	HC00815	DH2260060	Desktop	6	Chapel Walk	The Hillock	Derbyshire	S32 3YQ	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly	52	£96.19	£3.73	£0.00	£99.88	C	Oct-31	MVT	£57,899	£89,186	£89,186	Reval22	DY348352			
599	HC00816	DH2260070	Desktop	7	Chapel Walk	The Hillock	Derbyshire	S32 3YQ	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly	52	£99.07	£0.00	£0.00	£99.88	D	Aug-23	MVT	£60,213	£98,733	£98,733	Reval22	DY348352			
530	HC00844	DH2120010	Desktop	1	Hillside	The Hillock	Derbyshire	S32 3YJ	House	3	Trad	GN	Social Rent	Assured	~	Weekly	52	£83.03	£0.00	£0.00	£99.88	D	May-31	MVT	£44,329	£74,387	£74,387	Reval22	DY348352			
531	HC00845	DH2120020	Desktop	2	Hillside	The Hillock	Derbyshire	S32 3YJ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly	52	£98.29	£0.00	£0.00	£12											

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where retained app)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number				
																							EUV SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)			
1988	HC02056	DH0580001	Desktop	6	Woodside		Carlington	Matlock	Derbyshire	DE4 4DE	Bung	1	Trad	GN	Social Rent	Start	Assured	Weekly 52	£96.53	£0.55	£0.00	£99.88	E	Feb-20	MVT	£58,257	£89,177	£89,177	Reval22	DY347950
1989	HC03057	DH0580002	Desktop	7	Woodside		Carlington	Matlock	Derbyshire	DE4 4DE	Bung	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£96.19	£0.54	£0.00	£99.88	D	Sep-23	MVT	£57,899	£89,186	£89,186	Reval22	DY347950
1391	HC02040	DH4280100	Desktop	10	Addition Square		Cromford	Matlock	Derbyshire	DE4 3QT	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly 52	£99.00	£0.16	£0.00	£121.09	~	~	MVT	£52,878	£88,733	£88,733	Reval22	DY484807
1421	HC02076	DH4320001	Desktop	1	Arkwright Gardens		Cromford	Matlock	Derbyshire	DE4 3QJ	Bung	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£99.00	£0.00	£0.00	£99.88	D	Mar-13	MVT	£53,610	£82,580	£82,580	Reval22	DY352278
1426	HC02075	DH4320002	Desktop	2	Arkwright Gardens		Cromford	Matlock	Derbyshire	DE4 3QJ	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly 52	£88.04	£0.09	£0.00	£99.88	D	Sep-23	MVT	£47,495	£79,700	£79,700	Reval22	DY352278
1427	HC02076	DH4320003	Desktop	3	Arkwright Gardens		Cromford	Matlock	Derbyshire	DE4 3QJ	Bung	1	Trad	GN	Social Rent	Start	Assured	Weekly 52	£96.53	£0.09	£0.00	£99.88	D	Aug-32	MVT	£53,610	£82,580	£82,580	Reval22	DY352278
1428	HC02077	DH4320004	Desktop	4	Arkwright Gardens		Cromford	Matlock	Derbyshire	DE4 3QJ	Bung	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£91.49	£0.39	£0.00	£94.99	C	Sep-23	MVT	£55,616	£79,755	£79,755	Reval22	DY348891
1429	HC02078	DH4320005	Desktop	5	Arkwright Gardens		Cromford	Matlock	Derbyshire	DE4 3QJ	Bung	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£96.53	£0.09	£0.00	£99.88	D	May-25	MVT	£53,610	£82,580	£82,580	Reval22	DY352278
1430	HC02079	DH4320006	Desktop	6	Arkwright Gardens		Cromford	Matlock	Derbyshire	DE4 3QJ	Bung	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£96.19	£0.09	£0.00	£99.88	D	Sep-23	MVT	£53,610	£82,580	£82,580	Reval22	DY352278
1641	HC02649	DH4980010	Desktop	1	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Flat	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£116.64	£1.22	£0.00	£121.09	D	Oct-23	MVT	£74,832	£105,127	£74,832	Reval22	DY348891
1642	HC02650	DH4980020	Desktop	2	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Flat	1	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly 52	£91.49	£0.39	£0.00	£94.99	D	Mar-32	MVT	£55,616	£79,755	£79,755	Reval22	DY348891
1643	HC02651	DH4980030	Desktop	3	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Flat	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£91.49	£0.39	£0.00	£94.99	D	Sep-27	MVT	£58,498	£82,181	£58,498	Reval22	DY348891
1644	HC02652	DH4980040	Desktop	4	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Flat	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£91.49	£0.39	£0.00	£94.99	~	~	EUV	£58,498	£82,181	£58,498	Reval22	DY348891
1645	HC02653	DH4980050	Desktop	5	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Flat	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£91.49	£0.39	£0.00	£94.99	~	~	EUV	£58,498	£82,181	£58,498	Reval22	DY348891
1646	HC02654	DH4980060	Desktop	6	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Flat	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£90.13	£0.41	£0.00	£94.99	D	Jan-31	EUV	£57,738	£81,113	£57,738	Reval22	DY348891
1647	HC02655	DH4980070	Desktop	7	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Flat	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£91.49	£0.39	£0.00	£94.99	C	Jan-24	EUV	£58,498	£82,181	£58,498	Reval22	DY348891
1648	HC02656	DH4980080	Desktop	8	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Flat	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£91.49	£0.39	£0.00	£94.99	C	Jul-27	EUV	£58,498	£82,181	£58,498	Reval22	DY348891
1649	HC02657	DH4980090	Desktop	9	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Judicial/Bedis	0	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£73.40	£2.37	£0.00	£81.70	C	Jan-28	EUV	£47,102	£66,711	£47,102	Reval22	DY348891
1650	HC02658	DH4980100	Desktop	10	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Flat	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£91.49	£0.39	£0.00	£94.99	~	~	EUV	£58,498	£82,181	£58,498	Reval22	DY348891
1651	HC02659	DH4980110	Desktop	11	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Flat	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£91.49	£0.39	£0.00	£94.99	~	~	EUV	£58,498	£82,181	£58,498	Reval22	DY348891
1652	HC02660	DH4980120	Desktop	12	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Flat	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£91.49	£0.39	£0.00	£94.99	C	Nov-28	EUV	£58,498	£82,181	£58,498	Reval22	DY348891
1653	HC02661	DH4980130	Desktop	13	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Flat	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£91.49	£0.39	£0.00	£94.99	C	Jul-26	EUV	£58,498	£82,181	£58,498	Reval22	DY348891
1654	HC02662	DH4980140	Desktop	14	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Flat	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£91.49	£0.39	£0.00	£94.99	C	Jul-27	EUV	£58,498	£82,181	£58,498	Reval22	DY348891
1655	HC02663	DH4980150	Desktop	15	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Flat	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£91.49	£0.39	£0.00	£94.99	~	~	EUV	£58,498	£82,181	£58,498	Reval22	DY348891
1656	HC02664	DH4980160	Desktop	16	Chestnut Court		Cromford	Matlock	Derbyshire	DE4 3RS	Flat	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£91.49	£0.39	£0.00	£94.99	C	Jul-31	EUV	£58,498	£82,181	£58,498	Reval22	DY348891
1392	HC02041	DH4320010	Desktop	1	Arkwright Gardens		Cromford	Matlock	Derbyshire	DE4 3QJ	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly 52	£99.00	£0.28	£0.00	£121.09	~	~	EUV	£52,878	£75,094	£75,094	Reval22	DY348891
1393	HC02042	DH4300030	Desktop	3	Hampton Drive		Cromford	Matlock	Derbyshire	DE4 3QN	Bung	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£94.77	£0.57	£0.00	£99.88	D	Feb-30	EUV	£60,777	£85,882	£60,777	Reval22	DY348891
1394	HC02043	DH4300040	Desktop	4	Hampton Drive		Cromford	Matlock	Derbyshire	DE4 3QN	House	3	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£116.64	£2.48	£0.00	£121.09	~	~	EUV	£74,832	£105,127	£74,832	Reval22	DY348891
1395	HC02044	DH4300050	Desktop	5	Hampton Drive		Cromford	Matlock	Derbyshire	DE4 3QN	House	3	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£96.19	£2.48	£0.00	£99.88	D	Aug-31	EUV	£61,537	£86,450	£61,537	Reval22	DY348891
1396	HC02045	DH4300070	Desktop	7	Hampton Drive		Cromford	Matlock	Derbyshire	DE4 3QN	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly 52	£96.53	£2.48	£0.00	£99.88	D	Aug-31	EUV	£62,973	£75,094	£62,973	Reval22	DY348891
1397	HC02046	DH4300090	Desktop	9	Hampton Drive		Cromford	Matlock	Derbyshire	DE4 3QN	Bung	1	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£96.19	£2.48	£0.00	£99.88	D	Apr-32	EUV	£61,537	£86,450	£61,537	Reval22	DY348891
1398	HC02047	DH4300100	Desktop	10	Hampton Drive		Cromford	Matlock	Derbyshire	DE4 3QN	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly 52	£103.48	£2.48	£0.00	£121.09	~	~	EUV	£62,973	£90,631	£62,973	Reval22	DY348891
1399	HC02048	DH4300110	Desktop	11	Hampton Drive		Cromford	Matlock	Derbyshire	DE4 3QN	House	3	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£91.49	£2.48	£0.00	£99.88	D	Jul-31	EUV	£61,537	£86,450	£61,537	Reval22	DY348891
1400	HC02049	DH4300160	Desktop	16	Hampton Drive		Cromford	Matlock	Derbyshire	DE4 3QN	House	3	Trad	GN	Social Rent	Start	Assured	Weekly 52	£109.66	£1.75	£0.00	£121.09	D	Dec-32	EUV	£70,274	£98,723	£70,274	Reval22	DY348891
1401	HC02050	DH4300200	Desktop	20	Hampton Drive		Cromford	Matlock	Derbyshire	DE4 3QN	House	4	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly 52	£116.89	£1.75	£0.00	£132.21	D	Jan-31	EUV	£70,890	£102,025	£70,890	Reval22	DY348891
1402	HC02051	DH4300210	Desktop	21	Hampton Drive		Cromford	Matlock	Derbyshire	DE4 3QN	House	4	Trad	GN	Social Rent	Assured	Assured	Weekly 52	£117.62	£1.75	£0.00	£132.21	C	Sep-25	EUV	£75,112	£105,661	£75,112	Reval22	DY348891
1403	HC02052	DH4300220	Desktop	22	Hampton Drive		Cromford	Matlock	Derbyshire	DE4 3QN	House	4	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly 52	£116.89	£1.75	£0.00	£132.21	C	Jun-24	EUV	£70,890	£102,025	£70,890	Reval22	DY348891
1404	HC02053	DH4300270	Desktop	27	Hampton Drive		Cromford	Matlock	Derbyshire	DE4 3QN	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly 52	£113.52	£1.89	£0.00	£132.09	C	Sep-23	EUV	£67,651	£97,364	£67,651	Reval22	DY348891
1405	HC02054	DH4300280	Desktop	28	Hampton Drive		Cromford	Matlock	Derbyshire	DE4 3QN	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly 52	£113.52	£1.75	£0.00	£132.21	D	Jul-31	EUV	£67,651	£97,364	£67,651	Reval22	DY348891
1406	HC02055	DH4300300	Desktop	30	Hampton Drive		Cromford	Matlock	Derbyshire	DE4 3QN	House																			

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number			
																							EUH \$H 2023	(Before adjusting for security allocation)			(Reflecting security allocation)		
1751	HC02781	DHS070020	Desktop		2	Churchill Avenue	Derbyshire	DE4 4NG	House	3	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.14	£0.00	£121.09	C	Jun-26	MVT	£70,408	£108,455	£108,455	Reval22	DY351848		
1752	HC02782	DHS070030	Desktop		3	Churchill Avenue	Derbyshire	DE4 4NG	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£101.71	£0.14	£0.00	£121.09	~	~	~	MVT	£54,461	£91,390	£91,390	Reval22	DY351848	
1753	HC02783	DHS070040	Desktop		4	Churchill Avenue	Derbyshire	DE4 4NG	House	3	Trfd	GN	Social Rent	Assured	Weekly	£113.56	£0.14	£0.00	£121.09	~	~	~	MVT	£68,621	£105,702	£105,702	Reval22	DY351848	
1754	HC02784	DHS070050	Desktop		5	Churchill Avenue	Derbyshire	DE4 4NG	House	3	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.14	£0.00	£121.09	~	~	~	MVT	£68,621	£105,702	£105,702	Reval22	DY351848	
1755	HC02787	DHS070090	Desktop		9	Churchill Avenue	Derbyshire	DE4 4NG	House	3	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.14	£0.00	£121.09	~	~	~	Jan-25	MVT	£70,408	£108,455	£108,455	Reval22	DY351848
1756	HC02788	DHS070130	Desktop		13	Churchill Avenue	Derbyshire	DE4 4NG	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£99.61	£0.15	£0.00	£121.09	~	~	~	~	MVT	£53,195	£89,264	£89,264	Reval22	DY351848
1757	HC02789	DHS070170	Desktop		17	Churchill Avenue	Derbyshire	DE4 4NG	House	3	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.14	£0.00	£121.09	~	~	~	Aug-23	MVT	£70,408	£108,455	£108,455	Reval22	DY351848
1760	HC02790	DHS070180	Desktop		18	Churchill Avenue	Derbyshire	DE4 4NG	House	3	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.14	£0.00	£121.09	~	~	~	~	MVT	£70,408	£108,455	£108,455	Reval22	DY351848
1761	HC02791	DHS070190	Desktop		19	Churchill Avenue	Derbyshire	DE4 4NG	House	3	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.14	£0.00	£121.09	~	~	~	~	MVT	£70,408	£108,455	£108,455	Reval22	DY351848
1762	HC02792	DHS070210	Desktop		21	Churchill Avenue	Derbyshire	DE4 4NG	House	3	Trfd	GN	Social Rent	Assured	Weekly	£96.19	£0.06	£0.00	£99.88	D	Feb-23	MVT	£57,899	£89,186	£89,186	Reval22	DY351848		
1763	HC02793	DHS070230	Desktop		22	Churchill Avenue	Derbyshire	DE4 4NG	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£96.19	£0.06	£0.00	£99.88	C	Oct-31	MVT	£42,746	£71,730	£71,730	Reval22	DY351848		
1764	HC02794	DHS070230	Desktop		23	Churchill Avenue	Derbyshire	DE4 4NG	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£96.19	£0.06	£0.00	£99.88	D	Jan-25	MVT	£55,040	£84,782	£84,782	Reval22	DY351848		
1765	HC02785	DHS070081	Desktop		8A	Churchill Avenue	Derbyshire	DE4 4NG	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£91.48	£0.14	£0.00	£94.99	~	~	~	May-29	MVT	£55,040	£84,782	£84,782	Reval22	DY351848
1766	HC02786	DHS070082	Desktop		8B	Churchill Avenue	Derbyshire	DE4 4NG	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£91.48	£0.14	£0.00	£94.99	~	~	~	~	MVT	£55,040	£84,782	£84,782	Reval22	DY351848
1953	HC03020	DHS340010	Desktop		1	Duke Field	Derbyshire	DE4 4LL	Bungalow	1	Trfd	GN	Social Rent	Assured	Weekly	£96.19	£1.34	£0.00	£99.88	~	~	~	~	MVT	£57,899	£89,186	£89,186	Reval22	DY351848
1954	HC03021	DHS340020	Desktop		3	Duke Field	Derbyshire	DE4 4LL	Bungalow	1	Trfd	GN	Social Rent	Assured	Weekly	£96.19	£1.34	£0.00	£99.88	C	Nov-27	MVT	£57,899	£89,186	£89,186	Reval22	DY351848		
1955	HC03022	DHS340030	Desktop		3	Duke Field	Derbyshire	DE4 4LL	Bungalow	1	Trfd	GN	Social Rent	Assured	Weekly	£96.19	£1.34	£0.00	£99.88	C	Nov-27	MVT	£57,899	£89,186	£89,186	Reval22	DY351848		
1956	HC03023	DHS340040	Desktop		4	Duke Field	Derbyshire	DE4 4LL	Bungalow	1	Trfd	GN	Social Rent	Assured	Weekly	£96.19	£1.34	£0.00	£99.88	C	Oct-31	MVT	£58,257	£89,737	£89,737	Reval22	DY351848		
1957	HC03024	DHS340050	Desktop		5	Duke Field	Derbyshire	DE4 4LL	Bungalow	1	Trfd	GN	Social Rent	Assured	Weekly	£96.19	£1.34	£0.00	£99.88	~	~	~	~	MVT	£57,899	£89,186	£89,186	Reval22	DY351848
1958	HC03025	DHS340060	Desktop		6	Duke Field	Derbyshire	DE4 4LL	Bungalow	1	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£91.35	£1.24	£0.00	£99.88	~	~	~	Nov-31	MVT	£48,362	£81,826	£81,826	Reval22	DY351848
1959	HC03026	DHS340070	Desktop		7	Duke Field	Derbyshire	DE4 4LL	Bungalow	1	Trfd	GN	Social Rent	Assured	Weekly	£96.53	£0.31	£0.00	£99.88	D	Nov-30	MVT	£58,257	£89,737	£89,737	Reval22	DY351848		
1960	HC03027	DHS340080	Desktop		8	Duke Field	Derbyshire	DE4 4LL	Bungalow	1	Trfd	GN	Social Rent	Assured	Weekly	£96.19	£1.34	£0.00	£99.88	~	~	~	~	MVT	£57,899	£89,186	£89,186	Reval22	DY351848
1961	HC03028	DHS340090	Desktop		9	Duke Field	Derbyshire	DE4 4LL	Bungalow	1	Trfd	GN	Social Rent	Assured	Weekly	£96.19	£1.34	£0.00	£99.88	D	Nov-27	MVT	£57,899	£89,186	£89,186	Reval22	DY351848		
1962	HC03029	DHS341100	Desktop		11	Duke Field	Derbyshire	DE4 4LL	Bungalow	1	Trfd	GN	Social Rent	Assured	Weekly	£96.53	£1.33	£0.00	£99.88	D	Mar-26	MVT	£58,257	£89,737	£89,737	Reval22	DY351848		
1737	HC02766	DHS060020	Desktop		2	King Street	Derbyshire	DE4 4ND	House	5	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£107.11	£0.15	£0.00	£142.78	~	~	~	~	MVT	£57,311	£96,172	£96,172	Reval22	DY351848
1738	HC02767	DHS060030	Desktop		3	King Street	Derbyshire	DE4 4ND	House	5	Trfd	GN	Social Rent	Assured	Weekly	£107.11	£0.15	£0.00	£142.78	~	~	~	~	MVT	£67,642	£117,314	£117,314	Reval22	DY351848
1739	HC02768	DHS060040	Desktop		4	King Street	Derbyshire	DE4 4ND	House	5	Trfd	GN	Social Rent	Assured	Weekly	£127.33	£0.15	£0.00	£132.21	C	Apr-26	MVT	£76,842	£138,364	£138,364	Reval22	DY351848		
1740	HC02769	DHS060050	Desktop		5	King Street	Derbyshire	DE4 4ND	House	5	Trfd	GN	Social Rent	Assured	Weekly	£106.04	£0.16	£0.00	£110.09	~	~	~	~	MVT	£63,975	£98,545	£98,545	Reval22	DY351848
1741	HC02770	DHS060060	Desktop		6	King Street	Derbyshire	DE4 4ND	House	5	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£83.19	£0.16	£0.00	£110.09	~	~	~	~	MVT	£44,429	£74,387	£74,387	Reval22	DY351848
1742	HC02771	DHS060070	Desktop		7	King Street	Derbyshire	DE4 4ND	House	5	Trfd	GN	Social Rent	Assured	Weekly	£94.00	£0.19	£0.00	£110.09	D	Apr-32	MVT	£64,490	£99,646	£99,646	Reval22	DY351848		
1743	HC02772	DHS060090	Desktop		9	King Street	Derbyshire	DE4 4ND	House	5	Trfd	GN	Social Rent	Assured	Weekly	£107.10	£0.16	£0.00	£110.09	~	~	~	~	MVT	£64,690	£99,646	£99,646	Reval22	DY351848
1744	HC02773	DHS060100	Desktop		10	King Street	Derbyshire	DE4 4ND	House	5	Trfd	GN	Social Rent	Assured	Weekly	£106.03	£0.16	£0.00	£110.09	D	Oct-27	MVT	£63,975	£98,545	£98,545	Reval22	DY351848		
1745	HC02774	DHS060120	Desktop		12	King Street	Derbyshire	DE4 4ND	House	5	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.16	£0.00	£121.09	~	~	~	~	MVT	£70,408	£108,455	£108,455	Reval22	DY351848
1746	HC02776	DHS060130	Desktop		13	King Street	Derbyshire	DE4 4ND	House	5	Trfd	GN	Social Rent	Assured	Weekly	£116.62	£0.16	£0.00	£121.09	C	Mar-30	MVT	£70,408	£108,455	£108,455	Reval22	DY351848		
1747	HC02777	DHS060150	Desktop		15	King Street	Derbyshire	DE4 4ND	House	5	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.15	£0.00	£121.09	~	~	~	~	MVT	£70,408	£108,455	£108,455	Reval22	DY351848
1748	HC02778	DHS060170	Desktop		17	King Street	Derbyshire	DE4 4ND	House	5	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£102.67	£0.15	£0.00	£121.09	~	~	~	~	MVT	£61,912	£91,921	£91,921	Reval22	DY351848
1749	HC02779	DHS060190	Desktop		19	King Street	Derbyshire	DE4 4ND	House	5	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£102.64	£0.16	£0.00	£121.09	D	May-32	MVT	£54,778	£91,921	£91,921	Reval22	DY351848		
1731	HC02762	DHS050040	Desktop		4	Queen Street	Derbyshire	DE4 4NE	House	3	Trfd	GN	Social Rent	Assured	Weekly	£106.02	£0.08	£0.00	£110.09	E	Feb-23	MVT	£63,975	£98,545	£98,545	Reval22	DY351848		
1732	HC02763	DHS050050	Desktop		5	Queen Street	Derbyshire	DE4 4NE	House	3	Trfd	GN	Social Rent	Assured	Weekly	£106.02	£0.08	£0.00	£110.09	E	Feb-23	MVT	£63,975	£98,545	£98,545	Reval22	DY351848		
1733	HC02764	DHS050060	Desktop		6	Queen Street	Derbyshire	DE4 4NE	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£88.02	£0.08	£0.00	£110.09	E	Feb-23	MVT	£47,179	£79,169	£79,169	Reval22	DY351848		
1734	HC02765	DHS050080	Desktop		8	Queen Street	Derbyshire	DE4 4NE	House	3	Trfd	GN	Social Rent	Assured	Weekly	£117.02	£0.08	£0.00	£121.09	D	Feb-24	MVT	£70,766	£109,005	£109,005	Reval22	DY351848		
1735	HC02766	DHS050090	Desktop		9	Queen Street	Derbyshire	DE4 4NE	House	3	Trfd	GN	Social Rent	Assured	Weekly	£117.02	£0.08	£0.00	£121.09	D	Feb-24	MVT	£70,766	£109,005	£109,005	Reval22	DY351848		
1736	HC02765	DHS050110	Desktop		11	Queen Street	Derbyshire	DE4 4NE	House	3	Tr																		

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc.	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPG Band	EPG Expiry	Basis secured	MV-STT 2023 EUV \$H 2023	MV-STT 2023 (Before adjusting for security allocation)	MV-STT 2023 (reflecting security allocation)	Last Valuation Report	Title Number
1380	HC02029	DH4250040	Desktop	4	4	Riber View Close	DE4 5HB	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.53	£2.02	£0.00	£99.88	C	Jul-32	MVT	£58,257	£89,177	£89,177	Reval22	DY348515
1381	HC02030	DH4250060	Desktop	6	6	Riber View Close	DE4 5HB	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£2.02	£0.00	£99.88	C	Feb-25	MVT	£57,899	£89,186	£89,186	Reval22	DY348515
1382	HC02031	DH4250080	Desktop	8	8	Riber View Close	DE4 5HB	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£2.02	£0.00	£99.88	D	Feb-23	MVT	£57,899	£89,186	£89,186	Reval22	DY348515
1383	HC02032	DH4250100	Desktop	10	10	Riber View Close	DE4 5HB	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£2.02	£0.00	£99.88	C	Jan-30	MVT	£57,899	£89,186	£89,186	Reval22	DY348515
1384	HC02033	DH4250120	Desktop	12	12	Riber View Close	DE4 5HB	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£2.02	£0.00	£99.88	C	~	MVT	£57,899	£89,186	£89,186	Reval22	DY348515
1385	HC02034	DH4250140	Desktop	14	14	Riber View Close	DE4 5HB	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£96.19	£2.02	£0.00	£99.88	D	Feb-32	MVT	£51,295	£86,076	£86,076	Reval22	DY348515
1386	HC02035	DH4250160	Desktop	16	16	Riber View Close	DE4 5HB	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£96.19	£2.02	£0.00	£99.88	D	Feb-28	MVT	£51,295	£86,076	£86,076	Reval22	DY348515
1387	HC02036	DH4250180	Desktop	18	18	Riber View Close	DE4 5HB	Bung	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£114.32	£2.05	£0.00	£121.09	~	~	MVT	£61,111	£102,548	£102,548	Reval22	DY348515
1388	HC02037	DH4250140	Desktop	34	34	Riber View Close	DE4 5HB	Bung	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	£2.02	£0.00	£121.09	C	Feb-23	MVT	£70,408	£108,455	£108,455	Reval22	DY348515
1632	HC02589	DH4940070	Desktop	7	7	The Knoll	DE4 5FP	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	£0.00	£0.00	£121.09	~	~	MVT	£70,408	£108,455	£108,455	Reval22	DY348515
1633	HC02590	DH4940170	Desktop	17	17	The Knoll	DE4 5FP	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	£0.00	£0.00	£121.09	~	~	MVT	£70,408	£108,455	£108,455	Reval22	DY348515
1634	HC02591	DH4940250	Desktop	25	25	The Knoll	DE4 5FP	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£103.20	£0.00	£0.00	£121.09	~	~	MVT	£55,095	£92,452	£92,452	Reval22	DY348515
1389	HC02038	DH4260080	Desktop	8	8	The Rocks	DE4 5E5	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	£0.00	£0.00	£121.09	C	Feb-23	MVT	£70,408	£108,455	£108,455	Reval22	DY348515
1635	HC02600	DH4960110	Desktop	1	1	Columbell Way	DE4 2SA	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£2.94	£0.00	£99.88	C	Feb-32	MVT	£57,899	£89,186	£89,186	Reval22	DY352028
1636	HC02603	DH4960020	Desktop	2	2	Columbell Way	DE4 2SA	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£95.72	£2.94	£0.00	£99.88	D	Feb-32	MVT	£51,295	£86,076	£86,076	Reval22	DY352028
1637	HC02604	DH4960030	Desktop	3	3	Columbell Way	DE4 2SA	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£96.19	£2.94	£0.00	£99.88	D	Feb-32	MVT	£51,295	£86,076	£86,076	Reval22	DY352028
1638	HC02605	DH4960040	Desktop	4	4	Columbell Way	DE4 2SA	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£96.53	£2.94	£0.00	£99.88	D	Jul-31	MVT	£51,612	£86,608	£86,608	Reval22	DY352028
1639	HC02606	DH4960050	Desktop	5	5	Columbell Way	DE4 2SA	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£2.94	£0.00	£99.88	C	Jul-25	MVT	£57,899	£89,186	£89,186	Reval22	DY352028
1640	HC02607	DH4960060	Desktop	6	6	Columbell Way	DE4 2SA	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£96.19	£2.94	£0.00	£99.88	C	Dec-24	MVT	£51,295	£86,076	£86,076	Reval22	DY352028
1494	HC02152	DH4410030	Desktop	3	3	Park Lane	DE4 2FB	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£0.29	£0.00	£99.88	C	~	MVT	£57,899	£89,186	£89,186	Reval22	DY352028
1495	HC02154	DH4410050	Desktop	5	5	Park Lane	DE4 2FB	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£0.30	£0.00	£99.88	C	Dec-29	MVT	£57,899	£89,186	£89,186	Reval22	DY352028
1496	HC02155	DH4410070	Desktop	7	7	Park Lane	DE4 2FB	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.53	£0.27	£0.00	£99.88	D	Dec-32	MVT	£58,257	£89,177	£89,177	Reval22	DY352028
1497	HC02156	DH4410090	Desktop	9	9	Park Lane	DE4 2FB	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£0.29	£0.00	£99.88	D	May-25	MVT	£57,899	£89,186	£89,186	Reval22	DY352028
1498	HC02157	DH4410110	Desktop	11	11	Park Lane	DE4 2FB	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£94.11	£0.29	£0.00	£99.88	D	Jul-31	MVT	£56,827	£87,535	£87,535	Reval22	DY352028
1499	HC02158	DH4410130	Desktop	13	13	Park Lane	DE4 2FB	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£0.30	£0.00	£99.88	~	~	MVT	£57,899	£89,186	£89,186	Reval22	DY352028
1500	HC02159	DH4410150	Desktop	15	15	Park Lane	DE4 2FB	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£0.30	£0.00	£99.88	E	Apr-32	MVT	£57,899	£89,186	£89,186	Reval22	DY352028
1501	HC02160	DH4410170	Desktop	17	17	Park Lane	DE4 2FB	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£94.11	£0.32	£0.00	£99.88	D	Mar-32	MVT	£50,845	£84,842	£84,842	Reval22	DY352028
1502	HC02161	DH4410190	Desktop	19	19	Park Lane	DE4 2FB	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.53	£0.29	£0.00	£99.88	D	Feb-23	MVT	£58,257	£89,177	£89,177	Reval22	DY352028
1503	HC02162	DH4410210	Desktop	21	21	Park Lane	DE4 2FB	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£94.24	£0.29	£0.00	£99.88	D	Aug-23	MVT	£48,762	£81,826	£81,826	Reval22	DY352028
1504	HC02163	DH4410230	Desktop	23	23	Park Lane	DE4 2FB	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£0.29	£0.00	£99.88	D	Feb-28	MVT	£57,899	£89,186	£89,186	Reval22	DY352028
1505	HC02164	DH4410250	Desktop	25	25	Park Lane	DE4 2FB	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£91.24	£0.29	£0.00	£99.88	D	Jun-26	MVT	£48,762	£81,826	£81,826	Reval22	DY352028
1363	HC01988	DH4210010	Desktop	1	1	Whetley Gardens	DE4 2FE	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£3.04	£0.00	£99.88	D	Aug-23	MVT	£57,899	£89,186	£89,186	Reval22	DY352028
1364	HC01989	DH4210020	Desktop	2	2	Whetley Gardens	DE4 2FE	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£91.24	£3.04	£0.00	£121.09	~	~	MVT	£54,122	£80,808	£80,808	Reval22	DY352028
1365	HC01990	DH4210030	Desktop	3	3	Whetley Gardens	DE4 2FE	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£3.05	£0.00	£99.88	D	Jun-24	MVT	£57,899	£89,186	£89,186	Reval22	DY352028
1366	HC01992	DH4210050	Desktop	5	5	Whetley Gardens	DE4 2FE	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£3.04	£0.00	£99.88	D	Feb-29	MVT	£57,899	£89,186	£89,186	Reval22	DY352028
1367	HC01993	DH4210070	Desktop	7	7	Whetley Gardens	DE4 2FE	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£3.04	£0.00	£99.88	D	Jan-28	MVT	£57,899	£89,186	£89,186	Reval22	DY352028
1368	HC01994	DH4210090	Desktop	9	9	Whetley Gardens	DE4 2FE	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£3.05	£0.00	£99.88	C	Jan-24	MVT	£57,899	£89,186	£89,186	Reval22	DY352028
1369	HC01995	DH4210110	Desktop	11	11	Whetley Gardens	DE4 2FE	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£88.14	£3.05	£0.00	£99.88	C	Aug-23	MVT	£47,179	£79,169	£79,169	Reval22	DY352028
1370	HC01996	DH4210130	Desktop	13	13	Whetley Gardens	DE4 2FE	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£3.04	£0.00	£99.88	E	Feb-28	MVT	£57,899	£89,186	£89,186	Reval22	DY352028
1371	HC01997	DH4210160	Desktop	16	16	Whetley Gardens	DE4 2FE	Bung	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£103.58	£1.59	£0.00	£121.09	~	~	MVT	£55,411	£92,984	£92,984	Reval22	DY352028
1372	HC01998	DH4210180	Desktop	18	18	Whetley Gardens	DE4 2FE	Bung	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	£1.59	£0.00	£121.09	~	~	MVT	£70,408	£108,455	£108,455	Reval22	DY352028
2013	HC03082	DH6110000	Desktop	1	1	East View	DE4 2DT	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£0.00	£0.00	£99.88	E	Apr-32	MVT	£57,899	£89,186	£89,186	Reval22	DY352028
2014	HC03083	DH6110020	Desktop	2	2	East View	DE4 2DT	Bung	1	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.19	£0.00	£0.00	£99.88	D	Nov-27	MVT	£57,899	£89,186	£89,186	Reval22	DY352028

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AB Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number	
																							EVW \$H 2023	(Before adjusting for security allocation)			(Reflecting security allocation)
1783	HC02813	DH5080370	Desktop	37		Bournebrook Avenue	DE4 4BA	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.87	0.25	0.00	£121.09	C	Aug-27	MVT	£78.629	£121.117	£121.117	Reval22	DY352534
1784	HC02814	DH5080430	Desktop	43		Bournebrook Avenue	DE4 4BA	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	0.27	0.00	£121.09	~	~	MVT	£78.629	£121.117	£121.117	Reval22	DY352534
1785	HC02816	DH5080510	Desktop	55		Bournebrook Avenue	DE4 4BA	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£106.49	0.25	0.00	£121.09	C	Oct-31	MVT	£69.660	£116.894	£116.894	Reval22	DY352534
1786	HC02817	DH5080510	Desktop	53		Bournebrook Avenue	DE4 4BA	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	0.25	0.00	£121.09	C	Jan-21	MVT	£78.629	£121.117	£121.117	Reval22	DY352534
1787	HC02818	DH5080550	Desktop	55		Bournebrook Avenue	DE4 4BA	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	0.25	0.00	£121.09	C	Nov-26	MVT	£78.629	£121.117	£121.117	Reval22	DY352534
1914	HC02949	DH5240180	Desktop	18		Cromford Road	DE4 4FH	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£106.04	0.00	0.00	£110.09	D	Dec-23	MVT	£62.545	£96.343	£96.343	Reval22	DY439055
1651	HC02645	DH5000450	Desktop	45		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£116.64	0.20	0.00	£121.09	~	~	MVT	£69.660	£116.894	£116.894	Reval22	DY347844
1658	HC02666	DH5000400	Desktop	40		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.63	0.20	0.00	£121.09	D	Nov-26	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1659	HC02667	DH5000430	Desktop	42		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£117.03	0.17	0.00	£121.09	D	Aug-31	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1660	HC02668	DH5000430	Desktop	43		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.62	0.20	0.00	£121.09	D	Jan-30	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1661	HC02669	DH5000450	Desktop	45		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£116.64	0.20	0.00	£121.09	~	~	MVT	£69.660	£116.894	£116.894	Reval22	DY347844
1662	HC02670	DH5000460	Desktop	46		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	0.20	0.00	£121.09	D	Nov-31	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1663	HC02671	DH5000470	Desktop	47		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	0.20	0.00	£121.09	~	~	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1664	HC02672	DH5000500	Desktop	52		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£95.77	0.20	0.00	£121.09	~	~	MVT	£69.660	£116.894	£116.894	Reval22	DY347844
1665	HC02673	DH5000530	Desktop	53		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	0.20	0.00	£121.09	D	Nov-31	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1666	HC02674	DH5000560	Desktop	56		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.63	0.20	0.00	£121.09	~	~	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1667	HC02675	DH5000600	Desktop	60		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	0.20	0.00	£121.09	~	~	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1668	HC02676	DH5000620	Desktop	62		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£94.19	0.20	0.00	£121.09	D	Nov-31	MVT	£69.660	£116.894	£116.894	Reval22	DY347844
1669	HC02677	DH5000650	Desktop	65		Gonyey Bank	DE4 4AD	House	4	Trad	GN	Social Rent	Assured	~	Weekly 52	£127.33	0.20	0.00	£132.21	D	Jul-30	MVT	£89.351	£137.633	£137.633	Reval22	DY347844
1670	HC02678	DH5000700	Desktop	68		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£116.64	0.20	0.00	£121.09	~	~	MVT	£69.660	£116.894	£116.894	Reval22	DY347844
1671	HC02679	DH5000990	Desktop	69		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	0.20	0.00	£121.09	~	~	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1672	HC02680	DH5000710	Desktop	71		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	0.20	0.00	£121.09	~	~	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1673	HC02681	DH5000720	Desktop	72		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	0.20	0.00	£121.09	C	Jan-23	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1674	HC02682	DH5000730	Desktop	73		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£91.15	0.20	0.00	£121.09	~	~	MVT	£69.660	£116.894	£116.894	Reval22	DY347844
1675	HC02683	DH5000740	Desktop	74		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.62	0.20	0.00	£121.09	D	Aug-30	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1676	HC02684	DH5000750	Desktop	75		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£91.15	0.20	0.00	£121.09	D	Dec-23	MVT	£69.660	£116.894	£116.894	Reval22	DY347844
1678	HC02686	DH5000800	Desktop	80		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£91.15	0.20	0.00	£121.09	~	~	MVT	£69.660	£116.894	£116.894	Reval22	DY347844
1679	HC02687	DH5000820	Desktop	82		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.62	0.20	0.00	£121.09	D	Jan-30	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1680	HC02688	DH5000830	Desktop	83		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	0.20	0.00	£121.09	~	~	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1681	HC02689	DH5000840	Desktop	84		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£91.15	0.20	0.00	£121.09	~	~	MVT	£69.660	£116.894	£116.894	Reval22	DY347844
1682	HC02690	DH5000850	Desktop	85		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£117.02	0.20	0.00	£121.09	C	Mar-32	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1683	HC02691	DH5000860	Desktop	86		Gonyey Bank	DE4 4AD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.63	0.20	0.00	£121.09	D	Dec-24	MVT	£78.629	£121.117	£121.117	Reval22	DY347844
1942	HC03018	DH5330070	Desktop	7		Jubilee Court	DE4 4PA	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.29	0.284	0.00	£110.09	~	~	MVT	£42.746	£71.730	£71.730	Reval22	DY487376
1945	HC03012	DH5330090	Desktop	9		Jubilee Court	DE4 4PA	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.29	0.284	0.00	£110.09	~	~	MVT	£42.746	£71.730	£71.730	Reval22	DY487376
1946	HC03013	DH5330100	Desktop	10		Jubilee Court	DE4 4PA	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.29	0.284	0.00	£110.09	~	~	MVT	£42.746	£71.730	£71.730	Reval22	DY487376
1947	HC03014	DH5330110	Desktop	11		Jubilee Court	DE4 4PA	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£100.29	0.284	0.00	£110.09	E	Aug-28	MVT	£69.660	£116.894	£116.894	Reval22	DY487376
1948	HC03015	DH5330120	Desktop	12		Jubilee Court	DE4 4PA	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.29	0.284	0.00	£110.09	~	~	MVT	£42.746	£71.730	£71.730	Reval22	DY487376
1949	HC03016	DH5330140	Desktop	14		Jubilee Court	DE4 4PA	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.29	0.284	0.00	£110.09	~	~	MVT	£42.746	£71.730	£71.730	Reval22	DY487376
1950	HC03017	DH5330150	Desktop	15		Jubilee Court	DE4 4PA	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.29	0.284	0.00	£110.09	~	~	MVT	£42.746	£71.730	£71.730	Reval22	DY487376
1951	HC03018	DH5330190	Desktop	19		Jubilee Court	DE4 4PA	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.29	0.279	0.00	£110.09	~	~	MVT	£42.746	£71.730	£71.730	Reval22	DY487376
1952	HC03019	DH5330200	Desktop	20		Jubilee Court	DE4 4PA	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£106.04	0.279	0.00	£110.09	~	~	MVT	£48.249	£74.322	£74.322	Reval22	DY487376
1713	HC02741	DH5040050	Desktop	3		King Edward Street	DE4 4FE	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£90.15	0.54	0.00	£121.09	E	Dec-23	MVT	£69.660	£116.894	£116.894	Reval22	DY348946
1714	HC02742	DH5040060	Desktop	4		King Edward Street	DE4 4FE	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£116.64	0.54	0.00	£121.09	B	Mar-32	MVT	£78.629	£121.117	£121.117	Reval22	DY348946
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Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number		
																							EUV SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)	
1842	HC02875	DHS150200	Desktop		20	Mounford Avenue		Derbyshire	DE4 4AT	House	2	Trfd	GN	Social Rent	Assured	Weekly	£106.03	£0.95	£0.00	£110.09	C	Sep-23	ELV	£66,475	£93,387	£66,475	Reval22	DY348735
1843	HC02876	DHS150210	Desktop		21	Mounford Avenue		Derbyshire	DE4 4AT	House	2	Trfd	GN	Social Rent	Assured	Weekly	£106.02	£0.95	£0.00	£110.09	D	Sep-23	ELV	£66,475	£93,387	£66,475	Reval22	DY348735
1844	HC02878	DHS150220	Desktop		23	Mounford Avenue		Derbyshire	DE4 4AT	House	2	Trfd	GN	Social Rent	Assured	Weekly	£102.19	£0.92	£0.00	£110.09	D	Nov-31	ELV	£66,475	£93,387	£66,475	Reval22	DY348735
2152	HC02873	DHS150203	Desktop		15	Mounford Avenue		Derbyshire	DE4 4AT	Flat	1	Trfd	GN	Other	Commod	Weekly	£114.33	£0.00	£0.00	£114.33	C	Nov-28	ELV	£66,475	£93,387	£66,475	Reval22	DY348735
1837	HC02870	DHS150130	Desktop		26	Mounford Avenue		Derbyshire	DE4 4AT	Flat	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£108.69	£1.03	£0.00	£117.81	D	Sep-23	ELV	£79,166	£113,936	£79,166	Reval22	DY348735
1838	HC02871	DHS150026	Desktop		27	Mounford Avenue		Derbyshire	DE4 4AT	Flat	3	Trfd	GN	Social Rent	Assured	Weekly	£113.46	£0.95	£0.00	£117.81	D	Sep-23	ELV	£83,569	£117,401	£83,569	Reval22	DY348735
1811	HC02869	DHS120070	Desktop		1	Nether Gardens		Derbyshire	DE4 4DW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.53	£0.00	£121.09	D	Nov-31	MTV	£69,660	£96,343	£69,660	Reval22	DY348598
1815	HC02847	DHS120030	Desktop		3	Nether Gardens		Derbyshire	DE4 4DW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.53	£0.00	£121.09	C	Nov-32	MTV	£78,629	£121,117	£121,117	Reval22	DY348598
1816	HC02848	DHS120050	Desktop		5	Nether Gardens		Derbyshire	DE4 4DW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£114.90	£0.12	£0.00	£121.09	C	Nov-30	MTV	£78,629	£121,117	£121,117	Reval22	DY348598
1817	HC02849	DHS120070	Desktop		7	Nether Gardens		Derbyshire	DE4 4DW	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£100.18	£0.53	£0.00	£121.09	C	Nov-30	MTV	£69,660	£116,894	£116,894	Reval22	DY348598
1818	HC02850	DHS120090	Desktop		9	Nether Gardens		Derbyshire	DE4 4DW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.53	£0.00	£121.09	C	Sep-23	MTV	£78,629	£121,117	£121,117	Reval22	DY348598
1819	HC02851	DHS120110	Desktop		11	Nether Gardens		Derbyshire	DE4 4DW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.54	£0.00	£121.09	~	~	MTV	£78,629	£121,117	£121,117	Reval22	DY348598
1820	HC02852	DHS120120	Desktop		12	Nether Gardens		Derbyshire	DE4 4DW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.53	£0.00	£121.09	D	Sep-23	MTV	£78,629	£121,117	£121,117	Reval22	DY348598
1821	HC02853	DHS120140	Desktop		14	Nether Gardens		Derbyshire	DE4 4DW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£106.04	£0.53	£0.00	£110.09	C	Jul-24	MTV	£62,545	£96,343	£96,343	Reval22	DY348598
1822	HC02854	DHS120150	Desktop		15	Nether Gardens		Derbyshire	DE4 4DW	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£100.18	£0.53	£0.00	£121.09	C	Oct-31	MTV	£69,660	£116,894	£116,894	Reval22	DY348598
1823	HC02855	DHS120170	Desktop		17	Nether Gardens		Derbyshire	DE4 4DW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£106.04	£0.53	£0.00	£110.09	C	Feb-24	MTV	£62,545	£96,343	£96,343	Reval22	DY348598
1845	HC02879	DHS160010	Desktop		1	Dat Hill	Derby Road	Derbyshire	DE4 4AQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.00	£0.00	£121.09	~	~	ELV	£83,569	£117,401	£83,569	Reval22	DY348735
1846	HC02880	DHS160020	Desktop		2	Dat Hill	Derby Road	Derbyshire	DE4 4AQ	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£100.18	£0.00	£0.00	£121.09	C	Oct-31	ELV	£79,166	£113,936	£79,166	Reval22	DY348735
1847	HC02881	DHS160030	Desktop		3	Dat Hill	Derby Road	Derbyshire	DE4 4AQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£117.03	£0.00	£0.00	£121.09	C	Feb-27	ELV	£83,569	£117,401	£83,569	Reval22	DY348735
1848	HC02882	DHS160040	Desktop		4	Dat Hill	Derby Road	Derbyshire	DE4 4AQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£116.63	£0.00	£0.00	£121.09	D	Dec-27	ELV	£83,569	£117,401	£83,569	Reval22	DY348735
1849	HC02884	DHS160080	Desktop		8	Dat Hill	Derby Road	Derbyshire	DE4 4AQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.00	£0.00	£121.09	~	~	ELV	£83,569	£117,401	£83,569	Reval22	DY348735
1864	HC02899	DHS180010	Desktop		1	Recreation Road		Derbyshire	DE4 4AW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£116.64	£0.82	£0.00	£121.09	~	~	ELV	£83,569	£117,401	£83,569	Reval22	DY348735
1865	HC02900	DHS180060	Desktop		6	Recreation Road		Derbyshire	DE4 4AW	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£98.05	£0.82	£0.00	£121.09	D	Nov-31	ELV	£79,166	£113,936	£79,166	Reval22	DY348735
1866	HC02901	DHS180070	Desktop		7	Recreation Road		Derbyshire	DE4 4AW	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£97.05	£0.82	£0.00	£110.09	D	Oct-31	ELV	£62,973	£90,631	£62,973	Reval22	DY348735
1867	HC02902	DHS180080	Desktop		8	Recreation Road		Derbyshire	DE4 4AW	House	2	Trfd	GN	Social Rent	Assured	Weekly	£106.04	£0.82	£0.00	£110.09	D	Oct-25	ELV	£66,475	£93,387	£66,475	Reval22	DY348735
1868	HC02903	DHS180090	Desktop		9	Recreation Road		Derbyshire	DE4 4AW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£106.04	£0.82	£0.00	£110.09	D	Nov-31	ELV	£66,475	£93,387	£66,475	Reval22	DY348735
1869	HC02904	DHS180110	Desktop		11	Recreation Road		Derbyshire	DE4 4AW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£106.04	£0.82	£0.00	£110.09	D	Aug-25	ELV	£66,475	£93,387	£66,475	Reval22	DY348735
1870	HC02905	DHS180120	Desktop		12	Recreation Road		Derbyshire	DE4 4AW	House	2	Trfd	GN	Social Rent	Assured	Weekly	£106.04	£0.82	£0.00	£110.09	C	Sep-23	ELV	£66,475	£93,387	£66,475	Reval22	DY348735
1871	HC02906	DHS180130	Desktop		13	Recreation Road		Derbyshire	DE4 4AW	House	2	Trfd	GN	Social Rent	Assured	Weekly	£106.04	£0.82	£0.00	£110.09	~	~	ELV	£66,475	£93,387	£66,475	Reval22	DY348735
1872	HC02907	DHS180140	Desktop		14	Recreation Road		Derbyshire	DE4 4AW	House	2	Trfd	GN	Social Rent	Assured	Weekly	£106.04	£0.82	£0.00	£110.09	D	Oct-31	ELV	£66,475	£93,387	£66,475	Reval22	DY348735
1873	HC02908	DHS180150	Desktop		15	Recreation Road		Derbyshire	DE4 4AW	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£98.05	£0.82	£0.00	£121.09	D	Oct-31	ELV	£79,166	£113,936	£79,166	Reval22	DY348735
1874	HC02909	DHS180170	Desktop		17	Recreation Road		Derbyshire	DE4 4AW	House	2	Trfd	GN	Social Rent	Assured	Weekly	£106.39	£0.82	£0.00	£110.09	D	Nov-31	ELV	£66,475	£93,387	£66,475	Reval22	DY348735
1875	HC02910	DHS180180	Desktop		18	Recreation Road		Derbyshire	DE4 4AW	House	2	Trfd	GN	Social Rent	Assured	Weekly	£106.04	£0.82	£0.00	£110.09	D	Nov-31	ELV	£66,475	£93,387	£66,475	Reval22	DY348735
1876	HC02911	DHS180190	Desktop		19	Recreation Road		Derbyshire	DE4 4AW	House	2	Trfd	GN	Social Rent	Assured	Weekly	£106.04	£0.82	£0.00	£110.09	D	Nov-31	ELV	£66,475	£93,387	£66,475	Reval22	DY348735
1877	HC02912	DHS180200	Desktop		20	Recreation Road		Derbyshire	DE4 4AW	House	2	Trfd	GN	Social Rent	Assured	Weekly	£106.04	£0.82	£0.00	£110.09	D	Nov-31	ELV	£66,475	£93,387	£66,475	Reval22	DY348735
1794	HC02845	DHS100018	Desktop		1	Slater Crescent	Flat A	Derbyshire	DE4 4BD	Flat	1	Trfd	Supported	Social Rent	Assured Lifetime	Weekly	£129.00	£0.00	£0.00	£106.59	~	~	MTV	£40,314	£56,850	£56,850	Reval22	DY352334
1795	HC02826	DHS10001C	Desktop		1	Slater Crescent	Flat C	Derbyshire	DE4 4BD	Flat	1	Trfd	Supported	Social Rent	Assured	Weekly	£106.58	£1.21	£0.00	£106.59	~	~	MTV	£40,314	£56,850	£56,850	Reval22	DY352334
1796	HC02827	DHS100020	Desktop		2	Slater Crescent		Derbyshire	DE4 4BD	House	4	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£102.06	£1.83	£0.00	£132.21	~	~	MTV	£79,159	£132,834	£132,834	Reval22	DY352334
1797	HC02828	DHS100050	Desktop		5	Slater Crescent		Derbyshire	DE4 4BD	House	4	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£102.06	£1.83	£0.00	£132.21	~	~	MTV	£79,159	£132,834	£132,834	Reval22	DY352334
1798	HC02829	DHS100090	Desktop		9	Slater Crescent		Derbyshire	DE4 4BD	House	4	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£104.54	£1.83	£0.00	£132.21	C	Jan-33	MTV	£79,159	£132,834	£132,834	Reval22	DY352334
1799	HC02830	DHS100120	Desktop		12	Slater Crescent		Derbyshire	DE4 4BD	House	4	Trfd	GN	Social Rent	Assured	Weekly	£127.33	£1.83	£0.00	£132.21	C	Jan-31	MTV	£89,551	£132,834	£132,834	Reval22	DY352334
1800	HC02831	DHS100130	Desktop		13	Slater Crescent		Derbyshire	DE4 4BD	House	4	Trfd	GN	Social Rent	Assured	Weekly	£127.33	£1.83	£0.00	£132.21	D	Mar-24	MTV	£89,551	£132,834	£132,834	Reval22	DY352334
1801	HC02833	DHS100170	Desktop																									

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPG Band	EPG Expiry	Basic secured	EUV \$H 2023	Before adjusting for security allocation	EUV \$H 2023	MV-STT 2023 (reflecting security allocation)	Last Valuation Report	Title Number	
9556	HW10616	1000BAR70006	Desktop		6	Barn Close	ME6dale	Derbyshire	DE4 3TU	House	2	Trad	GN	Affordable	Probationary	~	Weekly \$2	£126.85	£1.67	£3.82	E123.03	B	Mar-29	ELUV	£89.744	£120.183	£89.744	Reval22	DY517809
9557	HW10617	1000BAR70007	Desktop		6	Barn Close	ME6dale	Derbyshire	DE4 3TU	House	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly \$2	£126.85	£1.67	£3.82	E123.03	B	Mar-29	ELUV	£89.744	£120.183	£89.744	Reval22	DY517809
9558	HW10618	1000BAR70008	Desktop		8	Barn Close	ME6dale	Derbyshire	DE4 3TU	House	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly \$2	£125.27	£1.90	£2.24	E123.03	B	Mar-29	ELUV	£88.804	£118.924	£88.804	Reval22	DY517809
9559	HW10619	1000BAR70009	Desktop		9	Barn Close	ME6dale	Derbyshire	DE4 3TU	House	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly \$2	£125.27	£1.90	£2.24	E123.03	B	Mar-29	ELUV	£88.804	£118.924	£88.804	Reval22	DY517809
9560	HW10620	1000BAR70010	Desktop		10	Barn Close	ME6dale	Derbyshire	DE4 3TU	House	2	Trad	GN	Affordable	Probationary	~	Weekly \$2	£125.27	£1.90	£2.24	E123.03	B	Mar-29	ELUV	£88.804	£118.924	£88.804	Reval22	DY517809
9561	HW10621	1000BAR70011	Desktop		11	Barn Close	ME6dale	Derbyshire	DE4 3TU	House	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly \$2	£125.27	£1.90	£2.24	E123.03	B	Mar-29	ELUV	£88.804	£118.924	£88.804	Reval22	DY517809
9562	HW10622	1000BAR70012	Desktop		12	Barn Close	ME6dale	Derbyshire	DE4 3TU	House	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly \$2	£125.27	£1.90	£2.24	E123.03	B	Mar-29	ELUV	£88.804	£118.924	£88.804	Reval22	DY517809
4089	HD06920	1000BUC110009	Desktop		9	Buckley Drive		Derbyshire	DE4 5PN	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly \$2	£93.03	£2.72	£0.00	£96.58	B	Dec-27	MVT	£56.112	£86.434	£86.434	Reval22	DY520593
4090	HD06921	1000BUC110011	Desktop		11	Buckley Drive		Derbyshire	DE4 5PN	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly \$2	£93.03	£2.72	£0.00	£96.58	B	Dec-27	MVT	£56.470	£86.984	£86.984	Reval22	DY520593
4091	HD06922	1000BUC110013	Desktop		13	Buckley Drive		Derbyshire	DE4 5PN	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly \$2	£93.03	£2.72	£0.00	£96.58	B	Dec-27	MVT	£56.470	£86.984	£86.984	Reval22	DY520593
4092	HD06923	1000BUC110015	Desktop		15	Buckley Drive		Derbyshire	DE4 5PN	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly \$2	£93.03	£2.72	£0.00	£96.58	B	Dec-27	MVT	£56.112	£86.434	£86.434	Reval22	DY520593
4093	HD06924	1000BUC110017	Desktop		17	Buckley Drive		Derbyshire	DE4 5PN	House	2	Trad	GN	Social Rent	Assured	~	Weekly \$2	£107.58	£2.72	£0.00	£96.58	B	Dec-27	MVT	£65.047	£100.197	£100.197	Reval22	DY520593
4094	HD06925	1000BUC110019	Desktop		19	Buckley Drive		Derbyshire	DE4 5PN	House	2	Trad	GN	Social Rent	Assured	~	Weekly \$2	£107.58	£2.72	£0.00	£111.70	B	Dec-27	MVT	£65.047	£100.197	£100.197	Reval22	DY520593
9369	HW10189	1000CAR80001	Desktop		1	Cardinshaw Road		Derbyshire	DE4 5PX	Bung	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly \$2	£126.47	£1.62	£4.87	£120.60	B	Jun-28	MVT	£97.884	£116.788	£116.788	Reval22	DY511452
4095	HD06971	1000CAR80002	Desktop		2	Cardinshaw Road		Derbyshire	DE4 5PX	House	3	Trad	GN	Affordable	10yr Fixed Term	~	Weekly \$2	£141.39	£1.62	£6.54	£134.85	B	Jun-28	MVT	£111.637	£148.352	£148.352	Reval22	DY511452
9370	HW10190	1000CAR80003	Desktop		3	Cardinshaw Road		Derbyshire	DE4 5PX	Bung	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly \$2	£125.47	£1.62	£8.50	£117.17	B	Jun-28	MVT	£97.884	£116.788	£116.788	Reval22	DY511452
9372	HW10192	1000CAR80007	Desktop		7	Cardinshaw Road		Derbyshire	DE4 5PX	House	3	Trad	GN	Affordable	10yr Fixed Term	~	Weekly \$2	£128.00	£1.62	£10.83	£127.17	B	Jun-28	MVT	£97.884	£116.788	£116.788	Reval22	DY511452
9371	HW10191	1000CAR80005	Desktop		5	Cardinshaw Road		Derbyshire	DE4 5PX	Bung	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly \$2	£102.12	£1.62	£1.52	£100.60	B	Jun-28	MVT	£76.008	£101.006	£101.006	Reval22	DY511452
4097	HD06973	1000CAR80006	Desktop		6	Cardinshaw Road		Derbyshire	DE4 5PX	House	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly \$2	£125.05	£1.62	£8.51	£116.54	B	Jun-28	MVT	£95.010	£126.257	£126.257	Reval22	DY511452
4098	HD06974	1000CAR80008	Desktop		8	Cardinshaw Road		Derbyshire	DE4 5PX	House	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly \$2	£128.00	£1.62	£11.65	£116.54	B	Jun-28	MVT	£95.010	£126.257	£126.257	Reval22	DY511452
9373	HW10193	1000CAR80009	Desktop		9	Cardinshaw Road		Derbyshire	DE4 5PX	Bung	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly \$2	£125.47	£1.62	£4.87	£120.60	B	Jun-28	MVT	£97.884	£116.788	£116.788	Reval22	DY511452
4099	HD06975	1000CAR80010	Desktop		10	Cardinshaw Road		Derbyshire	DE4 5PX	House	3	Trad	GN	Affordable	10yr Fixed Term	~	Weekly \$2	£141.39	£1.62	£6.54	£134.85	B	Jun-28	MVT	£111.637	£148.352	£148.352	Reval22	DY511452
9374	HW10194	1000CAR80011	Desktop		11	Cardinshaw Road		Derbyshire	DE4 5PX	House	3	Trad	GN	Affordable	10yr Fixed Term	~	Weekly \$2	£141.39	£1.62	£8.73	£132.66	B	Jun-28	MVT	£111.637	£148.352	£148.352	Reval22	DY511452
4100	HD06977	1000CAR80014	Desktop		14	Cardinshaw Road		Derbyshire	DE4 5PX	House	3	Trad	GN	Affordable	10yr Fixed Term	~	Weekly \$2	£141.39	£1.62	£6.54	£134.85	B	Jun-28	MVT	£111.637	£148.352	£148.352	Reval22	DY511452
9376	HW10196	1000CAR80015	Desktop		15	Cardinshaw Road		Derbyshire	DE4 5PX	House	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly \$2	£125.76	£1.62	£9.22	£116.54	B	Jun-28	MVT	£95.010	£126.257	£126.257	Reval22	DY511452
4102	HD06978	1000CAR80016	Desktop		16	Cardinshaw Road		Derbyshire	DE4 5PX	House	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly \$2	£141.39	£1.62	£6.54	£134.85	B	Jun-28	MVT	£111.637	£148.352	£148.352	Reval22	DY511452
9377	HW10197	1000CAR80017	Desktop		17	Cardinshaw Road		Derbyshire	DE4 5PX	House	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly \$2	£133.46	£1.62	£11.86	£120.49	B	Jun-28	MVT	£95.010	£126.257	£126.257	Reval22	DY511452
9447	HW10366	1000CAR80018	Desktop		18	Cardinshaw Road		Derbyshire	DE4 5PX	House	2	Trad	RTB	Intermediate	Rent to Buy (AST)	~	Weekly \$2	£133.66	£0.00	£0.00	~	B	Oct-28	MVT	£93.973	£125.846	£93.973	Reval22	DY511452
9404	HW10294	1000CAR80019	Desktop		19	Cardinshaw Road		Derbyshire	DE4 5PX	House	3	Trad	RTB	Intermediate	Rent to Buy (AST)	~	Weekly \$2	£143.95	£0.00	£0.00	~	B	Oct-28	MVT	£110.418	£147.869	£110.418	Reval22	DY511452
9448	HW10368	1000CAR80020	Desktop		20	Cardinshaw Road		Derbyshire	DE4 5PX	House	2	Trad	RTB	Intermediate	Rent to Buy (AST)	75.00%	Weekly \$2	£89.00	£6.31	£0.00	~	B	Oct-28	MVT	£103.699	£130.499	£103.699	Reval22	DY511452
9449	HW10368	1000CAR80022	Desktop		22	Cardinshaw Road		Derbyshire	DE4 5PX	House	3	Trad	RTB	Intermediate	Rent to Buy (AST)	~	Weekly \$2	£143.95	£0.00	£0.00	~	B	Oct-28	MVT	£110.418	£147.869	£110.418	Reval22	DY511452
9405	HW10296	1000CAR80023	Desktop		23	Cardinshaw Road		Derbyshire	DE4 5PX	House	2	Trad	SO	Shared O/S	Assured	75.00%	Weekly \$2	£92.48	£6.31	£0.00	~	B	Oct-28	MVT	£103.699	£130.499	£103.699	Reval22	DY511452
9406	HW10297	1000CAR80025	Desktop		25	Cardinshaw Road		Derbyshire	DE4 5PX	House	2	Trad	SO	Shared O/S	Assured	65.00%	Weekly \$2	£77.21	£6.31	£0.00	~	B	Oct-28	MVT	£89.872	£98.872	£89.872	Reval22	DY511452
9451	HW10390	1000CAR80027	Desktop		27	Cardinshaw Road		Derbyshire	DE4 5PX	House	3	Trad	SO	Shared O/S	Assured	75.00%	Weekly \$2	£107.56	£6.31	£0.00	~	B	Oct-28	MVT	£121.846	£151.846	£121.846	Reval22	DY511452
9471	HW10431	1000CAR80029	Desktop		29	Cardinshaw Road		Derbyshire	DE4 5PX	House	2	Trad	SO	Shared O/S	Assured	65.00%	Weekly \$2	£89.872	£6.31	£0.00	~	B	Oct-28	MVT	£89.872	£98.872	£89.872	Reval22	DY511452
9452	HW10391	1000CAR80029	Desktop		29	Cardinshaw Road		Derbyshire	DE4 5PX	House	3	Trad	SO	Shared O/S	Assured	35.00%	Weekly \$2	£50.19	£6.31	£0.00	~	B	Oct-28	MVT	£56.861	£56.861	£56.861	Reval22	DY511452
9475	HW10454	1000CAR80030	Desktop		30	Cardinshaw Road		Derbyshire	DE4 5PX	House	2	Trad	SO	Shared O/S	Assured	65.00%	Weekly \$2	£77.21	£6.31	£0.00	~	B	Oct-28	MVT	£89.872	£98.872	£89.872	Reval22	DY511452
9453	HW10392	1000CAR80031	Desktop		31	Cardinshaw Road		Derbyshire	DE4 5PX	House	2	Trad	SO	Shared O/S	Assured	65.00%	Weekly \$2	£89.872	£6.31	£0.00	~	B	Oct-28	MVT	£89.872	£98.872	£89.872	Reval22	DY511452
9476	HW10455	1000CAR80032	Desktop		32	Cardinshaw Road		Derbyshire	DE4 5PX	House	2	Trad	RTB	Intermediate	Rent to Buy (AST)	~	Weekly \$2	£143.95	£0.00	£0.00	~	B	Oct-28	MVT	£110.418	£147.869	£110.418	Reval22	DY511452
9477	HW10456	1000CAR80033	Desktop		33	Cardinshaw Road		Derbyshire	DE4 5PX	House	2	Trad	SO	Shared O/S	Assured	55.00%	Weekly \$2	£65.33	£6.31	£0.00	~	B	Oct-28	MVT	£76.046	£76.046	£76.046	Reval22	DY511452
9469	HW10448	1000CAR80035	Desktop		35	Cardinshaw Road		Derbyshire	DE4 5PX	Bung	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly \$2												

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where retained app)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number		
																							EUV \$H 2023	(Before adjusting for security allocation)			(Reflecting security allocation)	
1249	HC01724	DH4050440	Desktop	44	Hunt Rise		Matlock	Derbyshire	DE4 3EP	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.75	£0.24	£0.00	£121.09	D	May-32	MVT	£53,828	£90,327	£90,327	Reval22	DY351877
1250	HC01725	DH4050450	Desktop	45	Hunt Rise		Matlock	Derbyshire	DE4 3EP	Flat	2	Non-Trad	GN	Social Rent	Assured	Weekly 52	£103.17	£0.24	£0.00	£107.12	C	Nov-26	MVT	£53,610	£82,580	£82,580	Reval22	DY351877
1251	HC01726	DH4050460	Desktop	47	Hunt Rise		Matlock	Derbyshire	DE4 3EP	Flat	2	Non-Trad	GN	Social Rent	Assured	Weekly 52	£103.17	£2.32	£0.00	£107.12	C	Oct-26	MVT	£53,610	£82,580	£82,580	Reval22	DY351877
1252	HC01727	DH4050470	Desktop	48	Hunt Rise		Matlock	Derbyshire	DE4 3EP	Flat	2	Non-Trad	GN	Social Rent	Assured	Weekly 52	£103.17	£0.24	£0.00	£107.12	C	Nov-26	MVT	£53,610	£82,580	£82,580	Reval22	DY351877
1253	HC01728	DH4050500	Desktop	50	Hunt Rise		Matlock	Derbyshire	DE4 3ER	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.57	£0.24	£0.00	£121.09	D	Jul-31	MVT	£53,828	£90,327	£90,327	Reval22	DY351877
1254	HC01729	DH4050510	Desktop	51	Hunt Rise		Matlock	Derbyshire	DE4 3EP	Flat	2	Non-Trad	GN	Social Rent	Assured	Weekly 52	£103.17	£2.30	£0.00	£107.12	C	Nov-26	MVT	£53,610	£82,580	£82,580	Reval22	DY351877
1255	HC01730	DH4050520	Desktop	52	Hunt Rise		Matlock	Derbyshire	DE4 3EP	Flat	2	Non-Trad	GN	Social Rent	Assured	Weekly 52	£103.17	£0.24	£0.00	£107.12	C	Oct-31	MVT	£53,610	£82,580	£82,580	Reval22	DY351877
1256	HC01734	DH4050900	Desktop	90	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.24	£0.00	£121.09	C	Mar-24	MVT	£60,758	£93,590	£93,590	Reval22	DY347732
1257	HC01736	DH4050920	Desktop	92	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.63	£0.23	£0.00	£121.09	C	Feb-27	MVT	£60,758	£93,590	£93,590	Reval22	DY347732
1258	HC01757	DH4050940	Desktop	94	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.62	£0.23	£0.00	£121.09	C	Jan-25	MVT	£60,758	£93,590	£93,590	Reval22	DY347732
1259	HC01759	DH4050960	Desktop	98	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.24	£0.00	£121.09	C	Apr-26	MVT	£60,758	£93,590	£93,590	Reval22	DY347732
1260	HC01761	DH4051000	Desktop	100	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.24	£0.00	£121.09	C	Nov-24	MVT	£60,758	£93,590	£93,590	Reval22	DY347732
1261	HC01762	DH4051030	Desktop	101	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£101.65	£0.24	£0.00	£121.09	D	Feb-32	MVT	£53,828	£90,327	£90,327	Reval22	DY347732
1262	HC01763	DH4051020	Desktop	102	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.24	£0.00	£121.09	C	Aug-31	MVT	£53,828	£90,327	£90,327	Reval22	DY347732
1263	HC01764	DH4051030	Desktop	103	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£102.02	£0.24	£0.00	£121.09	C	Nov-24	MVT	£53,828	£90,327	£90,327	Reval22	DY347732
1264	HC01765	DH4051040	Desktop	104	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£115.13	£0.23	£0.00	£121.09	D	Apr-27	MVT	£60,758	£93,590	£93,590	Reval22	DY347732
1265	HC01766	DH4051050	Desktop	105	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£101.65	£0.24	£0.00	£121.09	C	Nov-24	MVT	£53,828	£90,327	£90,327	Reval22	DY347732
1266	HC01768	DH4051070	Desktop	107	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.24	£0.00	£121.09	C	Nov-24	MVT	£60,758	£93,590	£93,590	Reval22	DY347732
1267	HC01769	DH4051080	Desktop	108	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.24	£0.00	£121.09	D	May-32	MVT	£60,758	£93,590	£93,590	Reval22	DY347732
1268	HC01770	DH4051090	Desktop	109	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£101.65	£0.24	£0.00	£121.09	C	Aug-31	MVT	£53,828	£90,327	£90,327	Reval22	DY347732
1269	HC01771	DH4051100	Desktop	110	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.24	£0.00	£121.09	D	Oct-26	MVT	£60,758	£93,590	£93,590	Reval22	DY347732
1270	HC01772	DH4051110	Desktop	111	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£101.65	£0.24	£0.00	£121.09	D	Aug-31	MVT	£53,828	£90,327	£90,327	Reval22	DY347732
1271	HC01773	DH4051120	Desktop	112	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.24	£0.00	£121.09	C	Nov-24	MVT	£60,758	£93,590	£93,590	Reval22	DY347732
1272	HC01774	DH4051150	Desktop	115	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.24	£0.00	£121.09	C	Nov-24	MVT	£60,758	£93,590	£93,590	Reval22	DY347732
1273	HC01775	DH4051180	Desktop	118	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£101.65	£0.26	£0.00	£121.09	C	Nov-24	MVT	£53,828	£90,327	£90,327	Reval22	DY347732
1274	HC01776	DH4051190	Desktop	119	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.24	£0.00	£121.09	D	Feb-32	MVT	£53,828	£90,327	£90,327	Reval22	DY347732
1275	HC01777	DH4051210	Desktop	121	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£95.84	£0.24	£0.00	£121.09	C	Nov-24	MVT	£53,828	£90,327	£90,327	Reval22	DY347732
1276	HC01778	DH4051220	Desktop	122	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.03	£0.23	£0.00	£110.09	C	Feb-32	MVT	£53,610	£82,580	£82,580	Reval22	DY347732
1277	HC01779	DH4051240	Desktop	124	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.03	£0.23	£0.00	£110.09	C	Nov-24	MVT	£53,610	£82,580	£82,580	Reval22	DY347732
1278	HC01780	DH4051250	Desktop	125	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.03	£0.23	£0.00	£110.09	C	Oct-30	MVT	£53,610	£82,580	£82,580	Reval22	DY347732
1279	HC01781	DH4051350	Desktop	135	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.24	£0.00	£110.09	D	Sep-31	MVT	£53,610	£82,580	£82,580	Reval22	DY347732
1280	HC01782	DH4051390	Desktop	139	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£104.45	£0.23	£0.00	£110.09	C	Feb-32	MVT	£53,610	£82,580	£82,580	Reval22	DY347732
1281	HC01783	DH4051410	Desktop	140	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£104.45	£0.23	£0.00	£110.09	C	Feb-32	MVT	£53,610	£82,580	£82,580	Reval22	DY347732
1282	HC01784	DH4051440	Desktop	144	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.24	£0.00	£110.09	D	Aug-31	MVT	£53,610	£82,580	£82,580	Reval22	DY347732
1283	HC01785	DH4051450	Desktop	145	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.24	£0.00	£110.09	C	Nov-24	MVT	£53,610	£82,580	£82,580	Reval22	DY347732
1284	HC01786	DH4051460	Desktop	146	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.24	£0.00	£110.09	C	Nov-24	MVT	£53,610	£82,580	£82,580	Reval22	DY347732
1285	HC01787	DH4051470	Desktop	147	Hunt Rise		Matlock	Derbyshire	DE4 3EU	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.24	£0.00	£110.09	C	Nov-24	MVT	£53,610	£82,580	£82,580	Reval22	DY347732
1286	HC01788	DH4051500	Desktop	150	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.24	£0.00	£110.09	D	Aug-31	MVT	£53,610	£82,580	£82,580	Reval22	DY347732
1287	HC01789	DH4051510	Desktop	151	Hunt Rise		Matlock	Derbyshire	DE4 3ET	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.24	£0.00	£110.09	D	Aug-31	MVT	£53,610	£82,580	£82,580	Reval22	DY347732
1288	HC01790	DH4051550	Desktop	155	Hunt Rise		Matlock	Derbyshire	DE4 3EU	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.24	£0.00	£110.09	C	Feb-32	MVT	£53,610	£82,580	£82,580	Reval22	DY347732
1289	HC01791	DH4051580	Desktop	158	Hunt Rise		Matlock	Derbyshire	DE4 3EU	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£106.04	£0.24	£0.00	£110.09	D	May-25	MVT	£53,610	£82,580	£82,580	Reval22	DY347732
1290	HC01792	DH4051590	Desktop	159	Hunt Rise		Matlock	Derbyshire	DE4																			

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where retained)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number				
																							EUV SH 2023	(Before adjusting for security allocation)						
1320	HC01870	DH40G450	Desktop		45	Ovendale		Matlock	Derbyshire	DE4 3ES	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£101.65	£0.81	£0.00	£121.09	D	Aug-31	MVT	£52,245	£87,670	£87,670	Reval22	DY34732	
1321	HC01871	DH40G460	Desktop		46	Ovendale		Matlock	Derbyshire	DE4 3ES	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.87	£0.00	£121.09	D	Aug-31	MVT	£58,971	£90,838	£90,838	Reval22	DY34732	
1322	HC01872	DH40G470	Desktop		47	Ovendale		Matlock	Derbyshire	DE4 3ES	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.81	£0.00	£121.09	D	Aug-31	MVT	£58,971	£90,838	£90,838	Reval22	DY34732	
1323	HC01873	DH40G480	Desktop		48	Ovendale		Matlock	Derbyshire	DE4 3ES	House	3	Non-Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£116.64	£0.81	£0.00	£121.09	D	Aug-31	MVT	£58,971	£90,838	£90,838	Reval22	DY34732	
1324	HC01874	DH40G490	Desktop		49	Ovendale		Matlock	Derbyshire	DE4 3ES	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£117.02	£0.81	£0.00	£121.09	D	Aug-31	MVT	£58,971	£90,838	£90,838	Reval22	DY34732	
1325	HC01875	DH40G500	Desktop		51	Ovendale		Matlock	Derbyshire	DE4 3ES	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.81	£0.00	£121.09	D	Feb-32	MVT	£58,971	£90,838	£90,838	Reval22	DY34732	
1326	HC01876	DH40G510	Desktop		52	Ovendale		Matlock	Derbyshire	DE4 3ES	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.81	£0.00	£121.09	D	Aug-31	MVT	£58,971	£90,838	£90,838	Reval22	DY34732	
1327	HC01877	DH40G560	Desktop		56	Ovendale		Matlock	Derbyshire	DE4 3ES	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£116.64	£0.81	£0.00	£121.09	C	Nov-26	MVT	£58,971	£90,838	£90,838	Reval22	DY34732	
1526	HC02189	DH444010	Desktop		11	Rutland Street		Matlock	Derbyshire	DE4 3GN	Bung	1	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£90.83	£0.01	£0.00	£99.88	D	Oct-31	MVT	£48,445	£81,294	£81,294	Reval22	DY34827	
1527	HC02190	DH444030	Desktop		13	Rutland Street		Matlock	Derbyshire	DE4 3GN	Bung	1	Trad	GN	Social Rent	Assured	Weekly 52	£96.19	£0.01	£0.00	£99.88	B	Aug-30	MVT	£57,899	£89,186	£89,186	Reval22	DY34827	
9993	HW11337	1000RUR40001	Desktop		1	Burrows Close		Ripley	Derbyshire	DE5 3WF	Flat	1	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£98.83	£1.96	£0.00	£89.85	B	Aug-30	MVT	£62,231	£82,699	£82,699	Reval22	DY32011	
9994	HW11338	1000RUR40002	Desktop		2	Burrows Close		Ripley	Derbyshire	DE5 3WF	Flat	1	Trad	GN	Affordable	Probationary	Weekly 52	£86.83	£1.96	£0.00	£89.85	B	Aug-30	MVT	£62,231	£82,699	£82,699	Reval22	DY32011	
9995	HW11339	1000RUR40003	Desktop		3	Burrows Close		Ripley	Derbyshire	DE5 3WF	Flat	1	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£95.76	£1.96	£0.00	£99.08	B	Aug-30	MVT	£68,407	£90,505	£90,505	Reval22	DY32011	
9996	HW11340	1000RUR40004	Desktop		4	Burrows Close		Ripley	Derbyshire	DE5 3WF	Flat	1	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£96.83	£1.96	£0.00	£99.85	B	Aug-30	MVT	£62,231	£82,699	£82,699	Reval22	DY32011	
9997	HW11331	1000RUR40005	Desktop		5	Burrows Close		Ripley	Derbyshire	DE5 3WF	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£139.01	£1.96	£0.00	£143.84	B	Jul-30	MVT	£99,760	£132,570	£132,570	Reval22	DY32011	
9998	HW11332	1000RUR40006	Desktop		6	Burrows Close		Ripley	Derbyshire	DE5 3WF	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£123.36	£1.96	£0.00	£127.64	B	Jul-30	MVT	£88,359	£117,419	£117,419	Reval22	DY32011	
9999	HW11333	1000RUR40007	Desktop		7	Burrows Close		Ripley	Derbyshire	DE5 3WF	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£139.01	£1.96	£0.00	£143.84	B	Jul-30	MVT	£99,760	£132,570	£132,570	Reval22	DY32011	
10000	HW11334	1000RUR40008	Desktop		8	Burrows Close		Ripley	Derbyshire	DE5 3WF	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£123.36	£1.96	£0.00	£127.64	B	Jul-30	MVT	£88,359	£117,419	£117,419	Reval22	DY32011	
10001	HW11335	1000RUR40009	Desktop		9	Burrows Close		Ripley	Derbyshire	DE5 3WF	House	3	Trad	GN	Affordable	Probationary	Weekly 52	£139.01	£1.96	£0.00	£143.84	B	Jul-30	MVT	£99,760	£132,570	£132,570	Reval22	DY32011	
10002	HW11336	1000RUR40010	Desktop		10	Burrows Close		Ripley	Derbyshire	DE5 3WF	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£138.14	£1.96	£0.00	£132.24	B	Aug-30	MVT	£84,559	£112,369	£112,369	Reval22	DY32011	
10003	HW11337	1000RUR40011	Desktop		11	Burrows Close		Ripley	Derbyshire	DE5 3WF	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£139.01	£1.96	£0.00	£143.84	B	Jul-30	MVT	£99,760	£132,570	£132,570	Reval22	DY32011	
10004	HW11338	1000RUR40012	Desktop		12	Burrows Close		Ripley	Derbyshire	DE5 3WF	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£139.01	£1.96	£0.00	£143.84	B	Jul-30	MVT	£99,760	£132,570	£132,570	Reval22	DY32011	
10005	HW11339	1000RUR40013	Desktop		13	Burrows Close		Ripley	Derbyshire	DE5 3WF	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£138.14	£1.96	£0.00	£132.24	B	Aug-30	MVT	£84,559	£112,369	£112,369	Reval22	DY32011	
10006	HW11340	1000RUR40014	Desktop		14	Burrows Close		Ripley	Derbyshire	DE5 3WF	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£139.01	£1.96	£0.00	£143.84	B	Aug-30	MVT	£99,760	£132,570	£132,570	Reval22	DY32011	
10007	HW11341	1000RUR40015	Desktop		15	Burrows Close		Ripley	Derbyshire	DE5 3WF	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£138.14	£1.96	£0.00	£132.24	B	Jul-30	MVT	£84,559	£112,369	£112,369	Reval22	DY32011	
9724	HW10926	1000FAN010014	Desktop		14	Fanny Avenue		Killmarsh	Sheffield	Derbyshire	S21 1AY	House	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£135.22	£0.45	£23.04	£112.18	B	Oct-29	MVT	£96,910	£128,782	£128,782	Reval22	DY51906
9725	HW10927	1000FAN010015	Desktop		15	Fanny Avenue		Killmarsh	Sheffield	Derbyshire	S21 1AY	House	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£135.22	£0.45	£23.04	£112.18	B	Oct-29	MVT	£96,910	£128,782	£128,782	Reval22	DY51906
9726	HW10928	1000FAN010016	Desktop		16	Fanny Avenue		Killmarsh	Sheffield	Derbyshire	S21 1AY	House	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£135.22	£0.45	£23.04	£112.18	B	Oct-29	MVT	£96,910	£128,782	£128,782	Reval22	DY51906
9727	HW10929	1000FAN010017	Desktop		17	Fanny Avenue		Killmarsh	Sheffield	Derbyshire	S21 1AY	House	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£124.25	£0.45	£23.04	£100.83	B	Jul-29	MVT	£88,834	£118,051	£118,051	Reval22	DY51906
9728	HW10930	1000FAN010018	Desktop		18	Fanny Avenue		Killmarsh	Sheffield	Derbyshire	S21 1AY	Bung	1	Trad	GN	Affordable	10yr Fixed Term	Weekly 52	£109.92	£0.45	£0.00	£112.18	B	Jul-29	MVT	£78,858	£104,794	£104,794	Reval22	DY51906
9729	HW10931	1000FAN010019	Desktop		19	Fanny Avenue		Killmarsh	Sheffield	Derbyshire	S21 1AY	House	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£124.25	£0.45	£23.04	£100.83	B	Jul-29	MVT	£88,834	£118,051	£118,051	Reval22	DY51906
9730	HW10932	1000FAN010020	Desktop		20	Fanny Avenue		Killmarsh	Sheffield	Derbyshire	S21 1AY	Bung	1	Trad	GN	Affordable	10yr Fixed Term	Weekly 52	£109.92	£0.45	£20.38	£89.54	B	Jul-29	MVT	£78,858	£104,794	£104,794	Reval22	DY51906
9731	HW10933	1000FAN010021	Desktop		21	Fanny Avenue		Killmarsh	Sheffield	Derbyshire	S21 1AY	House	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£124.25	£0.45	£23.04	£100.83	B	Jul-29	MVT	£88,834	£118,051	£118,051	Reval22	DY51906
9732	HW10934	1000FAN010022	Desktop		22	Fanny Avenue		Killmarsh	Sheffield	Derbyshire	S21 1AY	House	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£124.25	£0.45	£23.04	£100.83	B	Jul-29	MVT	£88,834	£118,051	£118,051	Reval22	DY51906
9733	HW10935	1000FAN010023	Desktop		23	Fanny Avenue		Killmarsh	Sheffield	Derbyshire	S21 1AY	House	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£124.25	£0.45	£23.04	£100.83	B	Jul-29	MVT	£88,834	£118,051	£118,051	Reval22	DY51906
9734	HW10936	1000FAN010024	Desktop		24	Fanny Avenue		Killmarsh	Sheffield	Derbyshire	S21 1AY	House	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£124.25	£0.45	£23.04	£100.83	B	Jul-29	MVT	£88,834	£118,051	£118,051	Reval22	DY51906
9735	HW10937	1000FAN010025	Desktop		25	Fanny Avenue		Killmarsh	Sheffield	Derbyshire	S21 1AY	House	2	Trad	GN	Affordable	Probationary	Weekly 52	£124.25	£0.45	£23.04	£100.83	B	Jul-29	MVT	£88,834	£118,051	£118,051	Reval22	DY51906
9736	HW10938	1000FAN010026	Desktop		26	Fanny Avenue		Killmarsh	Sheffield	Derbyshire	S21 1AY	House	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£124.25	£0.45	£23.04	£100.83	B	Aug-29	MVT	£92,635	£123,101	£123,101	Reval22	DY51906
9737	HW10939	1000FAN010027	Desktop		27	Fanny Avenue		Killmarsh	Sheffield	Derbyshire	S21 1AY	House	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£124.25	£0.45	£23.04	£100.83	B	Jul-29	MVT	£88,834	£118,051	£118,051	Reval22	DY51906
9738	HW10940	1000FAN010028	Desktop		28	Fanny Avenue		Killmarsh	Sheffield	Derbyshire	S21 1AY	House	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£124.25	£0.45	£23.04	£100.83	B	Aug-29	MVT	£92,635	£123,101	£123,101	Reval22	DY51906

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where retained app)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number	
																							EUV SH 2023	Before adjusting for security allocation			
5413	HF05879	2208032	Desktop	32		Cape Ruby Close									Weekly	£173.42	£3.99	£0.00	£185.41	B	Sep-27	MVT	£123.513	£164.135	£164.135	Reval22	GR418557
5414	HF05880	2208033	Desktop	33		Cape Ruby Close									Weekly	£153.57	£4.00	£0.00	£163.61	B	Sep-27	MVT	£106.886	£142.039	£142.039	Reval22	GR418557
5415	HF05881	2208034	Desktop	34		Cape Ruby Close									Weekly	£161.51	£3.99	£0.00	£165.26	B	Sep-27	MVT	£106.886	£142.039	£142.039	Reval22	GR418557
5416	HF05882	2208035	Desktop	35		Cape Ruby Close									Weekly	£159.16	£4.00	£0.00	£163.61	B	Sep-27	MVT	£106.886	£142.039	£142.039	Reval22	GR418557
5619	HF06128	2231003	Desktop	3		Linnar Close									Weekly	£150.54	£5.54	£0.00	£156.61	B	Apr-28	MVT	£116.661	£156.135	£156.135	Reval22	GR427139
5620	HF06129	2231004	Desktop	4		Linnar Close									Weekly	£100.54	£5.54	£0.00	£106.61	B	Apr-28	MVT	£116.661	£156.135	£156.135	Reval22	GR427139
5621	HF06130	2231005	Desktop	5		Linnar Close									Weekly	£150.54	£5.54	£0.00	£156.61	B	Apr-28	MVT	£116.661	£156.135	£156.135	Reval22	GR427139
5622	HF06131	2231006	Desktop	6		Linnar Close									Weekly	£100.54	£5.54	£0.00	£106.61	B	Apr-28	MVT	£116.661	£156.135	£156.135	Reval22	GR427139
5623	HF06132	2231007	Desktop	7		Linnar Close									Weekly	£180.37	£0.00	£0.00	£187.28	B	Jun-28	MVT	£123.513	£164.135	£164.135	Reval22	GR427036
5624	HF06133	2231008	Desktop	8		Linnar Close									Weekly	£100.54	£5.54	£0.00	£106.61	B	Apr-28	MVT	£116.661	£156.135	£156.135	Reval22	GR427139
5625	HF06134	2231009	Desktop	9		Linnar Close									Weekly	£180.37	£0.00	£0.00	£187.28	B	Jun-28	MVT	£123.513	£164.135	£164.135	Reval22	GR427036
5626	HF06135	2231010	Desktop	10		Linnar Close									Weekly	£100.54	£5.54	£0.00	£106.61	B	Apr-28	MVT	£116.661	£156.135	£156.135	Reval22	GR427139
5627	HF06136	2231011	Desktop	11		Linnar Close									Weekly	£159.16	£0.00	£0.00	£165.26	B	Apr-28	MVT	£106.886	£142.039	£142.039	Reval22	GR427036
5628	HF06137	2231012	Desktop	13		Linnar Close									Weekly	£159.16	£0.00	£0.00	£165.26	B	Apr-28	MVT	£106.886	£142.039	£142.039	Reval22	GR427036
5459	HF05928	2214006	Desktop	6		Opal Way									Weekly	£127.42	£5.54	£0.00	£133.41	B	Nov-27	MVT	£134.808	£134.808	£134.808	Reval22	GR420644
5460	HF05929	2214010	Desktop	10		Opal Way									Weekly	£122.76	£5.54	£0.00	£128.31	B	Nov-27	MVT	£134.808	£134.808	£134.808	Reval22	GR420644
5461	HF05931	2214012	Desktop	12		Opal Way									Weekly	£94.45	£5.54	£0.00	£100.00	B	Nov-27	MVT	£101.106	£101.106	£101.106	Reval22	GR420644
5462	HF05932	2214014	Desktop	14		Opal Way									Weekly	£76.54	£5.54	£0.00	£82.00	B	Nov-27	MVT	£85.551	£85.551	£85.551	Reval22	GR420644
5463	HF05933	2214015	Desktop	15		Opal Way									Weekly	£156.92	£0.00	£0.00	£165.26	B	Sep-28	MVT	£106.886	£142.039	£142.039	Reval22	GR430346
5464	HF05934	2214016	Desktop	16		Opal Way									Weekly	£89.40	£5.54	£0.00	£94.90	B	Sep-28	MVT	£101.106	£101.106	£101.106	Reval22	GR430346
5465	HF05935	2214017	Desktop	17		Opal Way									Weekly	£159.13	£0.00	£0.00	£165.23	B	Sep-28	MVT	£106.886	£142.039	£142.039	Reval22	GR430346
5466	HF05936	2214018	Desktop	18		Opal Way									Weekly	£101.94	£5.54	£0.00	£107.48	B	Nov-27	MVT	£116.661	£156.135	£156.135	Reval22	GR430346
5467	HF05937	2214019	Desktop	19		Opal Way									Weekly	£109.25	£5.54	£0.00	£114.79	B	Sep-28	MVT	£128.068	£128.068	£128.068	Reval22	GR430346
5468	HF05938	2214020	Desktop	20		Opal Way									Weekly	£68.77	£5.54	£0.00	£74.31	B	Nov-27	MVT	£77.774	£77.774	£77.774	Reval22	GR430346
5469	HF05939	2214021	Desktop	21		Opal Way									Weekly	£95.40	£5.54	£0.00	£100.94	B	Sep-28	MVT	£118.216	£118.216	£118.216	Reval22	GR430346
5645	HF06173	2235001	Desktop	94		Sapphire Road									Weekly	£116.66	£5.54	£0.00	£122.20	B	Jun-28	MVT	£116.661	£156.135	£156.135	Reval22	GR427942
5646	HF06174	2235003	Desktop	93		Sapphire Road									Weekly	£100.54	£5.54	£0.00	£106.61	B	Jun-28	MVT	£116.661	£156.135	£156.135	Reval22	GR427942
5647	HF06175	2235005	Desktop	95		Sapphire Road									Weekly	£116.66	£5.54	£0.00	£122.20	B	Jun-28	MVT	£116.661	£156.135	£156.135	Reval22	GR427942
5648	HF06176	2235007	Desktop	97		Sapphire Road									Weekly	£92.59	£5.54	£0.00	£98.13	B	Jun-28	MVT	£107.847	£107.847	£107.847	Reval22	GR427942
5649	HF06177	2235009	Desktop	96		Sapphire Road									Weekly	£107.84	£5.54	£0.00	£113.38	B	Jun-28	MVT	£107.847	£107.847	£107.847	Reval22	GR427942
5650	HF06178	2235101	Desktop	101		Sapphire Road									Weekly	£80.43	£5.54	£0.00	£85.97	B	Jun-28	MVT	£93.329	£93.329	£93.329	Reval22	GR427942
5651	HF06179	2235103	Desktop	103		Sapphire Road									Weekly	£100.54	£5.54	£0.00	£106.61	B	Jun-28	MVT	£116.661	£156.135	£156.135	Reval22	GR427942
5652	HF06180	2235105	Desktop	105		Sapphire Road									Weekly	£111.11	£5.54	£0.00	£116.66	B	Jun-28	MVT	£125.821	£125.821	£125.821	Reval22	GR432407
5653	HF06181	2235110	Desktop	110		Sapphire Road									Weekly	£119.25	£5.54	£0.00	£124.79	B	Dec-28	MVT	£134.808	£134.808	£134.808	Reval22	GR432407
5654	HF06182	2235112	Desktop	112		Sapphire Road									Weekly	£111.30	£5.54	£0.00	£116.81	B	Dec-28	MVT	£125.821	£125.821	£125.821	Reval22	GR432407
5655	HF06183	2235114	Desktop	114		Sapphire Road									Weekly	£119.25	£5.54	£0.00	£124.79	B	Dec-28	MVT	£134.808	£134.808	£134.808	Reval22	GR432407
5301	HF05743	2193001	Desktop	1		Shutter Lane									Weekly	£85.54	£1.47	£0.00	£87.01	B	Oct-26	MVT	£101.106	£101.106	£101.106	Reval22	GR408099
5302	HF05744	2193003	Desktop	3		Shutter Lane									Weekly	£181.99	£0.00	£0.00	£188.96	B	Oct-26	MVT	£123.513	£164.135	£164.135	Reval22	GR408099
5303	HF05745	2193005	Desktop	4		Shutter Lane									Weekly	£101.94	£0.00	£0.00	£107.48	B	Oct-26	MVT	£116.661	£156.135	£156.135	Reval22	GR408099
5304	HF05746	2193005	Desktop	5		Shutter Lane									Weekly	£78.96	£1.47	£0.00	£80.43	B	Oct-26	MVT	£93.329	£93.329	£93.329	Reval22	GR408099
5305	HF05747	2193006	Desktop	6		Shutter Lane									Weekly	£78.96	£1.47	£0.00	£80.43	B	Oct-26	MVT	£93.329	£93.329	£93.329	Reval22	GR408099
5429	HF02886	2211004	Desktop	3		Awne Walk									Weekly	£118.21	£0.00	£0.00	£118.21	B	Nov-29	MVT	£123.513	£164.135	£164.135	Reval22	GR416556
7679	HF20856	2211004	Desktop	4		Awne Walk									Weekly	£182.21	£0.00	£0.00	£189.19	B	Nov-29	MVT	£123.513	£164.135	£164.135	Reval22	GR444107
5430	HF05897	2211005	Desktop	5		Awne Walk									Weekly	£170.01	£0.00	£0.00	£178.00	B	Sep-29	MVT	£104.511	£138.883	£138.883	Reval22	GR416556
7678	HF20855	2211006	Desktop	6		Awne Walk									Weekly	£160.77	£0.00	£0.00	£166.93	B	Sep-29	MVT	£104.511	£138.883	£138.883	Reval22	GR444107
5431	HF05898	2211007	Desktop	7		Awne Walk									Weekly	£127.42	£0.00	£0.00	£134.81	B	Sep-29	MVT	£104.511	£138.883	£138.883	Reval22	GR416556
7677	HF20854	2211008	Desktop	8		Awne Walk									Weekly	£187.66	£0.00	£0.00	£189.19	B	Nov-29	MVT	£123.513	£164.135	£164.135	Reval22	GR444107
5432	HF05899	2211009	Desktop	9																							

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPG Band	EPG Expiry	Basic secured	EUV SH 2023	EUV SH 2023 (Before adjusting for security allocation)	EUV SH 2023 (Reflecting security allocation)	Last Valuation Report	Title Number	
4720	HF04130	1342006	Full	6	Lolium Close	Mickleton	Chipping Campel	Guestershire	G155 6TU	House	3	Trfd	GN	Affordable	Svr Fixed Term	Weekly	£180.17	£0.00	£0.00	£187.07	B	Jan-26	EUV	£159.516	£200.573	£159.516	Reval22	GR401093
4721	HF04131	1342007	Full	7	Lolium Close	Mickleton	Chipping Campel	Guestershire	G155 6TU	House	3	Trfd	GN	Affordable	Assured Lifetime	Weekly	£180.17	£0.00	£0.00	£187.07	B	Jan-26	EUV	£159.516	£200.573	£159.516	Reval22	GR401093
4764	HF04176	1345000	Full	0	Pipewrit	Canada Lane	Chipping Campel	Guestershire	G155 6GP	House	2	Trfd	GN	Affordable	Svr Fixed Term	Weekly	£159.37	£0.00	£0.00	£165.36	B	Oct-26	EUV	£133.788	£168.223	£133.788	Reval22	GR408097
4765	HF04177	1345001	Full	2	Pipewrit	Canada Lane	Chipping Campel	Guestershire	G155 6GP	House	2	Trfd	GN	Affordable	Svr Fixed Term	Weekly	£159.37	£0.00	£0.00	£165.36	B	Jan-26	EUV	£133.788	£168.223	£133.788	Reval22	GR408097
4800	HF04218	1349003	Full	3	Plough Court	Mickleton	Chipping Campel	Guestershire	G155 6UD	House	2	Trfd	GN	Affordable	Svr Fixed Term	Weekly	£161.18	£0.00	£0.00	£171.65	B	Jun-26	EUV	£133.788	£168.223	£133.788	Reval22	GR405449
4801	HF04219	1349004	Full	4	Plough Court	Mickleton	Chipping Campel	Guestershire	G155 6UD	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly	£161.76	£0.00	£0.00	£173.85	B	Jun-26	EUV	£133.788	£168.223	£133.788	Reval22	GR405449
4802	HF04220	1349005	Full	5	Plough Court	Mickleton	Chipping Campel	Guestershire	G155 6UD	House	3	Trfd	GN	Affordable	Assured Lifetime	Weekly	£159.37	£0.00	£0.00	£165.36	B	Jun-26	EUV	£133.788	£168.223	£133.788	Reval22	GR405449
4803	HF04221	1349007	Full	7	Plough Court	Mickleton	Chipping Campel	Guestershire	G155 6UD	Flat	1	Trfd	GN	Affordable	Assured Lifetime	Weekly	£142.41	£0.00	£0.00	£147.86	B	Jul-26	EUV	£130.049	£133.227	£130.049	Reval22	GR406073
4804	HF04222	1349008	Full	8	Plough Court	Mickleton	Chipping Campel	Guestershire	G155 6UD	Flat	1	Trfd	GN	Affordable	Assured Lifetime	Weekly	£142.41	£0.00	£0.00	£147.86	B	Jul-26	EUV	£130.049	£133.227	£130.049	Reval22	GR406073
4805	HF04223	1349009	Full	9	Plough Court	Mickleton	Chipping Campel	Guestershire	G155 6UD	Flat	1	Trfd	GN	Affordable	Assured Lifetime	Weekly	£118.52	£0.00	£0.00	£119.31	B	Jul-26	EUV	£130.049	£133.227	£130.049	Reval22	GR406073
4806	HF04224	1349010	Full	10	Plough Court	Mickleton	Chipping Campel	Guestershire	G155 6UD	Flat	1	Trfd	GN	Affordable	Assured Lifetime	Weekly	£134.17	£0.00	£0.00	£139.31	B	Jul-26	EUV	£130.049	£133.227	£130.049	Reval22	GR406073
4777	HF04190	1347003	Full	3	Porter Close	Mickleton	Chipping Campel	Guestershire	G155 6RF	Bung	1	Trfd	GN	Affordable	Svr Fixed Term	Weekly	£132.38	£1.79	£0.00	£139.31	B	Oct-26	MVT	£127.780	£156.987	£156.987	Reval22	GR405108
4778	HF04191	1347004	Full	4	Porter Close	Mickleton	Chipping Campel	Guestershire	G155 6RF	Bung	1	Trfd	GN	Affordable	Assured Lifetime	Weekly	£131.55	£1.79	60.00%	£132.38	B	Oct-26	MVT	£127.780	£156.987	£156.987	Reval22	GR405108
4779	HF04192	1347005	Full	5	Porter Close	Mickleton	Chipping Campel	Guestershire	G155 6RF	Bung	2	Trfd	SO	Shared O/S	Assured	Weekly	£85.19	£1.27	£0.00	£85.19	B	Nov-26	EUV	£103.925	£103.925	£103.925	Reval22	GR405108
4780	HF04193	1347006	Full	6	Porter Close	Mickleton	Chipping Campel	Guestershire	G155 6RF	Bung	2	Trfd	SO	Shared O/S	Assured	Weekly	£82.08	£1.27	60.00%	£82.08	B	Oct-26	EUV	£96.502	£96.502	£96.502	Reval22	GR405108
4781	HF04194	1347007	Full	7	Porter Close	Mickleton	Chipping Campel	Guestershire	G155 6RF	House	2	Trfd	GN	Affordable	Svr Fixed Term	Weekly	£161.02	£1.79	£0.00	£169.05	B	Oct-26	MVT	£138.429	£170.069	£170.069	Reval22	GR405108
4782	HF04195	1347008	Full	8	Porter Close	Mickleton	Chipping Campel	Guestershire	G155 6RF	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly	£156.24	£1.79	£0.00	£167.36	B	Nov-26	MVT	£138.429	£170.069	£170.069	Reval22	GR405108
4783	HF04196	1347009	Full	9	Porter Close	Mickleton	Chipping Campel	Guestershire	G155 6RF	House	2	Trfd	GN	Affordable	Svr Fixed Term	Weekly	£159.40	£1.79	£0.00	£177.65	B	Oct-26	MVT	£138.429	£170.069	£170.069	Reval22	GR405108
4784	HF04197	1347010	Full	10	Porter Close	Mickleton	Chipping Campel	Guestershire	G155 6RF	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly	£169.31	£1.79	£0.00	£177.65	B	Nov-26	MVT	£138.429	£170.069	£170.069	Reval22	GR405110
4785	HF04198	1347011	Full	11	Porter Close	Mickleton	Chipping Campel	Guestershire	G155 6RF	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly	£156.24	£1.79	£0.00	£167.36	B	Nov-26	MVT	£138.429	£170.069	£170.069	Reval22	GR405110
4786	HF04199	1347012	Full	12	Porter Close	Mickleton	Chipping Campel	Guestershire	G155 6RF	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly	£156.24	£1.79	£0.00	£167.36	B	Nov-26	MVT	£138.429	£170.069	£170.069	Reval22	GR405110
4787	HF04200	1347014	Full	14	Porter Close	Mickleton	Chipping Campel	Guestershire	G155 6RF	Flat	1	Trfd	GN	Affordable	Assured Lifetime	Weekly	£130.86	£3.78	£0.00	£141.44	B	Nov-26	MVT	£93.173	£114.470	£114.470	Reval22	GR405110
4788	HF04201	1347015	Full	15	Porter Close	Mickleton	Chipping Campel	Guestershire	G155 6RF	Flat	1	Trfd	GN	Affordable	Assured Lifetime	Weekly	£115.74	£7.73	£0.00	£128.48	B	Nov-26	MVT	£93.173	£114.470	£114.470	Reval22	GR405110
4765	HF04177	1345007	Full	0	The Potting Shed	Canada Lane	Chipping Campel	Guestershire	G155 6GP	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly	£164.51	£0.00	£0.00	£181.90	B	Oct-26	EUV	£133.788	£168.223	£133.788	Reval22	GR408097
7733	HF12011	2282003	Desktop	3	Blackberry Grove	Cam	Dursley	Guestershire	G11 5FJ	House	3	Trfd	SO	Shared O/S	Assured	Weekly	£121.13	£5.40	£0.00	£121.13	B	Dec-29	EUV	£159.696	£159.696	£159.696	Reval22	GR445768
7734	HF12012	2282004	Desktop	5	Blackberry Grove	Cam	Dursley	Guestershire	G11 5FJ	House	3	Trfd	SO	Shared O/S	Assured	Weekly	£121.13	£5.40	£0.00	£121.13	B	Dec-29	EUV	£159.696	£159.696	£159.696	Reval22	GR445768
7622	HF20546	1285001	Full	1	Montpelier Court	33-37 Brunswick Road	Glouster	Guestershire	G11 1JE	Flat	1	Trfd	GN	Market Rent	Assured Shorthold	Weekly	£113.99	£0.00	£0.00	£113.99	C	Nov-28	MVT	£66.781	£66.781	£66.781	Reval22	GR24297
7623	HF20547	1285002	Full	2	Montpelier Court	33-37 Brunswick Road	Glouster	Guestershire	G11 1JE	Flat	1	Trfd	GN	Market Rent	Assured Shorthold	Weekly	£113.99	£0.00	£0.00	£113.99	C	Nov-28	MVT	£66.781	£66.781	£66.781	Reval22	GR24297
7624	HF20548	1285003	Full	3	Montpelier Court	33-37 Brunswick Road	Glouster	Guestershire	G11 1JE	Flat	2	Trfd	GN	Market Rent	Assured Shorthold	Weekly	£145.47	£0.00	£0.00	£145.47	C	Nov-28	MVT	£78.566	£78.566	£78.566	Reval22	GR24297
7625	HF20549	1285004	Full	4	Montpelier Court	33-37 Brunswick Road	Glouster	Guestershire	G11 1JE	Flat	2	Trfd	GN	Market Rent	Assured Shorthold	Weekly	£145.47	£0.00	£0.00	£145.47	C	Nov-28	MVT	£78.566	£78.566	£78.566	Reval22	GR24297
7626	HF20550	1285005	Full	5	Montpelier Court	33-37 Brunswick Road	Glouster	Guestershire	G11 1JE	Flat	2	Trfd	GN	Market Rent	Assured Shorthold	Weekly	£132.25	£0.00	£0.00	£132.25	C	Nov-28	MVT	£78.566	£78.566	£78.566	Reval22	GR24297
7627	HF20551	1285006	Full	6	Montpelier Court	33-37 Brunswick Road	Glouster	Guestershire	G11 1JE	Flat	1	Trfd	GN	Market Rent	Assured Shorthold	Weekly	£112.41	£0.00	£0.00	£112.41	C	Nov-28	MVT	£66.781	£66.781	£66.781	Reval22	GR24297
7628	HF20552	1285007	Full	7	Montpelier Court	33-37 Brunswick Road	Glouster	Guestershire	G11 1JE	Flat	1	Trfd	GN	Market Rent	Assured Shorthold	Weekly	£132.25	£0.00	£0.00	£132.25	C	Nov-28	MVT	£78.566	£78.566	£78.566	Reval22	GR24297
7629	HF20553	1285008	Full	8	Montpelier Court	33-37 Brunswick Road	Glouster	Guestershire	G11 1JE	Flat	1	Trfd	GN	Market Rent	Assured Shorthold	Weekly	£119.02	£0.00	£0.00	£119.02	C	Nov-28	MVT	£66.781	£66.781	£66.781	Reval22	GR24297
7630	HF20554	1285009	Full	9	Montpelier Court	33-37 Brunswick Road	Glouster	Guestershire	G11 1JE	Flat	2	Trfd	GN	Market Rent	Assured Shorthold	Weekly	£132.25	£0.00	£0.00	£132.25	C	Nov-28	MVT	£78.566	£78.566	£78.566	Reval22	GR24297
7631	HF20555	1285010	Full	10	Montpelier Court	33-37 Brunswick Road	Glouster	Guestershire	G11 1JE	Flat	2	Trfd	GN	Market Rent	Assured Shorthold	Weekly	£132.25	£0.00	£0.00	£132.25	C	Nov-28	MVT	£78.566	£78.566	£78.566	Reval22	GR24297
7632	HF20556	1285011	Full	11	Montpelier Court	33-37 Brunswick Road	Glouster	Guestershire	G11 1JE	Flat	2	Trfd	GN	Market Rent	Assured Shorthold	Weekly	£132.25	£0.00	£0.00	£132.25	C	Nov-28	MVT	£78.566	£78.566	£78.566	Reval22	GR24297
7633	HF20557	1285012	Full	12	Montpelier Court	33-37 Brunswick Road	Glouster	Guestershire	G11 1JE	Flat	2	Trfd	GN	Market Rent	Assured Shorthold	Weekly	£132.25	£0.00	£0.00	£132.25	C	Nov-28	MVT	£78.566	£78.566	£78.566	Reval22	GR24297
7634	HF20558	1285013	Full	13	Montpelier Court	33-37 Brunswick Road	Glouster	Guestershire	G11 1JE	Flat	1	Trfd	GN	Market Rent	Assured Shorthold	Weekly	£132.25	£0.00	£0.00	£132.25	C	Nov-28	MVT	£78.566	£78.566	£78.566	Reval22	GR24297
5473	HF05943	2216010	Full	10	Buttercup Close	Moretan-In-Mar	Guestershire	G156 9PZ	House	3	Trfd	GN	Affordable	Svr Fixed Term	Weekly	£194.32	£0.00	£0.00	£201.77	C	Jun-28	EUV	£180.099	£226.454	£180.099	Reval22	GR45071	
5474	HF05944	2216011	Full	11	Buttercup Close	Moretan-In-Mar	Guestershire	G156 9PZ	House	3	Trfd	GN	Affordable	Svr Fixed Term	Weekly	£194.32	£0.00	£0.00	£201.77	C	Jun-28	EUV	£180.099	£226.454	£18			

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number			
																							EUV SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)		
7674	HF20850	2280012	Desktop		12	Daunacy Close	Wotton-Under-Gloucestershire	GL12 7TN	House	2	Trad	GN	Affordable		Weekly	£131.98	£10.08	£0.00	£147.51	B	Nov-29	ELUV	£126.863	£169.892	£126.863	Reval22	GR420210		
7675	HF20851	2280013	Desktop		13	Daunacy Close	Wotton-Under-Gloucestershire	GL12 7TN	House	2	Trad	GN	Affordable		Weekly	£131.98	£10.08	£0.00	£147.51	B	Nov-29	ELUV	£126.863	£169.892	£126.863	Reval22	GR420210		
7676	HF20852	2280014	Desktop		14	Daunacy Close	Wotton-Under-Gloucestershire	GL12 7TN	House	2	Trad	GN	Affordable		Weekly	£131.98	£10.08	£0.00	£147.51	B	Nov-29	ELUV	£126.863	£169.892	£126.863	Reval22	GR420210		
7677	HF20853	2280015	Desktop		15	Daunacy Close	Wotton-Under-Gloucestershire	GL12 7TN	House	2	Trad	SO	Shared O/S	Assured	60.00%	Weekly	£131.98	£10.08	£0.00	£147.51	B	Nov-29	ELUV	£126.863	£169.892	£126.863	Reval22	GR420210	
7678	HF20854	2280016	Desktop		16	Daunacy Close	Wotton-Under-Gloucestershire	GL12 7TN	House	2	Trad	SO	Shared O/S	Assured	40.00%	Weekly	£63.63	£4.52	£0.00	~	B	Nov-29	ELUV	£74.663	£74.663	£74.663	Reval22	GR420210	
7679	HF20855	2280017	Desktop		17	Daunacy Close	Wotton-Under-Gloucestershire	GL12 7TN	House	3	Trad	SO	Shared O/S	Assured	75.00%	Weekly	£123.01	£4.52	£0.00	~	B	Nov-29	ELUV	£165.918	£165.918	£165.918	Reval22	GR420210	
7680	HF20856	2280018	Desktop		18	Daunacy Close	Wotton-Under-Gloucestershire	GL12 7TN	House	3	Trad	SO	Shared O/S	Assured	60.00%	Weekly	£131.98	£10.08	£0.00	~	B	Nov-29	ELUV	£131.734	£131.734	£131.734	Reval22	GR420210	
7723	HF20963	2280019	Desktop		19	Daunacy Close	Wotton-Under-Gloucestershire	GL12 7TN	House	3	Trad	SO	Shared O/S	Assured	75.00%	Weekly	£124.98	£4.52	£0.00	~	B	Dec-29	ELUV	£165.918	£165.918	£165.918	Reval22	GR420210	
7724	HF20964	2280020	Desktop		20	Daunacy Close	Wotton-Under-Gloucestershire	GL12 7TN	House	3	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£83.32	£4.38	£0.00	~	B	Dec-29	ELUV	£110.612	£110.612	£110.612	Reval22	GR420210	
7721	HF20965	2283010	Desktop		10	Fourtain Crescent	Wotton-Under-Gloucestershire	GL12 7JD	House	2	Trad	GN	Affordable		Weekly	£144.40	£2.37	£0.00	£156.47	B	Dec-29	ELUV	£126.863	£169.892	£126.863	Reval22	GR420210		
7722	HF20966	2283012	Desktop		12	Fourtain Crescent	Wotton-Under-Gloucestershire	GL12 7JD	House	2	Trad	GN	Affordable		Weekly	£144.40	£2.37	£0.00	£156.47	B	Dec-29	ELUV	£126.863	£169.892	£126.863	Reval22	GR420210		
5094	HF05068	2060004	Full		4	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	2	Non-trad	GN	Social Rent	Assured Lifetime	~	Weekly	£98.03	£27.83	£0.00	£105.59	C	Dec-30	MVT	£31.904	£42.173	£42.173	Reval22	HW157840
5095	HF05069	2060008	Full		8	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	1	Non-trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£98.55	£14.38	£0.00	£102.32	~	~	MVT	£26.996	£35.685	£35.685	Reval22	HW157840
5096	HF05070	2060010	Full		10	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	1	Non-trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£98.55	£14.38	£0.00	£102.32	~	~	MVT	£26.996	£35.685	£35.685	Reval22	HW157840
5097	HF05071	2060012	Full		12	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	1	Non-trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£97.42	£14.34	£0.00	£102.32	C	Jan-31	MVT	£26.996	£35.685	£35.685	Reval22	HW157840
5098	HF05072	2060014	Full		14	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	1	Non-trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£97.35	£14.34	£0.00	£102.32	C	Dec-30	MVT	£26.996	£35.685	£35.685	Reval22	HW157840
5099	HF05073	2060016	Full		16	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	1	Non-trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£98.88	£13.47	£0.00	£102.31	C	Feb-32	MVT	£26.996	£35.685	£35.685	Reval22	HW157840
5100	HF05074	2060018	Full		18	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	1	Non-trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£98.89	£13.46	£0.00	£102.32	~	~	MVT	£26.996	£35.685	£35.685	Reval22	HW157840
5101	HF05075	2060020	Full		20	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	1	Non-trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£98.55	£14.42	£0.00	£102.32	~	~	MVT	£26.996	£35.685	£35.685	Reval22	HW157840
5102	HF05076	2060022	Full		22	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	1	Non-trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£98.55	£14.41	£0.00	£102.32	~	~	MVT	£26.996	£35.685	£35.685	Reval22	HW157840
5103	HF05077	2060024	Full		24	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	1	Non-trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£98.89	£13.41	£0.00	£102.32	C	Jul-31	MVT	£26.996	£35.685	£35.685	Reval22	HW157840
5104	HF05078	2060025	Full		25	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	2	Non-trad	GN	Social Rent	Assured Lifetime	~	Weekly	£101.69	£10.04	£0.00	£105.59	C	Aug-31	MVT	£31.904	£42.173	£42.173	Reval22	HW157840
5105	HF05079	2060026	Full		26	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	1	Non-trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£98.53	£14.42	£0.00	£102.07	~	~	MVT	£26.996	£35.685	£35.685	Reval22	HW157840
5106	HF05080	2060027	Full		27	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	2	Non-trad	GN	Social Rent	Assured Lifetime	~	Weekly	£101.69	£10.02	£0.00	£105.59	~	~	MVT	£31.904	£42.173	£42.173	Reval22	HW157840
5107	HF05081	2060028	Full		28	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	1	Non-trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£98.86	£14.39	£0.00	£102.30	~	~	MVT	£26.996	£35.685	£35.685	Reval22	HW157840
5108	HF05082	2060029	Full		29	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	2	Non-trad	GN	Social Rent	Assured Protected	~	Weekly	£101.69	£10.04	£0.00	£105.59	~	~	MVT	£23.519	£37.873	£37.873	Reval22	HW157840
5109	HF05083	2060030	Full		30	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	2	Non-trad	GN	Social Rent	Assured Lifetime	~	Weekly	£98.55	£14.38	£0.00	£102.32	C	Aug-31	MVT	£35.685	£35.685	£35.685	Reval22	HW157840
5110	HF05084	2060031	Full		31	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	2	Non-trad	GN	Social Rent	Assured Lifetime	~	Weekly	£101.69	£10.02	£0.00	£105.59	D	Sep-23	MVT	£31.904	£42.173	£42.173	Reval22	HW157840
5111	HF05085	2060032	Full		32	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	1	Non-trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£98.55	£14.38	£0.00	£102.32	C	Aug-31	MVT	£26.996	£35.685	£35.685	Reval22	HW157840
5112	HF05086	2060033	Full		33	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	1	Non-trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£101.69	£10.04	£0.00	£105.59	~	~	MVT	£31.904	£42.173	£42.173	Reval22	HW157840
5113	HF05087	2060034	Full		34	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	1	Non-trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£98.55	£14.38	£0.00	£102.32	~	~	MVT	£26.996	£35.685	£35.685	Reval22	HW157840
5114	HF05088	2060035	Full		35	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	2	Non-trad	GN	Social Rent	Assured Lifetime	~	Weekly	£101.96	£9.99	£0.00	£105.58	~	~	MVT	£31.904	£42.173	£42.173	Reval22	HW157840
5115	HF05089	2060036	Full		36	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	2	Non-trad	GN	Social Rent	Assured Lifetime	~	Weekly	£98.55	£14.38	£0.00	£102.32	C	Aug-31	MVT	£35.685	£35.685	£35.685	Reval22	HW157840
5116	HF05090	2060037	Full		37	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	2	Non-trad	GN	Social Rent	Assured Lifetime	~	Weekly	£101.69	£10.02	£0.00	£105.59	~	~	MVT	£31.904	£42.173	£42.173	Reval22	HW157840
5117	HF05091	2060038	Full		38	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	1	Non-trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£98.53	£14.42	£0.00	£102.30	C	Aug-31	MVT	£26.996	£35.685	£35.685	Reval22	HW157840
5118	HF05092	2060039	Full		39	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	2	Non-trad	GN	Social Rent	Assured Lifetime	~	Weekly	£101.69	£10.04	£0.00	£105.59	~	~	MVT	£31.904	£42.173	£42.173	Reval22	HW157840
5119	HF05093	2060040	Full		40	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Bung	2	Trad	Sheltered	Social Rent	Assured Protected	~	Weekly	£132.42	£13.71	£0.00	£131.96	C	Sep-31	MVT	£64.000	£102.303	£102.303	Reval22	HW157840
5120	HF05094	2060041	Full		41	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	2	Non-trad	GN	Social Rent	Assured Lifetime	~	Weekly	£101.68	£10.02	£0.00	£105.58	~	~	MVT	£31.904	£42.173	£42.173	Reval22	HW157840
5121	HF05095	2060042	Full		42	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	2	Non-trad	GN	Social Rent	Assured Lifetime	~	Weekly	£101.69	£10.04	£0.00	£105.59	~	~	MVT	£31.904	£42.173	£42.173	Reval22	HW157840
5122	HF05096	2060043	Full		43	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Flat	2	Non-trad	GN	Social Rent	Assured Lifetime	~	Weekly	£102.05	£10.06	£0.00	£105.58	C	Sep-30	MVT	£31.904	£42.173	£42.173	Reval22	HW157840
5123	HF05097	2060044	Full		44	Kirkham Gardens	Bromyard	Herefordshire	HR7 4EA	Bung	2	Trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly	£126.07	£13.71	£0.00	£130.90	D	Aug-28	MVT	£7				

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPG Band	EPG Expiry	Basis secured	EUV \$/H 2023	MV-STT 2023 (Before adjusting for security allocation)	MV-STT 2023 (Reflecting security allocation)	Last Valuation Report	Title Number			
7526	HF20302	3301053	Desktop	53		Porthouse Rise		Bromyard	Herefordshire	HR7 4FS	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£102.47	£5.16	£0.00	£106.40	B	Aug-29	MVT	£67.907	£104.601	£104.601	Reval22	HE3408
7525	HF20303	3301054	Desktop	54		Porthouse Rise		Bromyard	Herefordshire	HR7 4FS	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£115.98	£5.19	£0.00	£126.01	B	Aug-29	MVT	£82.203	£126.622	£126.622	Reval22	HE3407
7527	HF20304	3301055	Desktop	55		Porthouse Rise		Bromyard	Herefordshire	HR7 4FS	House	2	Trad	GN	Social Rent	Svr Fxd Term	~	Weekly \$2	£101.92	£5.16	£0.00	£105.82	B	Aug-29	MVT	£67.907	£104.601	£104.601	Reval22	HE3406
7528	HF20305	3301056	Desktop	56		Porthouse Rise		Bromyard	Herefordshire	HR7 4FS	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£120.43	£5.19	£0.00	£131.61	B	Aug-29	MVT	£87.323	£136.622	£136.622	Reval22	HE3405
7529	HF20306	3301057	Desktop	57		Porthouse Rise		Bromyard	Herefordshire	HR7 4FS	House	2	Trad	GN	Social Rent	Svr Fxd Term	~	Weekly \$2	£101.92	£5.16	£0.00	£105.82	B	Aug-29	MVT	£67.907	£104.601	£104.601	Reval22	HE3404
7530	HF20307	3301058	Desktop	58		Porthouse Rise		Bromyard	Herefordshire	HR7 4FS	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£116.13	£5.16	£0.00	£120.58	B	Aug-29	MVT	£82.203	£126.622	£126.622	Reval22	HE3403
5871	HF07901	3296006	Desktop	1		Canon Pylon		Canon Pylon	Herefordshire	HR8 8QA	House	2	Trad	SO	Shared O/S	Assured	75.00%	Weekly \$2	£88.21	£1.47	£0.00	~	B	Oct-28	ULV	£127.031	£127.031	£127.031	Reval22	HE1217
5878	HF07908	3296002	Desktop	2		Pylon Close		Canon Pylon	Herefordshire	HR8 8QA	House	2	Trad	SO	Shared O/S	Assured	75.00%	Weekly \$2	£81.84	£1.47	£0.00	~	B	Oct-28	ULV	£127.031	£127.031	£127.031	Reval22	HE1215
5879	HF07909	3296003	Desktop	3		Pylon Close		Canon Pylon	Herefordshire	HR8 8QA	House	3	Trad	SO	Shared O/S	Assured	65.00%	Weekly \$2	£85.11	£1.47	£0.00	~	B	Oct-28	ULV	£128.068	£128.068	£128.068	Reval22	HE1942
5880	HF07910	3296004	Desktop	4		Pylon Close		Canon Pylon	Herefordshire	HR8 8QA	House	3	Trad	SO	Shared O/S	Assured	75.00%	Weekly \$2	£88.21	£1.47	£0.00	~	B	Oct-28	ULV	£127.031	£127.031	£127.031	Reval22	HE1942
5881	HF07911	3296006	Desktop	6		Pylon Close		Canon Pylon	Herefordshire	HR8 8QA	House	3	Trad	SO	Shared O/S	Assured	75.00%	Weekly \$2	£98.21	£1.47	£0.00	~	B	Jul-28	ULV	£147.771	£147.771	£147.771	Reval22	HE1515
5882	HF07912	3296007	Desktop	7		Pylon Close		Canon Pylon	Herefordshire	HR8 8QA	House	3	Trad	SO	Shared O/S	Assured	50.00%	Weekly \$2	£65.42	£1.47	£0.00	~	B	Jul-28	ULV	£98.514	£98.514	£98.514	Reval22	HE1515
5883	HF07913	3296012	Desktop	12		Pylon Close		Canon Pylon	Herefordshire	HR8 8QA	House	2	Trad	GN	Affordable	Svr Fxd Term	~	Weekly \$2	£114.53	£0.00	£0.00	£118.92	B	Apr-28	ULV	£115.116	£115.116	£115.116	Reval22	HE16054
5884	HF07914	3296011	Desktop	13		Pylon Close		Canon Pylon	Herefordshire	HR8 8QA	House	2	Trad	GN	Affordable	Svr Fxd Term	~	Weekly \$2	£126.93	£0.00	£0.00	£118.92	B	Apr-28	ULV	£115.116	£115.116	£115.116	Reval22	HE16054
5885	HF07915	3296014	Desktop	14		Pylon Close		Canon Pylon	Herefordshire	HR8 8QA	House	2	Trad	GN	Affordable	Svr Fxd Term	~	Weekly \$2	£114.53	£0.00	£0.00	£118.92	B	Apr-28	ULV	£115.116	£115.116	£115.116	Reval22	HE16054
5841	HF07868	3290021	Desktop	21		Cowarne Red Way		Holmer	Herefordshire	HR1 1GH	House	2	Trad	GN	Social Rent	Svr Fxd Term	~	Weekly \$2	£114.23	£6.27	£0.00	£112.91	B	Aug-23	ULV	£98.763	£138.746	£98.763	Reval22	HS5341
5820	HF07737	3267041	Desktop	41		Green Wilding Road		Holmer	Herefordshire	HR1 1GB	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£110.05	£3.53	£0.00	£113.88	C	Dec-32	ULV	£98.763	£138.746	£98.763	Reval22	HE4945
5818	HF07735	3267037	Desktop	37		Green Wilding Road		Holmer	Herefordshire	HR1 1GB	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£109.68	£3.53	£0.00	£113.88	C	Nov-32	ULV	£98.763	£138.746	£98.763	Reval22	HE4945
5819	HF07736	3267039	Desktop	39		Green Wilding Road		Holmer	Herefordshire	HR1 1GB	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£109.68	£3.53	£0.00	£113.88	C	Nov-32	ULV	£98.763	£138.746	£98.763	Reval22	HE4945
5821	HF07738	3267043	Desktop	43		Green Wilding Road		Holmer	Herefordshire	HR1 1GB	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£109.68	£3.53	£0.00	£113.88	C	Nov-32	ULV	£98.763	£138.746	£98.763	Reval22	HE4945
5822	HF07739	3267045	Desktop	45		Green Wilding Road		Holmer	Herefordshire	HR1 1GB	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£110.05	£3.54	£0.00	£113.88	C	Nov-32	ULV	£98.763	£138.746	£98.763	Reval22	HE4945
5823	HF07859	3290001	Desktop	1		Hollandbury Court		Holmer	Herefordshire	HR1 1GS	Flat	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£89.72	£16.27	£0.00	£88.70	C	Oct-25	ULV	£60.777	£85.382	£60.777	Reval22	HS5342
5833	HF07860	3290002	Desktop	2		Hollandbury Court		Holmer	Herefordshire	HR1 1GS	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£104.24	£16.27	£0.00	£103.11	C	Oct-25	ULV	£68.374	£96.055	£68.374	Reval22	HS5342
5834	HF07861	3290003	Desktop	3		Hollandbury Court		Holmer	Herefordshire	HR1 1GS	Flat	1	Trad	GN	Social Rent	Svr Fxd Term	~	Weekly \$2	£89.72	£16.27	£0.00	£88.70	C	Oct-25	ULV	£60.777	£85.382	£60.777	Reval22	HS5342
5835	HF07862	3290004	Desktop	4		Hollandbury Court		Holmer	Herefordshire	HR1 1GS	Flat	1	Trad	GN	Social Rent	Svr Fxd Term	~	Weekly \$2	£102.43	£16.27	£0.00	£103.11	C	Oct-25	ULV	£87.323	£95.382	£87.323	Reval22	HS5342
5836	HF07863	3290005	Desktop	5		Hollandbury Court		Holmer	Herefordshire	HR1 1GS	Flat	1	Trad	GN	Social Rent	Svr Fxd Term	~	Weekly \$2	£99.31	£16.27	£0.00	£103.11	C	Oct-25	ULV	£68.374	£96.055	£68.374	Reval22	HS5342
5837	HF07864	3290006	Desktop	6		Hollandbury Court		Holmer	Herefordshire	HR1 1GS	Flat	1	Trad	GN	Social Rent	Svr Fxd Term	~	Weekly \$2	£85.45	£16.27	£0.00	£88.70	C	Oct-25	ULV	£60.777	£85.382	£60.777	Reval22	HS5342
5838	HF07865	3290007	Desktop	7		Hollandbury Court		Holmer	Herefordshire	HR1 1GS	Flat	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£89.72	£16.27	£0.00	£88.70	C	Oct-25	ULV	£60.777	£85.382	£60.777	Reval22	HS5342
5839	HF07866	3290008	Desktop	8		Hollandbury Court		Holmer	Herefordshire	HR1 1GS	Flat	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£104.24	£16.27	£0.00	£103.11	C	Oct-25	ULV	£87.323	£96.055	£87.323	Reval22	HS5342
5840	HF07867	3290009	Desktop	9		Hollandbury Court		Holmer	Herefordshire	HR1 1GS	Flat	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£90.03	£15.46	£0.00	£88.70	C	Oct-25	ULV	£60.777	£85.382	£60.777	Reval22	HS5342
5858	HF07887	3293008	Desktop	8		Moorcroft Lane		Holmer	Herefordshire	HR1 1FA	House	2	Trad	SO	Shared O/S	Assured	50.00%	Weekly \$2	£69.26	£8.46	£0.00	~	B	Oct-26	ULV	£103.999	£103.999	£103.999	Reval22	HE5656A
5859	HF07888	3293009	Desktop	9		Moorcroft Lane		Holmer	Herefordshire	HR1 1FA	House	2	Trad	SO	Shared O/S	Assured	60.00%	Weekly \$2	£70.46	£8.46	£0.00	~	B	Oct-26	ULV	£107.847	£107.847	£107.847	Reval22	HE5656B
5860	HF07889	3293010	Desktop	10		Moorcroft Lane		Holmer	Herefordshire	HR1 1FA	House	3	Trad	SO	Shared O/S	Assured	60.00%	Weekly \$2	£70.65	£8.46	£0.00	~	B	Oct-26	ULV	£107.847	£107.847	£107.847	Reval22	HE5656C
5861	HF07890	3293011	Desktop	11		Moorcroft Lane		Holmer	Herefordshire	HR1 1FA	House	3	Trad	SO	Shared O/S	Assured	60.00%	Weekly \$2	£83.11	£8.46	£0.00	~	B	Oct-26	ULV	£124.438	£124.438	£124.438	Reval22	HE5656D
5862	HF07891	3293012	Desktop	12		Moorcroft Lane		Holmer	Herefordshire	HR1 1FA	House	3	Trad	SO	Shared O/S	Assured	60.00%	Weekly \$2	£83.11	£8.46	£0.00	~	B	Oct-26	ULV	£124.438	£124.438	£124.438	Reval22	HE5656E
5863	HF07892	3293014	Desktop	14		Moorcroft Lane		Holmer	Herefordshire	HR1 1FA	House	3	Trad	SO	Shared O/S	Assured	60.00%	Weekly \$2	£89.11	£8.46	£0.00	~	B	Oct-26	ULV	£124.438	£124.438	£124.438	Reval22	HE5656F
5823	HF07831	3293001	Desktop	1		Northwood House		Holmer	Herefordshire	HR1 1AF	Flat	1	Trad	GN	Social Rent	Svr Fxd Term	~	Weekly \$2	£90.03	£16.27	£0.00	£93.48	C	Oct-23	ULV	£60.777	£85.382	£60.777	Reval22	HE4944
5824	HF07832	3293002	Desktop	2		Northwood House		Holmer	Herefordshire	HR1 1AF	Flat	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£102.43	£16.27	£0.00	£93.48	C	Oct-23	ULV	£87.323	£96.055	£87.323	Reval22	HE4944
5825	HF07833	3293003	Desktop	3		Northwood House		Holmer	Herefordshire	HR1 1AF	Flat	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly \$2	£93.80	£16.28	£0.00	£93.48	C	Oct-23	ULV	£60.777	£85.382	£60.777	Reval22	HE4944
5826	HF07834	3293004	Desktop	4		Northwood House		Holmer	Herefordshire	HR1 1AF	Flat	1	Trad	GN	Social Rent	Svr Fxd Term	~	Weekly \$2	£90.03	£16.27	£0.00	£93.48	C	Oct-23	ULV	£60.777	£85.382	£60.777	Reval22	HE4944
5827	HF07835	3293005	Desktop	5		Northwood House</																								

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AB Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number					
																							EUV \$H 2023	(Before adjusting for security allocation)			(reflecting security allocation)				
5734	HF06550	3012038	Desktop	38		Bridge Street				Leibury	Herfordshire	HR8 2AH	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£101.09	£4.59	£0.00	£104.60	C	Jun-23	MVT	£39,314	£60,559	£60,559	Reval22	HW155507
5735	HF06551	3012040	Desktop	40		Bridge Street				Leibury	Herfordshire	HR8 2AH	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£107.72	£4.59	£0.00	£104.60	C	Jan-23	MVT	£39,314	£60,559	£60,559	Reval22	HW155507
5736	HF06552	3012042	Desktop	42		Bridge Street				Leibury	Herfordshire	HR8 2AH	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£101.07	£4.59	£0.00	£104.60	C	Aug-24	MVT	£39,314	£60,559	£60,559	Reval22	HW155507
5737	HF06553	3012044	Desktop	44		Bridge Street				Leibury	Herfordshire	HR8 2AH	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£107.72	£4.59	£0.00	£104.60	C	Jul-23	MVT	£39,314	£60,559	£60,559	Reval22	HW155507
5738	HF06811	3046015	Full	15		Katherine Walk				Leibury	Herfordshire	HR8 2XN	House	3	Trad	GN	Social Rent	Assured	Weekly	£122.33	£1.76	£0.00	£127.02	C	~	MVT	£72,044	£102,411	£102,411	Reval22	HW66589
5739	HF06839	3046024	Full	24		Katherine Walk				Leibury	Herfordshire	HR8 2XN	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly	£140.51	£1.79	£11.40	£129.11	C	Sep-21	MVT	£106,484	£130,823	£130,823	Reval22	HW16696
5740	HF06840	3050035	Desktop	31		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.25	£11.63	£0.00	£108.26	C	Mar-28	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5741	HF06857	3050032	Desktop	32		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.25	£11.63	£0.00	£108.26	C	Jul-29	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5742	HF06858	3050033	Desktop	33		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.25	£11.63	£0.00	£108.26	C	~	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5743	HF06859	3050034	Desktop	34		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£108.60	£11.59	£0.00	£108.26	C	Nov-28	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5744	HF06860	3050035	Desktop	35		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.25	£11.63	£0.00	£108.26	C	~	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5745	HF06861	3050036	Desktop	36		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£103.07	£11.60	£0.00	£108.24	C	Apr-24	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5746	HF06862	3050037	Desktop	37		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Protected	Weekly	£104.25	£11.63	£0.00	£108.26	C	~	MVT	£31,664	£53,134	£53,134	Reval22	HW158283
5747	HF06863	3050038	Desktop	38		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.25	£11.63	£0.00	£108.26	C	~	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5748	HF06864	3050039	Desktop	39		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.23	£11.63	£0.00	£108.23	C	~	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5749	HF06865	3050040	Desktop	40		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.61	£11.59	£0.00	£108.26	C	Dec-30	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5750	HF06866	3050041	Desktop	41		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.62	£11.62	£0.00	£108.26	C	~	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5751	HF06867	3050042	Desktop	42		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£100.49	£11.00	£0.00	£108.26	C	Apr-24	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5752	HF06868	3050043	Desktop	43		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.25	£11.63	£0.00	£108.26	C	~	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5753	HF06869	3050044	Desktop	44		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£103.02	£11.62	£0.00	£106.60	C	Feb-24	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5754	HF06870	3050045	Desktop	45		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.24	£11.63	£0.00	£108.24	C	~	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5755	HF06871	3050046	Desktop	46		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.61	£11.60	£0.00	£108.26	C	Aug-31	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5756	HF06872	3050047	Desktop	47		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Protected	Weekly	£104.25	£11.63	£0.00	£108.26	C	~	MVT	£31,664	£53,134	£53,134	Reval22	HW158283
5757	HF06873	3050048	Desktop	48		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.61	£11.62	£0.00	£108.26	C	Nov-30	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5758	HF06874	3050049	Desktop	49		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.61	£11.63	£0.00	£108.26	C	~	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5759	HF06875	3050050	Desktop	50		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.25	£11.63	£0.00	£108.26	C	~	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5760	HF06876	3050051	Desktop	51		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£93.60	£11.63	£0.00	£97.17	C	~	MVT	£49,379	£46,795	£46,795	Reval22	HW158283
5761	HF06877	3050052	Desktop	52		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	1	Trad	GN	Social Rent	Assured Protected	Weekly	£93.60	£11.63	£0.00	£97.17	C	~	MVT	£26,914	£45,163	£45,163	Reval22	HW158283
5762	HF06878	3050053	Desktop	53		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Shorthold	Weekly	£103.07	£8.86	£0.00	£108.26	C	~	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5763	HF06879	3050054	Desktop	54		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£93.61	£11.63	£0.00	£97.15	C	~	MVT	£49,379	£46,795	£46,795	Reval22	HW158283
5764	HF06880	3050055	Desktop	55		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	1	Trad	GN	Social Rent	Assured Lifetime	Weekly	£93.60	£11.63	£0.00	£97.17	C	Sep-28	MVT	£30,379	£46,795	£46,795	Reval22	HW158283
5765	HF06881	3050056	Desktop	56		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.25	£11.63	£0.00	£108.26	C	~	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5766	HF06882	3050057	Desktop	57		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£93.60	£11.63	£0.00	£97.17	C	Aug-29	MVT	£30,379	£46,795	£46,795	Reval22	HW158283
5767	HF06883	3050058	Desktop	58		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	1	Trad	GN	Social Rent	Assured Lifetime	Weekly	£93.60	£11.63	£0.00	£97.17	C	Jul-29	MVT	£30,379	£46,795	£46,795	Reval22	HW158283
5768	HF06884	3050059	Desktop	59		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.24	£11.61	£0.00	£108.24	C	Sep-29	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5769	HF06885	3050060	Desktop	60		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	1	Trad	GN	Social Rent	Assured Lifetime	Weekly	£93.61	£11.59	£0.00	£97.17	C	~	MVT	£30,379	£46,795	£46,795	Reval22	HW158283
5770	HF06886	3050061	Desktop	61		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	1	Trad	GN	Social Rent	Assured Lifetime	Weekly	£93.57	£11.63	£0.00	£97.15	C	Feb-27	MVT	£30,379	£46,795	£46,795	Reval22	HW158283
5771	HF06887	3050062	Desktop	62		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	1	Trad	GN	Social Rent	Assured Lifetime	Weekly	£104.25	£11.61	£0.00	£108.26	C	~	MVT	£35,740	£55,053	£55,053	Reval22	HW158283
5772	HF06888	3050063	Desktop	63		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	1	Trad	GN	Social Rent	Assured Lifetime	Weekly	£93.60	£11.62	£0.00	£97.17	C	Aug-28	MVT	£30,379	£46,795	£46,795	Reval22	HW158283
5773	HF06889	3050064	Desktop	64		Lawside Road				Leibury	Herfordshire	HR8 2AE	Flat	1	Trad	GN	Social Rent	Assured Lifetime	Weekly	£93.58	£11.62	£0.00	£97.17	C	~	MVT	£30,3				

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number				
																							EUH SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)			
3009	HD02174	01446	Full	8	Dart Close	Hindley	Leicesterhire	LE10 DNA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£211.02	£0.00	£0.00	£125.65	D	Nov-30	MVT	£75,646	£107,532	£107,532	Reval12	LT263464			
3010	HD02175	01447	Full	9	Dart Close	Hindley	Leicesterhire	LE10 DNA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£212.01	£0.00	£0.00	£125.65	D	Nov-30	MVT	£75,646	£107,532	£107,532	Reval12	LT263464			
3011	HD02176	01448	Full	10	Dart Close	Hindley	Leicesterhire	LE10 DNA	House	2	Trfd	GN	Social Rent	Assured	Weekly	£101.28	£0.00	£0.00	£108.68	D	Nov-30	MVT	£64,839	£92,170	£92,170	Reval12	LT263464			
3012	HD02177	01449	Full	11	Dart Close	Hindley	Leicesterhire	LE10 DNA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£215.65	£0.00	£0.00	£125.65	D	Nov-30	MVT	£75,646	£107,532	£107,532	Reval12	LT263464			
3013	HD02178	01450	Full	12	Dart Close	Hindley	Leicesterhire	LE10 DNA	House	2	Trfd	GN	Social Rent	Assured	Weekly	£104.66	£0.00	£0.00	£108.68	D	Nov-30	MVT	£64,839	£92,170	£92,170	Reval12	LT263464			
3014	HD02179	01451	Full	14	Dart Close	Hindley	Leicesterhire	LE10 DNA	House	2	Trfd	GN	Social Rent	Assured	Weekly	£124.75	£0.00	£16.67	£108.68	D	Aug-27	MVT	£95,835	£117,740	£117,740	Reval12	LT263464			
3015	HD02180	01452	Full	15	Dart Close	Hindley	Leicesterhire	LE10 DNA	House	2	Trfd	GN	Social Rent	Assured	Weekly	£108.68	£0.00	£0.00	£108.68	D	Nov-30	MVT	£64,839	£92,170	£92,170	Reval12	LT263464			
3016	HD02181	01453	Full	16	Dart Close	Hindley	Leicesterhire	LE10 DNA	House	2	Trfd	GN	Affordable	10yr Fixed Term	Weekly	£127.28	£0.00	£18.60	£108.68	D	Nov-30	MVT	£95,835	£117,740	£117,740	Reval12	LT263464			
3017	HD02182	01454	Full	17	Dart Close	Hindley	Leicesterhire	LE10 DNA	House	2	Trfd	GN	Affordable	Probationary	Weekly	£127.28	£0.00	£18.60	£108.68	D	Nov-30	MVT	£95,835	£117,740	£117,740	Reval12	LT263464			
3018	HD02183	01455	Full	18	Dart Close	Hindley	Leicesterhire	LE10 DNA	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly	£124.14	£0.00	£15.46	£108.68	D	Apr-28	MVT	£95,835	£117,740	£117,740	Reval12	LT263464			
3019	HD02184	01456	Full	19	Dart Close	Hindley	Leicesterhire	LE10 DNA	House	3	Trfd	GN	Affordable	Assured Non-Shorthold	Weekly	£135.19	£0.00	£9.54	£125.65	D	Feb-24	MVT	£111,808	£137,364	£137,364	Reval12	LT263464			
3020	HD02185	01457	Full	20	Dart Close	Hindley	Leicesterhire	LE10 DNA	House	2	Trfd	GN	Social Rent	Assured	Weekly	£104.66	£0.00	£0.00	£108.68	~	~	MVT	£64,839	£92,170	£92,170	Reval12	LT263464			
3021	HD02186	01458	Full	21	Dart Close	Hindley	Leicesterhire	LE10 DNA	House	2	Trfd	GN	Social Rent	Assured	Weekly	£121.02	£0.00	£0.00	£125.65	D	Jul-30	MVT	£75,646	£107,532	£107,532	Reval12	LT263464			
3022	HD02187	01459	Full	23	Dart Close	Hindley	Leicesterhire	LE10 DNA	House	2	Trfd	GN	Social Rent	Assured	Weekly	£104.66	£0.00	£0.00	£108.68	D	Jul-30	MVT	£64,839	£92,170	£92,170	Reval12	LT263464			
3023	HD02188	01460	Full	25	Dart Close	Hindley	Leicesterhire	LE10 DNA	House	2	Trfd	GN	Affordable	5yr Fixed Term	Weekly	£122.26	£0.00	£13.58	£108.68	~	~	MVT	£95,835	£117,740	£117,740	Reval12	LT263464			
3024	HD03150	00517	Full	37	Factory Road	Hindley	Leicesterhire	LE10 DOW	House	2	Trfd	SO	Shared O/S	Assured	70.00%	Weekly	£54.83	£12.43	£0.00	~	~	~	ELV	£77,944	£77,944	£77,944	Reval12	LT283476		
3025	HD03151	00516	Full	37A	Factory Road	Hindley	Leicesterhire	LE10 DOW	House	2	Trfd	GN	Intermediate	Assured Shorthold	Weekly	£128.52	£0.00	£0.00	~	~	~	C	Jan-27	MVT	£95,835	£117,740	£117,740	Reval12	LT283476	
3645	HD03140	005306	Full	2	Garden Road	Hindley	Leicesterhire	LE10 DOX	House	2	Trfd	GN	Intermediate	Assured Shorthold	Weekly	£128.52	£0.00	£0.00	~	~	~	C	Oct-29	MVT	£95,835	£117,740	£117,740	Reval12	LT283476	
3646	HD03141	005307	Full	4	Garden Road	Hindley	Leicesterhire	LE10 DOX	House	2	Trfd	GN	Intermediate	Assured Shorthold	Weekly	£128.52	£0.00	£0.00	~	~	~	C	Jul-31	MVT	£95,835	£117,740	£117,740	Reval12	LT283476	
3647	HD03142	005308	Full	6	Garden Road	Hindley	Leicesterhire	LE10 DOX	House	2	Trfd	GN	Intermediate	Assured Shorthold	Weekly	£128.52	£0.00	£0.00	~	~	~	C	Jul-31	MVT	£95,835	£117,740	£117,740	Reval12	LT283476	
3648	HD03143	005309	Full	8	Garden Road	Hindley	Leicesterhire	LE10 DOX	House	2	Trfd	GN	Intermediate	Assured Shorthold	Weekly	£128.52	£0.00	£0.00	~	~	~	C	Jul-31	MVT	£95,835	£117,740	£117,740	Reval12	LT283476	
3649	HD03144	005310	Full	10	Garden Road	Hindley	Leicesterhire	LE10 DOX	House	2	Trfd	GN	Intermediate	Assured Shorthold	Weekly	£128.52	£0.00	£0.00	~	~	~	MVT	£95,835	£117,740	£117,740	Reval12	LT283476			
3650	HD03145	005311	Full	12	Garden Road	Hindley	Leicesterhire	LE10 DOX	House	2	Trfd	GN	Intermediate	Assured Shorthold	Weekly	£128.52	£0.00	£0.00	~	~	~	C	Apr-31	MVT	£95,835	£117,740	£117,740	Reval12	LT283476	
3651	HD03146	005312	Full	14	Garden Road	Hindley	Leicesterhire	LE10 DOX	House	2	Trfd	GN	Intermediate	Assured Shorthold	Weekly	£128.52	£0.00	£0.00	~	~	~	C	Mar-24	MVT	£95,835	£117,740	£117,740	Reval12	LT283476	
3652	HD03148	005314	Full	18	Garden Road	Hindley	Leicesterhire	LE10 DOX	House	2	Trfd	GN	Intermediate	Assured Shorthold	Weekly	£120.12	£0.00	£0.00	~	~	~	C	Jul-31	MVT	£95,835	£117,740	£117,740	Reval12	LT283476	
3653	HD03149	005315	Full	19	Garden Road	Hindley	Leicesterhire	LE10 DOX	House	2	Trfd	GN	Intermediate	Assured Shorthold	Weekly	£120.12	£0.00	£0.00	~	~	~	C	Jul-31	MVT	£95,835	£117,740	£117,740	Reval12	LT283476	
3737	HD03496	006352	Full	27	Netherley Court	Netherley Road	Leicesterhire	LE10 DN	House	2	Trfd	GN	Social Rent	Assured	Weekly	£120.36	£0.00	£0.00	£124.97	~	~	~	C	Jul-31	MVT	£75,646	£107,532	£107,532	Reval12	LT350668
3738	HD03497	006353	Full	28	Netherley Court	Netherley Road	Leicesterhire	LE10 DN	House	3	Trfd	GN	Social Rent	Assured	Weekly	£120.36	£0.00	£0.00	£124.97	~	~	~	C	Jul-31	MVT	£75,646	£107,532	£107,532	Reval12	LT350668
3781	HD03615	006384	Full	30	Netherley Court	Netherley Road	Leicesterhire	LE10 DN	House	3	Trfd	SO	Shared O/S	Assured	50.00%	Weekly	£90.51	£5.83	£0.00	~	~	~	ELV	£64,953	£64,953	£64,953	Reval12	LT350668		
3782	HD03616	006385	Full	30	Netherley Court	Netherley Road	Leicesterhire	LE10 DN	House	3	Trfd	SO	Shared O/S	Assured	50.00%	Weekly	£77.09	£5.83	£0.00	~	~	~	D	Sep-20	MVT	£64,953	£64,953	£64,953	Reval12	LT350668
2757	HD01680	02883	Full	17	Trent Road	Hindley	Leicesterhire	LE10 DVA	House	3	Trfd	SO	Shared O/S	Assured	50.00%	Weekly	£47.57	£5.83	£0.00	~	~	~	D	Oct-29	ULV	£64,953	£64,953	£64,953	Reval12	LT246230
2758	HD01681	02886	Full	23	Trent Road	Hindley	Leicesterhire	LE10 DVA	House	3	Trfd	SO	Shared O/S	Assured	50.00%	Weekly	£47.57	£5.83	£0.00	~	~	~	~	~	ELV	£64,953	£64,953	£64,953	Reval12	LT246230
2759	HD01682	02887	Full	23	Trent Road	Hindley	Leicesterhire	LE10 DVA	House	3	Trfd	SO	Shared O/S	Assured	50.00%	Weekly	£47.57	£5.83	£0.00	~	~	~	~	~	ELV	£64,953	£64,953	£64,953	Reval12	LT246230
2760	HD01683	02890	Full	31	Trent Road	Hindley	Leicesterhire	LE10 DVA	House	3	Trfd	SO	Shared O/S	Assured	50.00%	Weekly	£47.57	£5.83	£0.00	~	~	~	~	~	ELV	£64,953	£64,953	£64,953	Reval12	LT246230
3562	HD03025	005737	Desktop	9	Parkdale	Ilkley	Leicestershire	LE16 6W	House	3	Trfd	GN	Social Rent	Assured	Weekly	£112.04	£0.00	£0.00	£116.31	C	Oct-31	MVT	£67,549	£104,051	£104,051	Reval12	LY59727			
2357	HD00363	00392	Desktop	1	Francis Court	Wigston Lane	Leicestershire	LE1 8TS	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£85.51	£6.75	£0.00	£88.79	C	Oct-31	MVT	£33,953	£52,301	£52,301	Reval12	LY60000			
2358	HD00364	00393	Desktop	3	Francis Court	Wigston Lane	Leicestershire	LE1 8TS	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£85.51	£6.75	£0.00	£88.79	C	Oct-31	MVT	£33,953	£52,301	£52,301	Reval12	LY60000			
2359	HD00365	00394	Desktop	4	Francis Court	Wigston Lane	Leicestershire	LE1 8TS	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£85.51	£6.75	£0.00	£88.79	C	Oct-31	MVT	£33,953	£52,301	£52,301	Reval12	LY60000			
2360	HD00366	00395	Desktop	5	Francis Court	Wigston Lane	Leicestershire	LE1 8TS	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£85.51	£6.75	£0.00	£88.79	C	Oct-31	MVT	£33,953	£52,301	£52,301	Reval12	LY60000			
2361	HD00367	00396	Desktop	6	Francis Court	Wigston Lane	Leicestershire	LE1 8TS	Flat	1	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£85.51	£6.75	£0.00	£88.79	C	Oct-31	MVT	£30,080	£50,477	£50,477	Reval12	LY60000			
2362	HD00368	00397	Desktop	7	Francis Court	Wigston Lane	Leicestershire	LE1 8TS	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£85.51	£6.75	£0.00	£88.79	C	Oct-31	MVT	£33,953	£52,301	£52,301	Reval12	LY60000			
2363	HD00369	00398	Desktop	8	Francis Court	Wigston Lane	Leicestershire	LE1 8TS	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£96.20	£6.75	£0.00	£99.88	C	Oct-31	MVT	£39,314	£60,559	£60,559	Reval12	LY60000			
2364	HD00370	00399	Desktop	9																										

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number				
																							EUV SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)			
3082	HD02280	01467	Full	126		Ryder Road		Kirby Frith	Leicester	Leicestershire	LE3 6TA	House	3	Trad	GN	Social Rent	Assured	Weekly	£113.94	£0.00	£0.00	E118.31	C	Feb-32	MVT	£72,044	£102,411	£102,411	Reval22	LT250878
3083	HD02281	01468	Full	128		Ryder Road		Kirby Frith	Leicester	Leicestershire	LE3 6TA	House	3	Trad	GN	Social Rent	Assured	Weekly	£113.93	£0.00	£0.00	E118.31	C	Feb-32	MVT	£72,044	£102,411	£102,411	Reval22	LT250878
3084	HD02282	01469	Full	130		Ryder Road		Kirby Frith	Leicester	Leicestershire	LE3 6TA	House	3	Trad	GN	Social Rent	Assured	Weekly	£113.94	£0.00	£0.00	E118.31	C	Feb-32	MVT	£72,044	£102,411	£102,411	Reval22	LT250878
3085	HD02283	01470	Full	131		Ryder Road		Kirby Frith	Leicester	Leicestershire	LE3 6TA	House	3	Trad	GN	Social Rent	Assured	Weekly	£113.93	£0.00	£0.00	E118.31	C	Feb-32	MVT	£72,044	£102,411	£102,411	Reval22	LT250878
3086	HD01394	02655	Full	3		Glenmary Close		New Parks	Leicester	Leicestershire	LE3 6PP	House	2	Trad	SO	Shared O/S	Assured	38.00%	Weekly	£47.57	£5.83	£0.00	C	Feb-32	EUV	£41,137	£41,137	£41,137	Reval22	LT220840
2153	HD00008	00081	Desktop	1		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£94.60	£6.90	£0.00	E98.22	D	Nov-30	MVT	£57,184	£88,085	£88,085	Reval22	LT406238
2154	HD00010	00082	Desktop	2		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£94.60	£6.90	£0.00	E98.22	D	Nov-30	MVT	£57,184	£88,085	£88,085	Reval22	LT406238
2155	HD00010	00083	Desktop	3		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	2	Trad	GN	Affordable	Probationary	Weekly	£121.41	£6.19	£23.19	E98.22	C	Jan-31	MVT	£86,934	£115,525	£115,525	Reval22	LT406238
2156	HD00011	00084	Desktop	4		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£94.60	£6.90	£0.00	E98.22	D	Nov-30	MVT	£57,184	£88,085	£88,085	Reval22	LT406238
2157	HD00012	00085	Desktop	5		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£94.60	£6.90	£0.00	E98.22	D	Feb-31	MVT	£57,184	£88,085	£88,085	Reval22	LT406238
2158	HD00013	00086	Desktop	6		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£94.60	£6.90	£0.00	E98.22	D	Jan-31	MVT	£51,109	£78,726	£78,726	Reval22	LT406238
2159	HD00014	00087	Desktop	7		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£94.60	£6.90	£0.00	E98.22	D	Jul-31	MVT	£51,109	£78,726	£78,726	Reval22	LT406238
2160	HD00015	00088	Desktop	8		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	2	Trad	GN	Affordable	Probationary	Weekly	£119.79	£6.19	£23.17	E98.22	C	Jan-31	MVT	£85,984	£134,263	£134,263	Reval22	LT406238
2161	HD00016	00089	Desktop	9		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	2	Trad	GN	Affordable	Assured Lifetime	Weekly	£104.59	£6.19	£6.37	E98.22	B	Feb-31	MVT	£75,958	£99,743	£99,743	Reval22	LT406238
2162	HD00017	00090	Desktop	10		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	1	Trad	GN	Affordable	Assured Lifetime	Weekly	£91.81	£6.19	£3.69	E88.12	C	Feb-31	MVT	£65,557	£87,118	£87,118	Reval22	LT406238
2163	HD00018	00091	Desktop	11		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£95.59	£6.87	£0.00	E98.22	D	Feb-31	MVT	£57,184	£88,085	£88,085	Reval22	LT406238
2164	HD00019	00092	Desktop	12		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£94.60	£6.90	£0.00	E98.22	D	Nov-30	MVT	£57,184	£88,085	£88,085	Reval22	LT406238
2165	HD00020	00093	Desktop	13		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£94.93	£3.95	£0.00	E98.22	D	Nov-30	MVT	£57,184	£88,085	£88,085	Reval22	LT406238
2166	HD00021	00094	Desktop	14		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£85.13	£6.87	£0.00	E88.12	E	Jul-30	MVT	£51,466	£79,277	£79,277	Reval22	LT406238
2167	HD00022	00095	Desktop	15		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£85.15	£6.49	£0.00	E88.12	C	Mar-31	MVT	£51,466	£79,277	£79,277	Reval22	LT406238
2168	HD00023	00096	Desktop	16		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£94.60	£6.90	£0.00	E98.22	D	Nov-30	MVT	£57,184	£88,085	£88,085	Reval22	LT406238
2169	HD00024	00097	Desktop	17		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£94.60	£6.90	£0.00	E98.22	D	Apr-31	MVT	£57,184	£88,085	£88,085	Reval22	LT406238
2170	HD00025	00098	Desktop	18		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£84.85	£6.87	£0.00	E88.12	E	Nov-30	MVT	£51,109	£78,726	£78,726	Reval22	LT406238
2171	HD00026	00099	Desktop	19		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£121.43	£6.19	£23.21	E98.22	C	Mar-31	MVT	£86,934	£115,525	£115,525	Reval22	LT406238
2172	HD00027	01000	Desktop	20		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£94.60	£6.90	£0.00	E98.22	C	Apr-31	MVT	£57,184	£88,085	£88,085	Reval22	LT406238
2173	HD00028	01247	Desktop	21		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	1	Trad	GN	Affordable	Assured	Weekly	£94.60	£6.90	£0.00	E132.70	B	Nov-30	MVT	£59,150	£121,700	£121,700	Reval22	LT406238
2174	HD00029	01010	Desktop	22		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£84.85	£6.90	£0.00	E88.12	C	Apr-30	MVT	£51,109	£78,726	£78,726	Reval22	LT406238
2175	HD00030	01012	Desktop	23		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£84.86	£6.87	£0.00	E88.12	E	Aug-29	MVT	£51,109	£78,726	£78,726	Reval22	LT406238
2176	HD00031	01013	Desktop	24		Alexandra Court		London Road	Leicester	Leicestershire	LE2 5DN	Flat	2	Trad	GN	Affordable	Assured Lifetime	Weekly	£118.90	£6.19	£26.68	E98.22	E	Mar-27	MVT	£85,034	£133,000	£133,000	Reval22	LT406238
3841	HD03767	00670	Desktop	2		Whittington Drive		Whittington Drive	Ratby	Leicestershire	L6 0PA	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£100.36	£9.98	£0.00	E104.21	C	Nov-31	EUV	£64,196	£90,185	£90,185	Reval22	LT366871
3842	HD03768	00671	Desktop	3		Whittington Drive		Whittington Drive	Ratby	Leicestershire	L6 0PA	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£87.85	£9.98	£0.00	E104.21	C	Nov-31	EUV	£56,219	£78,729	£78,729	Reval22	LT366871
3843	HD03769	00672	Desktop	4		Whittington Drive		Whittington Drive	Ratby	Leicestershire	L6 0PA	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£100.71	£9.98	£0.00	E104.21	B	Aug-31	EUV	£64,196	£90,185	£90,185	Reval22	LT366871
3844	HD03770	00673	Desktop	5		Whittington Drive		Whittington Drive	Ratby	Leicestershire	L6 0PA	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£100.71	£9.98	£0.00	E104.21	C	Jan-25	EUV	£64,196	£90,185	£90,185	Reval22	LT366871
3845	HD03772	00674	Desktop	6		Whittington Drive		Whittington Drive	Ratby	Leicestershire	L6 0PA	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£100.36	£9.98	£0.00	E104.21	C	Nov-31	EUV	£64,196	£90,185	£90,185	Reval22	LT366871
3846	HD03773	00675	Desktop	7		Whittington Drive		Whittington Drive	Ratby	Leicestershire	L6 0PA	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£87.84	£9.94	£0.00	E104.21	C	Nov-31	EUV	£56,219	£78,729	£78,729	Reval22	LT366871
3847	HD03774	00676	Desktop	8		Whittington Drive		Whittington Drive	Ratby	Leicestershire	L6 0PA	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£100.36	£9.98	£0.00	E104.21	C	Nov-31	EUV	£64,196	£90,185	£90,185	Reval22	LT366871
3848	HD03775	00677	Desktop	9		Whittington Drive		Whittington Drive	Ratby	Leicestershire	L6 0PA	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£88.74	£9.98	£0.00	E104.21	C	Oct-31	EUV	£56,219	£78,729	£78,729	Reval22	LT366871
3849	HD03776	00678	Desktop	10		Whittington Drive		Whittington Drive	Ratby	Leicestershire	L6 0PA	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£117.15	£1.92	£0.00	E121.63	C	Nov-31	EUV	£75,212	£105,661	£105,661	Reval22	LT366871
3850	HD03777	00679	Desktop	11		Whittington Drive		Whittington Drive	Ratby	Leicestershire	L6 0ND	House	3	Trad	GN	Social Rent	Assured	Weekly	£117.15	£1.92	£0.00	E121.63	C	Nov-31	EUV	£75,212	£105,661	£105,661	Reval22	LT366871
3851	HD03778	00670	Desktop	12		Whittington Drive		Whittington Drive	Ratby	Leicestershire	L6 0ND	House	3	Trad	GN	Social Rent	Assured	Weekly	£117.13	£1.91	£0.00	E121.63	C	Oct-31	EUV	£75,212	£105,661	£105,661	Reval22	LT366871
3852	HD03779	00671	Desktop	13		Whittington Drive		Whittington Drive	Ratby	Leicestershire	L6 0ND	House	3																	

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bids	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number				
																							EUV SH 2023	(Before adjusting for security allocation)						
3777	HD03566	006583	Desktop	46	Foulds Lane		Whetstone	Leicester	Leicestershire	LE4 4Z	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£106.78	£1.15	£0.00	£110.89	C	Jan-26	MVT	£64.332	£99.096	£99.096	Reval22	LT360656	
3778	HD03567	006584	Desktop	48	Foulds Lane		Whetstone	Leicester	Leicestershire	LE4 4Z	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£106.78	£1.15	£0.00	£110.89	C	Jan-26	MVT	£64.332	£99.096	£99.096	Reval22	LT360656	
3779	HD03568	006585	Desktop	50	Foulds Lane		Whetstone	Leicester	Leicestershire	LE4 4Z	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£106.78	£1.15	£0.00	£110.89	C	Nov-31	MVT	£64.332	£99.096	£99.096	Reval22	LT360656	
3780	HD03569	006586	Desktop	51	Foulds Lane		Whetstone	Leicester	Leicestershire	LE4 4Z	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£106.78	£1.15	£0.00	£110.89	C	Jan-26	MVT	£64.332	£99.096	£99.096	Reval22	LT360656	
3757	HD03541	006488	Full	18	Allington Street			Leicester	Leicestershire	LE4 6AB	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£104.76	£0.00	£0.00	£108.76	D	Jan-27	MVT	£81.049	£115.212	£115.212	Reval22	LT370073	
3758	HD03543	006490	Full	22	Allington Street			Leicester	Leicestershire	LE4 6AB	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£104.76	£0.00	£0.00	£108.76	D	Oct-31	MVT	£81.049	£115.212	£115.212	Reval22	LT370073	
3760	HD03544	006491	Full	23	Allington Street			Leicester	Leicestershire	LE4 6AB	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£104.76	£0.00	£0.00	£108.76	D	Oct-31	MVT	£81.049	£115.212	£115.212	Reval22	LT370073	
3767	HD03294	005972	Full	30	Allington Street			Leicester	Leicestershire	LE4 6AB	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£105.43	£0.00	£0.00	£109.50	D	Oct-31	MVT	£82.850	£117.773	£117.773	Reval22	LT238922	
3768	HD03296	005974	Full	34	Allington Street			Leicester	Leicestershire	LE4 6AB	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£105.43	£0.00	£0.00	£109.50	D	Oct-31	MVT	£82.850	£117.773	£117.773	Reval22	LT238922	
3765	HD03292	005903	Full	36	Allington Street			Leicester	Leicestershire	LE4 6AB	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£121.81	£0.00	£0.00	£126.47	D	Oct-31	MVT	£100.863	£148.376	£148.376	Reval22	LT238922	
3156	HD02404	01793	Full	80	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Oct-31	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3157	HD02405	01794	Full	82	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Oct-31	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3158	HD02406	01795	Full	84	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Jan-27	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3159	HD02407	01796	Full	86	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Oct-31	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3160	HD02408	01797	Full	88	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Oct-31	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3161	HD02409	01798	Full	90	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Oct-31	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3162	HD02410	01799	Full	92	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Affordable	5yr Fixed Term Steppe	Assured	Weekly 52	£126.26	£0.00	£8.68	£117.57	D	May-24	MVT	£117.132	£143.905	£143.905	Reval22	LT263731
3163	HD02411	01800	Full	94	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Feb-23	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3164	HD02412	01801	Full	96	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£102.58	£0.00	£0.00	£106.49	C	Jan-26	MVT	£63.038	£89.610	£89.610	Reval22	LT263731	
3165	HD02413	01802	Full	98	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Oct-31	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3166	HD02414	01803	Full	100	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Feb-23	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3167	HD02415	01804	Full	102	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Affordable	5yr Fixed Term Steppe	Assured	Weekly 52	£123.55	£0.00	£5.98	£117.57	D	Oct-31	MVT	£117.132	£143.905	£143.905	Reval22	LT263731
3168	HD02416	01805	Full	104	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Oct-31	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3169	HD02417	01806	Full	106	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Feb-23	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3170	HD02418	01807	Full	108	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Jan-26	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3171	HD02419	01808	Full	110	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Apr-26	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3172	HD02420	01809	Full	112	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Oct-31	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3173	HD02421	01810	Full	114	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Jan-27	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3174	HD02422	01811	Full	116	Ashthorpe Road			Leicester	Leicestershire	LE3 3PL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£113.23	£0.00	£0.00	£117.57	D	Feb-23	MVT	£79.248	£112.652	£112.652	Reval22	LT263731	
3763	HD03575	006579	Desktop	3663	Barby Road			Leicester	Leicestershire	LE4 6AB	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£107.53	£0.00	£0.00	£107.53	D	Feb-23	MVT	£66.475	£93.387	£93.387	Reval22	LT310270	
3759	HD03545	006565	Desktop	25	Bestwood Close			Leicester	Leicestershire	LE3 9EY	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£104.54	£0.79	£0.00	£108.57	E	Aug-30	ELV	£67.235	£94.544	£67.235	Reval22	LT359839	
3760	HD03546	006566	Desktop	26	Bestwood Close			Leicester	Leicestershire	LE3 9EY	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£103.59	£0.78	£0.00	£107.53	E	Aug-30	ELV	£66.475	£93.387	£66.475	Reval22	LT359839	
3761	HD03547	006567	Desktop	27	Bestwood Close			Leicester	Leicestershire	LE3 9EY	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£107.53	£0.79	£0.00	£107.53	E	Aug-30	ELV	£66.475	£93.387	£66.475	Reval22	LT359839	
3762	HD03548	006568	Desktop	28	Bestwood Close			Leicester	Leicestershire	LE3 9EY	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£103.57	£0.79	£0.00	£107.53	E	Oct-31	ELV	£66.475	£93.387	£66.475	Reval22	LT359839	
3763	HD03549	006569	Desktop	29	Bestwood Close			Leicester	Leicestershire	LE3 9EY	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£104.55	£0.78	£0.00	£108.57	E	Aug-30	ELV	£67.235	£94.544	£67.235	Reval22	LT359839	
3764	HD03550	006570	Desktop	30	Bestwood Close			Leicester	Leicestershire	LE3 9EY	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£103.61	£0.79	£0.00	£107.53	E	Aug-30	ELV	£67.235	£94.544	£67.235	Reval22	LT359839	
3765	HD03551	006571	Desktop	31	Bestwood Close			Leicester	Leicestershire	LE3 9EY	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£119.31	£0.79	£0.00	£116.63	E	Aug-30	ELV	£72.173	£101.392	£72.173	Reval22	LT361426	
3766	HD03552	006572	Desktop	32	Bestwood Close			Leicester	Leicestershire	LE3 9EY	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£113.61	£0.79	£0.00	£117.93	E	Aug-30	ELV	£72.933	£102.459	£72.933	Reval22	LT361427	
3767	HD03553	006573	Desktop	33	Bestwood Close			Leicester	Leicestershire	LE3 9EY	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£103.61	£0.79	£0.00	£107.53	E	Aug-30	ELV	£67.235	£94.544	£67.235	Reval22	LT361428	
3768	HD03554	006574	Desktop	34	Bestwood Close			Leicester	Leicestershire	LE3 9EY	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£103.57	£0.79	£0.00	£107.53	E	Oct-31	ELV	£66.475	£93.387	£66.475	Reval22	LT361430	
3769	HD03555	006575	Desktop	35	Bestwood Close			Leicester	Leicestershire	LE3 9EY	House	2	Trfd																	

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number			
																							EUV SH 2023	(Before adjusting for security allocation)					
2706	HD01520	01052	Full	40	Church Court	Montreal Road	Leicester	Leicestershire	LE1 2GR	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly	£77.65	£35.79	£0.00	£80.63	E	Apr-30	MVT	£35,296	£52,421	£52,421	Reval22	LT215749	
2707	HD01521	01053	Full	41	Church Court	Montreal Road	Leicester	Leicestershire	LE1 2GR	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly	£71.04	£35.79	£0.00	£73.76	B	Jul-31	MVT	£30,884	£45,868	£45,868	Reval22	LT215749	
2708	HD01522	01054	Full	42	Church Court	Montreal Road	Leicester	Leicestershire	LE1 2GR	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly	£73.28	£35.79	£0.00	£73.76	E	Apr-30	MVT	£30,884	£45,868	£45,868	Reval22	LT215749	
2709	HD01523	01055	Full	43	Church Court	Montreal Road	Leicester	Leicestershire	LE1 2GR	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly	£71.04	£35.79	£0.00	£73.76	B	Jul-31	MVT	£30,884	£45,868	£45,868	Reval22	LT215749	
2710	HD01524	01056	Full	44	Church Court	Montreal Road	Leicester	Leicestershire	LE1 2GR	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly	£77.66	£35.79	£0.00	£80.63	C	Oct-31	MVT	£35,296	£52,421	£52,421	Reval22	LT215749	
2711	HD01525	01057	Full	45	Church Court	Montreal Road	Leicester	Leicestershire	LE1 2GR	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly	£71.04	£35.79	£0.00	£73.76	E	Apr-30	MVT	£30,884	£45,868	£45,868	Reval22	LT215749	
2712	HD01526	01058	Full	46	Church Court	Montreal Road	Leicester	Leicestershire	LE1 2GR	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly	£71.04	£35.79	£0.00	£73.76	B	Jul-31	MVT	£30,884	£45,868	£45,868	Reval22	LT215749	
2713	HD01527	01059	Full	47	Church Court	Montreal Road	Leicester	Leicestershire	LE1 2GR	Flat	2	Trad	Sheltered	Social Rent	Assured	Weekly	£86.14	£35.79	£0.00	£89.44	B	Jul-31	MVT	£41,914	£62,250	£62,250	Reval22	LT215749	
2714	HD01528	01060	Full	48	Church Court	Montreal Road	Leicester	Leicestershire	LE1 2GR	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly	£66.62	£35.79	£0.00	£73.76	E	Apr-30	MVT	£30,884	£45,868	£45,868	Reval22	LT215749	
2715	HD01529	01061	Full	49	Church Court	Montreal Road	Leicester	Leicestershire	LE1 2GR	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly	£70.28	£35.77	£0.00	£80.63	E	Apr-30	MVT	£35,296	£52,421	£52,421	Reval22	LT215749	
2716	HD01530	01062	Full	50	Church Court	Montreal Road	Leicester	Leicestershire	LE1 2GR	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly	£71.03	£35.77	£0.00	£73.76	B	Jul-31	MVT	£30,884	£45,868	£45,868	Reval22	LT215749	
2437	HD00522	00495	Desktop	1	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£79.31	£13.16	£0.00	£85.85	D	Oct-31	MVT	£47,892	£73,771	£73,771	Reval22	LT108279	
2438	HD00523	00496	Desktop	2	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£82.68	£13.16	£0.00	£85.85	D	Oct-31	MVT	£50,036	£77,074	£77,074	Reval22	LT108279	
2439	HD00524	00497	Desktop	3	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£82.67	£13.16	£0.00	£85.85	C	Oct-27	MVT	£50,036	£77,074	£77,074	Reval22	LT108279	
2440	HD00525	00498	Desktop	4	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£82.68	£13.16	£0.00	£85.85	~	~	MVT	£50,036	£77,074	£77,074	Reval22	LT108279	
2441	HD00526	00499	Desktop	5	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£82.67	£13.16	£0.00	£85.85	C	Mar-28	MVT	£50,036	£77,074	£77,074	Reval22	LT108279	
2442	HD00527	00500	Desktop	6	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£82.87	£13.16	£0.00	£85.85	C	Oct-31	MVT	£50,036	£77,074	£77,074	Reval22	LT108279	
2443	HD00528	00501	Desktop	7	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£94.07	£13.16	£0.00	£97.66	~	~	MVT	£56,827	£87,535	£87,535	Reval22	LT108279	
2444	HD00529	00502	Desktop	8	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	2	Trad	Other	Leasehold	Other Leasehold	0.00%	Weekly	£94.07	£13.16	£0.00	£97.66	~	~	MVT	£56,827	£87,535	£87,535	Reval22	LT108279
2445	HD00530	00503	Desktop	9	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£94.07	£13.16	£0.00	£97.66	~	~	MVT	£56,827	£87,535	£87,535	Reval22	LT108279	
2446	HD00531	00503	Desktop	10	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£94.07	£13.16	£0.00	£97.66	C	Oct-31	MVT	£56,827	£87,535	£87,535	Reval22	LT108279	
2447	HD00532	00504	Desktop	11	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£75.54	£15.50	£0.00	£85.85	D	Oct-31	MVT	£46,820	£72,120	£72,120	Reval22	LT108279	
2448	HD00533	00505	Desktop	12	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£82.68	£13.16	£0.00	£85.85	C	Nov-26	MVT	£50,036	£77,074	£77,074	Reval22	LT108279	
2449	HD00534	00506	Desktop	13	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Affordable	Assured Lifetime	~	Weekly	£108.00	£10.70	£10.34	£97.66	C	Nov-27	MVT	£77,433	£102,900	£102,900	Reval22	LT108279
2450	HD00535	00507	Desktop	14	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly	£108.00	£10.70	£10.34	£97.66	C	Jun-31	MVT	£77,433	£102,900	£102,900	Reval22	LT108279
2451	HD00536	00508	Desktop	15	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£82.68	£13.16	£0.00	£85.85	C	Oct-31	MVT	£49,122	£75,973	£75,973	Reval22	LT108279	
2452	HD00537	00509	Desktop	16	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£20.29	£13.88	£0.00	£97.66	C	Mar-30	MVT	£12,152	£18,718	£18,718	Reval22	LT108279	
2453	HD00538	00510	Desktop	17	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£89.92	£13.16	£0.00	£97.66	~	~	MVT	£54,325	£83,681	£83,681	Reval22	LT108279	
2454	HD00539	00511	Desktop	18	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£94.07	£13.16	£0.00	£97.66	C	Oct-31	MVT	£56,827	£87,535	£87,535	Reval22	LT108279	
2455	HD00540	00512	Desktop	19	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	2	Trad	Other	Leasehold	Former Right to Buy	0.00%	Weekly	£94.07	£13.16	£0.00	£97.66	~	~	MVT	£56,827	£87,535	£87,535	Reval22	LT108279
2456	HD00541	00513	Desktop	20	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£82.68	£13.16	£0.00	£85.85	C	Oct-31	MVT	£50,036	£77,074	£77,074	Reval22	LT108279	
2457	HD00542	00514	Desktop	21	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£84.46	£12.98	£0.00	£85.85	C	Oct-29	MVT	£49,122	£75,973	£75,973	Reval22	LT108279	
2458	HD00543	00515	Desktop	22	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£84.46	£13.16	£0.00	£85.85	~	~	MVT	£49,122	£75,973	£75,973	Reval22	LT108279	
2459	HD00544	00516	Desktop	23	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£82.68	£13.16	£0.00	£85.85	~	~	MVT	£50,036	£77,074	£77,074	Reval22	LT108279	
2460	HD00545	00517	Desktop	24	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£82.96	£12.04	£0.00	£85.85	C	Sep-31	MVT	£50,036	£77,074	£77,074	Reval22	LT108279	
2461	HD00546	00518	Desktop	25	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£92.85	£13.16	£0.00	£97.66	~	~	MVT	£56,827	£87,535	£87,535	Reval22	LT108279	
2462	HD00547	00610	Desktop	26	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	2	Trad	Other	Leasehold	Former Right to Buy	0.00%	Weekly	£94.07	£13.16	£0.00	£97.66	C	Feb-29	MVT	£56,827	£87,535	£87,535	Reval22	LT108279
2463	HD00548	00520	Desktop	27	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly	£106.87	£10.70	£9.21	£87.66	C	Jul-26	MVT	£76,483	£101,637	£101,637	Reval22	LT108279
2464	HD00549	00521	Desktop	28	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	2	Trad	Other	Leasehold	Former Right to Buy	0.00%	Weekly	£106.87	£10.70	£9.21	£87.66	~	~	MVT	£76,483	£101,637	£101,637	Reval22	LT108279
2465	HD00550	00522	Desktop	29	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured	Weekly	£82.96	£13.16	£0.00	£85.85	C	Jan-24	MVT	£50,036	£77,074	£77,074	Reval22	LT108279	
2466	HD00551	00523	Desktop	30	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Social Rent	Assured - Fair Rent	Weekly	£73.38	£6.50	£0.00	£85.85	C	Oct-31	MVT	£39,263	£65,886	£65,886	Reval22	LT108279	
2467	HD00552	00524	Desktop	31	Colman Close		Leicester	Leicestershire	LE5 4LP	Flat	1	Trad	GN	Affordable	Assured Lifetime	~	Weekly	£82.63	£10.70	£0.00	£85.85	~	~	MVT	£50,036	£77,074	£77,074	Reval22	LT108279
2468	HD																												

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number		
																							EUV SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)	
2400	HD00424	00388	Desktop	12		Tichborne Court	2A Tichborne Street	LE1 2NQ	Flat	2	Trfd	GN	Social Rent		Weekly	€92.65	€6.73	€0.00	€96.19	C	Sep-31	MVT	€39.314	€60.559	€60.559	Reval22	LT1246	
2401	HD00425	00389	Desktop	13		Tichborne Court	2A Tichborne Street	LE1 2NQ	Flat	2	Trfd	GN	Social Rent		Weekly	€90.66	€6.72	€0.00	€96.19	B	Sep-31	MVT	€39.314	€60.559	€60.559	Reval22	LT1246	
2402	HD00426	00390	Desktop	14		Tichborne Court	2A Tichborne Street	LE1 2NQ	Flat	2	Trfd	GN	Social Rent		Weekly	€88.46	€5.00	€0.00	€96.19	C	Sep-31	MVT	€34.800	€58.447	€58.447	Reval22	LT1246	
353	HD02983	00487	Full	1		Holls Meadow	East Leake	LE12 6RU	House	3	Trfd	SO	Shared O/S	50.00%	Weekly	€45.40	€5.83	€0.00	€55.674	C	Jun-24	MVT	€55.674	€55.674	€55.674	Reval22	NT32666	
3526	HD02978	00487	Full	1		Holls Meadow	East Leake	LE12 6RU	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€42.96	€5.83	€0.00	€55.674	C	Jun-24	MVT	€55.674	€55.674	€55.674	Reval22	NT32666	
3527	HD02978	00487	Full	1		Holls Meadow	East Leake	LE12 6RU	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€45.40	€5.83	€0.00	€55.674	C	Jun-24	MVT	€55.674	€55.674	€55.674	Reval22	NT32666	
3528	HD02979	00488	Full	1		Holls Meadow	East Leake	LE12 6RU	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€45.40	€5.83	€0.00	€55.674	C	Jun-24	MVT	€55.674	€55.674	€55.674	Reval22	NT32666	
3529	HD02981	00489	Full	1		Holls Meadow	East Leake	LE12 6RU	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€45.40	€5.83	€0.00	€55.674	C	Jun-24	MVT	€55.674	€55.674	€55.674	Reval22	NT32666	
3610	HD03080	004861	Full	38		Thistle Bank	East Leake	LE12 6GS	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€47.01	€5.83	€0.00	€55.674	D	Mar-30	MVT	€55.674	€55.674	€55.674	Reval22	NT34163	
2600	HD01219	00949	Full	2		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.25	€0.00	€88.66	D	Mar-30	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2601	HD01220	00950	Full	4		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.25	€0.00	€88.66	C	Aug-29	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2595	HD01214	02616	Full	5		Barons Way	Mountsorrel	LE12 7FA	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€29.35	€5.83	€0.00	€57.220	C	Jun-25	MVT	€57.220	€57.220	€57.220	Reval22	LT19368	
2602	HD01221	00951	Full	8		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.25	€0.00	€88.66	C	Aug-29	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2598	HD01217	02620	Full	15		Barons Way	Mountsorrel	LE12 7FA	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€31.42	€5.83	€0.00	€57.220	C	Jun-25	MVT	€57.220	€57.220	€57.220	Reval22	LT19368	
2596	HD01215	02618	Full	9		Barons Way	Mountsorrel	LE12 7FA	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€30.48	€5.83	€0.00	€57.220	C	Jun-25	MVT	€57.220	€57.220	€57.220	Reval22	LT19368	
2604	HD01223	00620	Full	10		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Intermediate	Assured Shorthold	50.00%	Weekly	€101.24	€0.00	€0.00	€101.24	D	Mar-30	MVT	€63.890	€78.494	€78.494	Reval22	LT18692
2597	HD01216	02619	Full	11		Barons Way	Mountsorrel	LE12 7FA	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€30.48	€5.83	€0.00	€57.220	C	Jun-25	MVT	€57.220	€57.220	€57.220	Reval22	LT19368	
2605	HD01224	00646	Full	12		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Intermediate	Assured Shorthold	50.00%	Weekly	€105.39	€0.00	€0.00	€105.39	C	Aug-24	MVT	€63.890	€78.494	€78.494	Reval22	LT18692
2606	HD01225	00955	Full	14		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.27	€0.00	€88.66	C	Nov-32	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2608	HD01217	00957	Full	18		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.25	€0.00	€88.66	D	Aug-29	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2607	HD01216	00956	Full	16		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.27	€0.00	€88.66	C	Aug-29	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2599	HD01218	02621	Full	17		Barons Way	Mountsorrel	LE12 7FA	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€31.42	€5.83	€0.00	€57.220	C	Jun-25	MVT	€57.220	€57.220	€57.220	Reval22	LT19368	
2608	HD01217	00957	Full	18		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.25	€0.00	€88.66	D	Aug-29	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2609	HD01218	00958	Full	20		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.25	€0.00	€88.66	C	Nov-32	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2610	HD01219	00959	Full	22		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.27	€0.00	€88.66	C	Feb-23	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2611	HD01220	00960	Full	24		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.25	€0.00	€88.66	C	Nov-32	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2612	HD01231	00961	Full	26		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.25	€0.00	€88.66	C	Nov-29	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2613	HD01232	006087	Full	28		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.25	€0.00	€88.66	C	Dec-29	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2614	HD01233	00963	Full	30		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.25	€0.00	€88.66	C	Feb-23	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2615	HD01234	00964	Full	32		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.25	€0.00	€88.66	C	Mar-29	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2616	HD01235	00965	Full	34		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.27	€0.00	€88.66	C	Feb-30	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2617	HD01236	00966	Full	36		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.25	€0.00	€88.66	C	Aug-29	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2618	HD01237	00967	Full	38		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.25	€0.00	€88.66	C	Mar-29	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
2619	HD01238	00968	Full	40		Barons Way	Mountsorrel	LE12 7FA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.27	€0.00	€88.66	C	Feb-31	MVT	€43.226	€61.447	€61.447	Reval22	LT18692	
3408	HD02752	03111	Full	2		Glenriffin Close	Mountsorrel	LE12 7GB	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€40.26	€5.83	€0.00	€57.220	C	Jun-25	MVT	€61.860	€61.860	€61.860	Reval22	LT309184	
3409	HD02753	03112	Full	3		Glenriffin Close	Mountsorrel	LE12 7GB	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€40.26	€5.83	€0.00	€57.220	C	Jun-25	MVT	€61.860	€61.860	€61.860	Reval22	LT309184	
3410	HD02754	03113	Full	4		Glenriffin Close	Mountsorrel	LE12 7GB	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€37.79	€5.83	€0.00	€57.220	C	Aug-30	MVT	€61.860	€61.860	€61.860	Reval22	LT309184	
3411	HD02781	03098	Full	1		Glenriffin Gardens	Mountsorrel	LE12 7YE	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€38.39	€5.83	€0.00	€57.220	C	Jun-25	MVT	€61.860	€61.860	€61.860	Reval22	LT309184	
3412	HD02784	03100	Full	2		Glenriffin Gardens	Mountsorrel	LE12 7YE	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€38.39	€5.83	€0.00	€57.220	C	Jun-25	MVT	€61.860	€61.860	€61.860	Reval22	LT309184	
3413	HD02787	03105	Full	1		Glenriffin Gardens	Mountsorrel	LE12 7YE	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€42.30	€5.83	€0.00	€57.220	C	Jun-25	MVT	€61.860	€61.860	€61.860	Reval22	LT309184	
3414	HD02788	03107	Full	10		Glenriffin Gardens	Mountsorrel	LE12 7YE	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	n/a	€0.00	€0.00	n/a	D	Mar-26	EUV	n/a	n/a	n/a	Reval22	LT309184	
3415	HD02790	03109	Full	11		Glenriffin Gardens	Mountsorrel	LE12 7YE	House	2	Trfd	SO	Shared O/S	50.00%	Weekly	€38.39	€5.83	€0.00	€57.220	C	Jun-25	MVT	€61.860	€61.860	€61.860	Reval22	LT309184	
4103	HD06979	NA	Full	13		Market Place	Mountsorrel	LE12 7BA	Flat	1	Trfd	GN	Office	Not let	50.00%	Weekly	n/a	€0.00	€0.00	n/a	C	Nov-24	MVT	n/a	n/a	n/a	Reval22	LT18692
2620	HD01239	00969	Full	15		Market Place	Mountsorrel	LE12 7BA	Flat	1	Trfd	GN	Social Rent		Weekly	€85.39	€12.25	€0.00	€88.66	C	May-29	MVT	€43.					

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc.	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number			
																							EUW SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)		
8544	HS00521	DW 00395_18	Full	18	Lamas Close		Hubbards Bosworth	Lutterworth	Leicestershire	LE17 6LL	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£98.00	£0.00	£0.00	£101.50	~	~	EUW	£75,268	£107,355	£75,268	Reval22	LT412582
8545	HS00522	DW 00395_20	Full	20	Lamas Close		Hubbards Bosworth	Lutterworth	Leicestershire	LE17 6LL	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.76	£0.00	£0.00	£101.50	D	Sep-31	EUW	£55,059	£97,530	£55,059	Reval22	LT412582
8551	HS00528	DW 00400_7	Full	7	School Lane		Hubbards Bosworth	Lutterworth	Leicestershire	LE17 6JU	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.76	£0.00	£0.00	£101.50	~	~	EUW	£52,437	£92,885	£52,437	Reval22	LT412582
8546	HS00529	DW 00400_15	Full	15	School Lane		Hubbards Bosworth	Lutterworth	Leicestershire	LE17 6JU	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.76	£0.00	£0.00	£101.50	~	~	EUW	£52,437	£92,885	£52,437	Reval22	LT412582
8549	HS00526	DW 00400_17	Full	17	School Lane		Hubbards Bosworth	Lutterworth	Leicestershire	LE17 6JU	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.74	£0.00	£0.00	£111.89	~	~	EUW	£86,021	£122,691	£86,021	Reval22	LT412582
8550	HS00527	DW 00400_25	Full	25	School Lane		Hubbards Bosworth	Lutterworth	Leicestershire	LE17 6JU	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.76	£0.00	£0.00	£101.50	D	Feb-29	EUW	£71,684	£102,243	£71,684	Reval22	LT412582
8551	HS00528	DW 00400_26	Full	26	School Lane		Hubbards Bosworth	Lutterworth	Leicestershire	LE17 6JU	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.76	£0.00	£0.00	£101.50	~	~	EUW	£55,059	£97,530	£55,059	Reval22	LT412582
8553	HS00532	DW 00405_20	Full	20	Wellford Road		Hubbards Bosworth	Lutterworth	Leicestershire	LE17 6JX	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.76	£0.00	£0.00	£101.50	~	~	EUW	£75,268	£107,355	£75,268	Reval22	LT412582
8554	HS00533	DW 00405_24	Full	24	Wellford Road		Hubbards Bosworth	Lutterworth	Leicestershire	LE17 6JX	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.76	£0.00	£0.00	£101.50	~	~	EUW	£55,059	£97,530	£55,059	Reval22	LT412582
8555	HS00534	DW 00405_26	Full	26	Wellford Road		Hubbards Bosworth	Lutterworth	Leicestershire	LE17 6JX	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.76	£0.00	£0.00	£101.50	D	Jun-27	EUW	£75,268	£107,355	£75,268	Reval22	LT412582
8556	HS00535	DW 00405_28	Full	28	Wellford Road		Hubbards Bosworth	Lutterworth	Leicestershire	LE17 6JX	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.76	£0.00	£0.00	£101.50	~	~	EUW	£55,059	£97,530	£55,059	Reval22	LT412582
8557	HS00536	DW 00405_30	Full	30	Wellford Road		Hubbards Bosworth	Lutterworth	Leicestershire	LE17 6JX	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.76	£0.00	£0.00	£101.50	~	~	EUW	£55,059	£97,530	£55,059	Reval22	LT412582
8581	HS00685	DW 00475_2	Full	2	Elmcroft Road		North Kilworth	Lutterworth	Leicestershire	LE17 6HX	Bungalow	1	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.10	£1.28	£0.00	£100.82	D	Sep-31	EUW	£52,437	£92,885	£52,437	Reval22	LT412403
8582	HS00686	DW 00475_3	Full	3	Elmcroft Road		North Kilworth	Lutterworth	Leicestershire	LE17 6HX	Bungalow	1	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£101.06	£0.00	£0.00	£111.89	D	Jan-31	EUW	£89,605	£127,803	£89,605	Reval22	LT412403
8583	HS00687	DW 00475_4	Full	4	Elmcroft Road		North Kilworth	Lutterworth	Leicestershire	LE17 6HX	Bungalow	1	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.10	£1.28	£0.00	£100.82	D	Sep-31	EUW	£52,437	£92,885	£52,437	Reval22	LT412403
8584	HS00688	DW 00475_5	Full	5	Elmcroft Road		North Kilworth	Lutterworth	Leicestershire	LE17 6HX	Bungalow	1	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.10	£1.28	£0.00	£100.82	D	Sep-31	EUW	£71,684	£102,243	£71,684	Reval22	LT412403
8579	HS00683	DW 00475_16	Full	16	Elmcroft Road		North Kilworth	Lutterworth	Leicestershire	LE17 6HX	Bungalow	1	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.10	£1.28	£0.00	£100.82	F	Jul-24	EUW	£71,684	£102,243	£71,684	Reval22	LT412403
8577	HS00681	DW 00475_12	Full	12	Elmcroft Road		North Kilworth	Lutterworth	Leicestershire	LE17 6HX	Bungalow	1	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.10	£1.28	£0.00	£100.82	B	Jan-31	EUW	£52,437	£92,885	£52,437	Reval22	LT412403
8578	HS00682	DW 00475_14	Full	14	Elmcroft Road		North Kilworth	Lutterworth	Leicestershire	LE17 6HX	Bungalow	1	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.10	£1.28	£0.00	£100.82	D	Sep-31	EUW	£71,684	£102,243	£71,684	Reval22	LT412403
8576	HS00680	DW 00475_10	Full	10	Elmcroft Road		North Kilworth	Lutterworth	Leicestershire	LE17 6HX	Bungalow	1	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£97.10	£1.28	£0.00	£100.82	F	Jul-24	EUW	£71,684	£102,243	£71,684	Reval22	LT412403
8580	HS00684	DW 00475_17	Full	17	Elmcroft Road		North Kilworth	Lutterworth	Leicestershire	LE17 6HX	Bungalow	1	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.76	£0.00	£0.00	£111.89	D	Jan-31	EUW	£89,605	£127,803	£89,605	Reval22	LT412403
8585	HS00689	DW 00485_1	Full	1	Hawthorne Road		North Kilworth	Lutterworth	Leicestershire	LE17 6EU	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£109.25	£0.00	£0.00	£113.43	E	Feb-31	EUW	£65,547	£116,107	£65,547	Reval22	LT412403
8586	HS00691	DW 00485_3	Full	3	Hawthorne Road		North Kilworth	Lutterworth	Leicestershire	LE17 6EU	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£108.09	£0.00	£0.00	£112.25	B	May-31	EUW	£65,547	£116,107	£65,547	Reval22	LT412403
8587	HS00692	DW 00485_4	Full	4	Hawthorne Road		North Kilworth	Lutterworth	Leicestershire	LE17 6EU	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.74	£0.00	£0.00	£111.89	D	Jan-31	EUW	£65,547	£116,107	£65,547	Reval22	LT412403
8588	HS00693	DW 00490_1	Full	1	Avon Court	North Kilworth Road	North Kilworth	Lutterworth	Leicestershire	LE17 6OR	Bungalow	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£106.14	£6.79	£0.00	£110.21	C	May-31	MVT	£77,447	£110,092	£110,092	Reval22	LT412453
8589	HS00694	DW 00490_2	Full	2	Avon Court	North Kilworth Road	North Kilworth	Lutterworth	Leicestershire	LE17 6OR	Bungalow	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£109.25	£0.00	£0.00	£113.43	D	Apr-31	MVT	£63,470	£109,002	£109,002	Reval22	LT412453
8590	HS00695	DW 00490_3	Full	3	Avon Court	North Kilworth Road	North Kilworth	Lutterworth	Leicestershire	LE17 6OR	Bungalow	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£104.51	£9.14	£0.00	£110.02	C	May-31	MVT	£68,479	£101,523	£101,523	Reval22	LT412453
8591	HS00696	DW 00490_4	Full	4	Avon Court	North Kilworth Road	North Kilworth	Lutterworth	Leicestershire	LE17 6OR	Bungalow	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£105.86	£9.14	£0.00	£110.21	C	May-31	MVT	£64,991	£103,340	£103,340	Reval22	LT412453
8592	HS00697	DW 00495_1	Full	1	Lyons Crescent		South Kilworth	Lutterworth	Leicestershire	LE17 6DS	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£108.13	£0.00	£0.00	£111.89	D	Sep-31	MVT	£90,054	£128,014	£128,014	Reval22	LT412453
8593	HS00698	DW 00495_4	Full	4	Lyons Crescent		South Kilworth	Lutterworth	Leicestershire	LE17 6DS	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.74	£0.00	£0.00	£111.89	D	Oct-26	MVT	£75,268	£120,861	£120,861	Reval22	LT412453
8599	HS00705	DW 00495_5	Full	5	Lyons Crescent		South Kilworth	Lutterworth	Leicestershire	LE17 6DS	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.74	£0.00	£0.00	£111.89	D	Oct-26	MVT	£75,268	£120,861	£120,861	Reval22	LT412453
8600	HS00706	DW 00495_8	Full	8	Lyons Crescent		South Kilworth	Lutterworth	Leicestershire	LE17 6DS	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.74	£0.00	£0.00	£111.89	D	Oct-26	MVT	£90,054	£128,014	£128,014	Reval22	LT412453
8595	HS00700	DW 00495_11	Full	11	Lyons Crescent		South Kilworth	Lutterworth	Leicestershire	LE17 6DS	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£108.41	£0.00	£0.00	£112.25	C	Sep-31	MVT	£86,452	£122,893	£122,893	Reval22	LT412453
8594	HS00700	DW 00495_17	Full	17	Lyons Crescent		South Kilworth	Lutterworth	Leicestershire	LE17 6DS	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£108.09	£0.00	£0.00	£112.25	~	~	MVT	£75,268	£120,861	£120,861	Reval22	LT412453
8595	HS00701	DW 00495_18	Full	18	Lyons Crescent		South Kilworth	Lutterworth	Leicestershire	LE17 6DS	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£109.63	£0.00	£0.00	£113.43	E	Feb-31	MVT	£90,054	£128,014	£128,014	Reval22	LT412453
8596	HS00702	DW 00495_19	Full	19	Lyons Crescent		South Kilworth	Lutterworth	Leicestershire	LE17 6DS	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.74	£0.00	£0.00	£111.89	D	Oct-26	MVT	£75,268	£120,861	£120,861	Reval22	LT412453
8597	HS00703	DW 00495_20	Full	20	Lyons Crescent		South Kilworth	Lutterworth	Leicestershire	LE17 6DS	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£101.06	£0.00	£0.00	£111.89	D	Sep-31	MVT	£90,054	£128,014	£128,014	Reval22	LT412453
8602	HS00708	DW 00503_3	Full	3	North Road		South Kilworth	Lutterworth	Leicestershire	LE17 6DT	Bungalow	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.06	£0.00	£0.00	£111.89	E	Feb-28	MVT	£77,447	£110,092	£110,092	Reval22	LT412453
8603	HS00709	DW 00503_4	Full	4	North Road		South Kilworth	Lutterworth	Leicestershire	LE17 6DT	Bungalow	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£107.74	£0.00	£0.00	£111.89	D	Oct-26	MVT	£75,268	£120,861	£120,861	Reval22	LT412

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number		
																							EUV SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)	
8713	HS02680	DW 01700_11	Full	11	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	House	2	Trfd	GN	Affordable	Assured Non Shorthold	Weekly	£192.96	£0.00	£227.50	£110.67	B	Oct-26	ELUV	£97.768	£122.337	£97.768	Reval22	LT421252	
8714	HS02681	DW 01700_12	Full	12	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	House	2	Trfd	GN	Affordable	Assured Non Shorthold	Weekly	£150.99	£0.00	£27.50	£113.49	B	Oct-26	ELUV	£118.351	£148.812	£118.351	Reval22	LT421252	
8715	HS02682	DW 01700_13	Full	13	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	House	2	Trfd	GN	Affordable	Assured Non Shorthold	Weekly	£150.99	£0.00	£27.50	£113.49	B	Oct-26	ELUV	£118.351	£148.812	£118.351	Reval22	LT421252	
8716	HS02683	DW 01700_14	Full	14	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	House	2	Trfd	GN	Affordable	Assured Non Shorthold	Weekly	£150.99	£0.00	£27.50	£113.49	B	Oct-26	ELUV	£118.351	£148.812	£118.351	Reval22	LT421252	
8717	HS02684	DW 01700_15	Full	15	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly	£131.27	£0.00	£20.60	£109.67	B	Oct-26	ELUV	£97.768	£122.332	£97.768	Reval22	LT421252	
8720	HS02687	DW 01700_16	Full	16	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	House	2	Trfd	GN	Affordable	Fixed Term Assured	Weekly	£150.99	£0.00	£27.50	£113.49	B	Oct-26	ELUV	£118.351	£148.812	£118.351	Reval22	LT421252	
8721	HS02688	DW 01700_17	Full	17	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	House	2	Trfd	GN	Affordable	Assured Non Shorthold	Weekly	£150.99	£0.00	£27.50	£113.49	B	Oct-26	ELUV	£118.351	£148.812	£118.351	Reval22	LT421252	
8669	HS01128	DW 00745_18	Full	18	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£106.17	£0.28	£0.00	£110.21	B	Nov-26	MVT	£52.900	£86.603	£86.603	Reval22	LT421252	
8670	HS01129	DW 00745_19	Full	19	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£105.01	£0.28	£0.00	£109.02	C	Mar-26	MVT	£63.038	£89.610	£89.610	Reval22	LT421252	
8671	HS01130	DW 00745_20	Full	20	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£105.01	£0.28	£0.00	£109.02	E	Apr-27	MVT	£52.900	£86.603	£86.603	Reval22	LT421252	
8672	HS01131	DW 00745_21	Full	21	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£106.17	£0.27	£0.00	£110.21	B	Nov-26	MVT	£63.038	£89.610	£89.610	Reval22	LT421252	
8673	HS01132	DW 00745_22	Full	22	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£106.17	£0.28	£0.00	£110.21	D	May-25	MVT	£63.038	£89.610	£89.610	Reval22	LT421252	
8674	HS01133	DW 00745_23	Full	23	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£104.99	£0.28	£0.00	£109.02	C	Dec-28	MVT	£63.038	£89.610	£89.610	Reval22	LT421252	
8675	HS01134	DW 00745_24	Full	24	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£105.01	£0.28	£0.00	£109.02	E	Apr-27	MVT	£52.900	£86.603	£86.603	Reval22	LT421252	
8676	HS01135	DW 00745_25	Full	25	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£106.17	£0.28	£0.00	£110.21	C	Jun-25	MVT	£63.038	£89.610	£89.610	Reval22	LT421252	
8677	HS01136	DW 00745_26	Full	26	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£106.17	£0.27	£0.00	£110.21	C	Jun-25	MVT	£63.038	£89.610	£89.610	Reval22	LT421252	
8678	HS01137	DW 00745_27	Full	27	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£105.01	£0.27	£0.00	£109.02	C	Sep-31	MVT	£52.900	£86.603	£86.603	Reval22	LT421252	
8679	HS01138	DW 00745_28	Full	28	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£106.14	£0.28	£0.00	£110.21	C	Jun-26	MVT	£63.038	£89.610	£89.610	Reval22	LT421252	
8717	HS02684	DW 01700_14a	Full	14a	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	Flat	1	Trfd	GN	Affordable	Assured Lifetime	Weekly	£109.29	£0.00	£17.11	£92.18	B	Nov-26	ELUV	£56.603	£71.711	£56.603	Reval22	LT421252	
8720	HS02688	DW 01700_15a	Full	15a	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	Flat	1	Trfd	GN	Affordable	Fixed Term Assured	Weekly	£109.29	£0.00	£6.27	£92.18	B	Sep-26	ELUV	£56.603	£71.711	£56.603	Reval22	LT421252	
8721	HS02688	DW 01700_16a	Full	16a	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	House	3	Trfd	GN	Affordable	Fixed Term Assured	Weekly	£150.99	£0.00	£27.50	£113.49	B	Oct-26	ELUV	£118.351	£148.812	£118.351	Reval22	LT421252	
8723	HS02690	DW 01700_17a	Full	17a	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	Bung	1	Trfd	GN	Affordable	Assured Lifetime	Weekly	£109.29	£0.00	£9.97	£99.32	B	Nov-26	ELUV	£77.185	£97.052	£77.185	Reval22	LT421252	
8725	HS02692	DW 01700_2a	Full	2a	Westerly Court	Lutterworth	Leicestershire	LE17 4QW	Flat	1	Trfd	GN	Affordable	Assured Non Shorthold	Weekly	£98.45	£0.00	£6.27	£92.18	B	Sep-26	ELUV	£56.603	£71.711	£56.603	Reval22	LT421252	
8451	HS00330	DW 00215_31	Desktop	31	Middle Street	Foston	Market Harboro	Leicestershire	LE16 7RE	House	3	Trfd	GN	Social Rent	Assured	Weekly	£127.19	£0.00	£0.00	£132.08	D	Jan-33	ELUV	£81.669	£114.733	£81.669	Reval22	LT421239
8452	HS00331	DW 00215_33	Desktop	33	Middle Street	Foston	Market Harboro	Leicestershire	LE16 7RE	House	3	Trfd	GN	Social Rent	Assured	Weekly	£127.19	£0.00	£0.00	£132.08	E	Jul-28	ELUV	£81.669	£114.733	£81.669	Reval22	LT421239
8453	HS00332	DW 00215_37	Desktop	37	Middle Street	Foston	Market Harboro	Leicestershire	LE16 7RE	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£127.19	£0.00	£0.00	£132.08	D	Aug-31	ELUV	£77.367	£111.347	£77.367	Reval22	LT421239
8454	HS00333	DW 00215_39	Desktop	39	Middle Street	Foston	Market Harboro	Leicestershire	LE16 7RE	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£127.19	£0.00	£0.00	£132.08	D	May-24	ELUV	£77.367	£111.347	£77.367	Reval22	LT421239
8464	HS00343	DW 00202_9	Desktop	9	Swedish Close	Foston	Market Harboro	Leicestershire	LE16 7RQ	Bung	1	Trfd	GN	Social Rent	Assured	Weekly	£95.40	£7.54	£0.00	£99.06	D	Jan-33	ELUV	£61.537	£86.450	£61.537	Reval22	LT421230
8455	HS00344	DW 00202_11	Desktop	11	Swedish Close	Foston	Market Harboro	Leicestershire	LE16 7RQ	Bung	1	Trfd	GN	Social Rent	Assured	Weekly	£95.40	£5.12	£0.00	£99.06	D	Jan-33	ELUV	£61.537	£86.450	£61.537	Reval22	LT421230
8456	HS00345	DW 00202_13	Desktop	13	Swedish Close	Foston	Market Harboro	Leicestershire	LE16 7RQ	Bung	1	Trfd	GN	Social Rent	Assured	Weekly	£95.40	£5.12	£0.00	£99.06	D	Jan-33	ELUV	£61.537	£86.450	£61.537	Reval22	LT421230
8457	HS00346	DW 00202_15	Desktop	15	Swedish Close	Foston	Market Harboro	Leicestershire	LE16 7RQ	Bung	1	Trfd	GN	Social Rent	Assured	Weekly	£95.40	£5.12	£0.00	£99.06	D	Jan-33	ELUV	£61.537	£86.450	£61.537	Reval22	LT421230
8458	HS00347	DW 00202_17	Desktop	17	Swedish Close	Foston	Market Harboro	Leicestershire	LE16 7RQ	Bung	1	Trfd	GN	Social Rent	Assured	Weekly	£95.73	£5.11	£0.00	£99.06	C	Jun-32	ELUV	£61.537	£86.450	£61.537	Reval22	LT421230
8459	HS00348	DW 00202_19	Desktop	19	Swedish Close	Foston	Market Harboro	Leicestershire	LE16 7RQ	Bung	1	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£95.40	£7.54	£0.00	£99.06	D	Aug-31	ELUV	£61.537	£86.450	£61.537	Reval22	LT421230
8460	HS00349	DW 00202_21	Desktop	21	Swedish Close	Foston	Market Harboro	Leicestershire	LE16 7RQ	Bung	1	Trfd	GN	Social Rent	Assured	Weekly	£95.40	£5.12	£0.00	£99.06	C	Jan-33	ELUV	£61.537	£86.450	£61.537	Reval22	LT421230
8461	HS00340	DW 00202_23	Desktop	23	Swedish Close	Foston	Market Harboro	Leicestershire	LE16 7RQ	Bung	1	Trfd	GN	Social Rent	Assured	Weekly	£95.73	£7.40	£0.00	£99.06	C	Jun-32	ELUV	£61.537	£86.450	£61.537	Reval22	LT421230
8462	HS00341	DW 00202_25	Desktop	25	Swedish Close	Foston	Market Harboro	Leicestershire	LE16 7RQ	Bung	1	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£95.40	£5.12	£0.00	£99.06	D	Aug-31	ELUV	£61.537	£86.450	£61.537	Reval22	LT421230
8463	HS00342	DW 00202_27	Desktop	27	Swedish Close	Foston	Market Harboro	Leicestershire	LE16 7RQ	Bung	1	Trfd	GN	Social Rent	Assured	Weekly	£95.73	£7.54	£0.00	£99.06	C	Feb-33	ELUV	£61.537	£86.450	£61.537	Reval22	LT421230
8465	HS00344	DW 00202_11	Desktop	11	Swingbridge Street	Foston	Market Harboro	Leicestershire	LE16 7RH	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£112.53	£0.00	£0.00	£121.78	D	May-24	ELUV	£68.371	£98.399	£68.371	Reval22	LT421230
8466	HS00345	DW 00202_13	Desktop	13	Swingbridge Street	Foston	Market Harboro	Leicestershire	LE16 7RH	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£112.53	£0.00	£0.00	£121.78	D	May-24	ELUV	£68.371	£98.399	£68.371	Reval22	LT421230
8467	HS00346	DW 00202_13	Desktop	13	Swingbridge Street	Foston	Market Harboro	Leicestershire	LE16 7RH	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£127.19	£0.00	£0.00	£132.08	D	May-24	ELUV	£77.367	£111.347	£77.367	Reval22	LT421230
8468	HS00347	DW 00202_15	Desktop	15	Swingbridge Street	Foston	Market Harboro	Leicestershire	LE16 7RH	House	3	Trfd	GN	Social Rent	Assured	Weekly	£127.19	£0.00	£0.00	£132.08	D	May-24	ELUV	£81.669	£114.733	£81.669		

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AB Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number			
																							EUV SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)		
2789	HD01712	01074	Desktop	12	Farnham Court	Farnham Road	Market Harborough	Leicestershire	LE16 9BN	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£92.58	£11.34	£0.00	£96.14	C	Jul-31	MVT	£55,755	£85,883	£85,883	Reval22	LT24075	
2790	HD01713	01075	Desktop	13	Farnham Court	Farnham Road	Market Harborough	Leicestershire	LE16 9BN	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£92.91	£11.34	£0.00	£96.14	C	Jan-31	MVT	£56,112	£86,434	£86,434	Reval22	LT24075	
2791	HD01714	006873	Desktop	14	Farnham Court	Farnham Road	Market Harborough	Leicestershire	LE16 9BN	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£92.91	£11.34	£0.00	£96.14	C	Jun-31	MVT	£56,112	£86,434	£86,434	Reval22	LT24075	
3576	HD03043	00718	Desktop	1	Lincoln Road	Lincoln Road	Market Harborough	Leicestershire	LE16 9BN	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£117.88	£16.88	£0.00	£124.97	E	Oct-31	MVT	£60,383	£106,687	£106,687	Reval22	LT50283	
3573	HD03039	007317	Desktop	17	Lindsey Gardens		Market Harborough	Leicestershire	LE16 9JF	House	3	Trfd	GN	Social Rent	Assured	Weekly	£118.44	£0.00	£0.00	£112.98	E	Nov-28	MVT	£71,481	£110,106	£110,106	Reval22	LT51300	
3829	HD03739	006732	Desktop	65	Middlebrook Green		Market Harborough	Leicestershire	LE16 70W	House	2	Trfd	GN	Social Rent	Assured	Weekly	£120.37	£1.68	£0.00	£124.97	~	~	ELV	£77,111	£108,329	£77,111	Reval22	LT37482	
3830	HD03740	006733	Desktop	66	Middlebrook Green		Market Harborough	Leicestershire	LE16 70W	House	2	Trfd	GN	Social Rent	Assured	Weekly	£120.37	£1.68	£0.00	£124.97	~	~	ELV	£77,111	£108,329	£77,111	Reval22	LT37482	
3831	HD03741	006734	Desktop	67	Middlebrook Green		Market Harborough	Leicestershire	LE16 70W	House	2	Trfd	GN	Social Rent	Assured	Weekly	£120.37	£1.68	£0.00	£124.97	~	~	ELV	£77,111	£108,329	£77,111	Reval22	LT37482	
3832	HD03742	006735	Desktop	68	Middlebrook Green		Market Harborough	Leicestershire	LE16 70W	House	2	Trfd	GN	Social Rent	Assured	Weekly	£120.37	£1.68	£0.00	£124.97	~	~	ELV	£77,111	£108,329	£77,111	Reval22	LT37482	
3833	HD03743	006736	Desktop	69	Middlebrook Green		Market Harborough	Leicestershire	LE16 70W	House	2	Trfd	GN	Social Rent	Assured	Weekly	£120.37	£1.68	£0.00	£124.97	~	~	ELV	£77,111	£108,329	£77,111	Reval22	LT37482	
3834	HD03744	006737	Desktop	70	Middlebrook Green		Market Harborough	Leicestershire	LE16 70W	House	2	Trfd	GN	Social Rent	Assured	Weekly	£120.37	£1.68	£0.00	£124.97	~	~	ELV	£77,111	£108,329	£77,111	Reval22	LT37482	
3835	HD03745	006738	Desktop	71	Middlebrook Green		Market Harborough	Leicestershire	LE16 70W	House	2	Trfd	GN	Social Rent	Assured	Weekly	£120.37	£1.68	£0.00	£124.97	~	~	ELV	£77,111	£108,329	£77,111	Reval22	LT37482	
3836	HD03746	006739	Desktop	72	Middlebrook Green		Market Harborough	Leicestershire	LE16 70W	House	2	Trfd	GN	Social Rent	Assured	Weekly	£120.37	£1.68	£0.00	£124.97	~	~	ELV	£77,111	£108,329	£77,111	Reval22	LT37482	
2742	HD01669	01115	Desktop	1	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Bung	1	Trfd	GN	Social Rent	Assured	Weekly	£96.86	£3.29	£0.00	£98.55	D	May-31	MVT	£57,809	£88,396	£88,396	Reval22	LT26654	
2743	HD01666	01116	Desktop	2	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Bung	1	Trfd	GN	Social Rent	Assured	Weekly	£94.91	£3.29	£0.00	£98.55	C	Nov-23	MVT	£57,184	£88,085	£88,085	Reval22	LT26654	
2744	HD01667	01117	Desktop	3	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Bung	1	Trfd	GN	Social Rent	Assured	Weekly	£94.91	£3.29	£0.00	£98.55	C	Sep-31	MVT	£57,184	£88,085	£88,085	Reval22	LT26654	
2745	HD01668	01118	Desktop	4	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Bung	1	Trfd	GN	Social Rent	Assured	Weekly	£94.91	£3.29	£0.00	£98.55	C	May-31	MVT	£57,184	£88,085	£88,085	Reval22	LT26654	
2746	HD01669	01119	Desktop	5	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Bung	1	Trfd	GN	Social Rent	Assured	Weekly	£94.90	£3.29	£0.00	£98.55	C	Sep-31	MVT	£57,184	£88,085	£88,085	Reval22	LT26654	
2747	HD01670	01120	Desktop	6	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Bung	1	Trfd	GN	Social Rent	Assured	Weekly	£94.91	£3.29	£0.00	£98.55	C	Sep-31	MVT	£57,184	£88,085	£88,085	Reval22	LT26654	
2748	HD01671	01121	Desktop	7	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£88.13	£9.25	£0.00	£91.56	C	Feb-23	MVT	£52,253	£82,029	£82,029	Reval22	LT26654	
2749	HD01672	01122	Desktop	8	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£84.70	£9.25	£0.00	£91.56	C	Mar-31	MVT	£51,109	£78,726	£78,726	Reval22	LT26654	
2750	HD01673	005123	Desktop	9	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£88.17	£9.27	£0.00	£91.56	C	Jun-31	MVT	£53,253	£82,029	£82,029	Reval22	LT26654	
2751	HD01674	01124	Desktop	10	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£88.13	£9.25	£0.00	£91.56	C	Feb-23	MVT	£52,253	£82,029	£82,029	Reval22	LT26654	
2752	HD01675	01125	Desktop	11	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£88.17	£9.27	£0.00	£91.56	C	Aug-31	MVT	£53,253	£82,029	£82,029	Reval22	LT26654	
2753	HD01676	01126	Desktop	12	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£82.70	£9.27	£0.00	£91.56	C	Apr-29	MVT	£50,036	£77,074	£77,074	Reval22	LT26654	
2754	HD01677	01127	Desktop	13	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£87.23	£9.27	£0.00	£91.56	C	Mar-31	MVT	£53,253	£82,029	£82,029	Reval22	LT26654	
2755	HD01678	005171	Desktop	14	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£88.17	£9.27	£0.00	£91.56	C	Apr-31	MVT	£53,253	£82,029	£82,029	Reval22	LT26654	
2756	HD01679	01129	Desktop	15	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£88.18	£9.25	£0.00	£91.56	~	~	ELV	£53,253	£82,029	£82,029	Reval22	LT26654	
2678	HD01386	02818	Desktop	21	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	House	2	Trfd	SO	Shared O/S	Assured	38.00%	Weekly	£41.18	£5.83	£0.00	~	~	~	ELV	£20,228	£20,228	£20,228	Reval22	LT32813
2679	HD01387	02819	Desktop	22	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	House	2	Trfd	SO	Shared O/S	Assured	38.00%	Weekly	£41.18	£5.83	£0.00	~	~	~	ELV	£20,228	£20,228	£20,228	Reval22	LT32813
2680	HD01388	02820	Desktop	23	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	House	2	Trfd	SO	Shared O/S	Assured	38.00%	Weekly	£41.18	£5.83	£0.00	~	~	~	ELV	£20,228	£20,228	£20,228	Reval22	LT32813
2681	HD01389	02821	Desktop	24	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	House	2	Trfd	SO	Shared O/S	Assured	38.00%	Weekly	£41.18	£5.83	£0.00	~	~	~	ELV	£20,228	£20,228	£20,228	Reval22	LT32813
2682	HD01390	02822	Desktop	25	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	House	2	Trfd	SO	Shared O/S	Assured	38.00%	Weekly	£41.18	£5.83	£0.00	~	~	~	ELV	£20,228	£20,228	£20,228	Reval22	LT32813
2683	HD01393	02833	Desktop	32	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	House	3	Trfd	SO	Shared O/S	Assured	46.00%	Weekly	£46.99	£5.83	£0.00	~	~	~	ELV	£27,985	£27,985	£27,985	Reval22	LT32813
3695	HD03274	005495	Desktop	40	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£101.13	£2.17	£0.00	£114.33	~	~	MVT	£66,477	£102,399	£102,399	Reval22	LT31220	
3696	HD03275	005500	Desktop	41	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£101.13	£2.17	£0.00	£114.33	~	~	MVT	£66,477	£102,399	£102,399	Reval22	LT31220	
3697	HD03276	005503	Desktop	42	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Bung	2	Trfd	GN	Affordable	Sw Fixed Term	Weekly	£117.48	£2.10	£0.00	£114.33	D	May-31	MVT	£84,084	£111,738	£111,738	Reval22	LT31220	
3698	HD03277	005504	Desktop	43	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Bung	2	Trfd	GN	Affordable	Sw Fixed Term	Weekly	£121.32	£2.10	£0.00	£114.33	C	Sep-31	MVT	£86,934	£115,235	£115,235	Reval22	LT31220	
3699	HD03278	005505	Desktop	44	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Bung	2	Trfd	GN	Affordable	Sw Fixed Term	Weekly	£121.32	£2.10	£0.00	£114.33	C	Mar-31	MVT	£86,934	£115,235	£115,235	Reval22	LT31220	
3700	HD03279	005506	Desktop	45	Pear Tree Gardens		Market Harborough	Leicestershire	LE16 9QA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£110.11	£2.18	£0.00	£114.33	C	Sep-31	MVT	£66,477	£102,399	£102,399	Reval22	LT31220	
3579	HD03047	004971	Full	18	Rhodes Close		Market Harborough	Leicestershire	LE16 9RH	House	3	Trfd	SO	Shared O/S	Assured	50.00%	Weekly	£56.82	£5.83	£0.00	~	~	~	ELV	£91,243	£91,243	£91,243	Reval22	LT31050
8724	HD02691	10005DU00001	Full	1	Southey Close		Market Harborough	Leicestershire	LE16 9SF	Bung	1	Trfd	GN	Affordable	Assured Lifetime	Weekly	£91.20	£7.58	£0.00	£101.72	B	May-27	ELV	£15,778	£4				

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number			
																							EUV SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)		
9613	HW10699	1000CN030028	Desktop		298	Central Avenue	W10 2AB	House	3	Trad	SO	Shared O/S	Assured	70.00%	Weekly	£114.57	£7.12	£0.00	~	B	May-29	ELUV	£104,044	£104,044	Reval12	LT28990			
9614	HW10700	1000CN030029	Desktop		299	Central Avenue	W10 2AB	House	3	Trad	SO	Shared O/S	Assured	65.00%	Weekly	£102.52	£7.12	£0.00	~	B	May-29	ELUV	£86,277	£86,277	Reval12	LT28990			
9615	HW10701	1000CN030030	Desktop		290	Central Avenue	W10 2AB	House	3	Trad	SO	Shared O/S	Assured	65.00%	Weekly	£104.47	£7.12	£0.00	~	B	May-29	ELUV	£88,075	£88,075	Reval12	LT28990			
10001	HW11383	1000LM050002	Full		1	Elms Court	W10 2AQ	House	2	Trad	SO	Shared O/S	Assured	70.00%	Weekly	£109.31	£5.83	£0.00	~	B	Sep-30	ELUV	£90,334	£90,334	Reval12	LT50269			
10003	HW11384	1000LM050003	Full		2	Elms Court	W10 2AQ	House	2	Trad	SO	Shared O/S	Assured	75.00%	Weekly	£96.35	£5.83	£0.00	~	B	Sep-30	ELUV	£97,429	£97,429	Reval12	LT50269			
3961	HD04155	007342	Desktop		5	Fields Court	W10 2AB	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly	£93.14	£12.87	£0.00	~	B	May-29	ELUV	£86,112	£86,112	Reval12	LT128286			
3970	HD04156	007319	Desktop		2	Fields Court	W10 2AB	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly	£93.22	£12.87	£0.00	~	B	May-29	ELUV	£86,112	£86,112	Reval12	LT128286			
3971	HD04157	007320	Desktop		3	Fields Court	W10 2AB	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly	£93.22	£12.87	£0.00	~	B	May-29	ELUV	£86,112	£86,112	Reval12	LT128286			
3972	HD04158	007321	Desktop		4	Fields Court	W10 2AB	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly	£93.22	£12.87	£0.00	~	B	May-29	ELUV	£86,112	£86,112	Reval12	LT128286			
3973	HD04159	007322	Desktop		5	Fields Court	W10 2AB	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly	£93.14	£12.87	£0.00	~	B	May-29	ELUV	£86,112	£86,112	Reval12	LT128286			
3974	HD04160	007342	Desktop		6	Fields Court	W10 2AB	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly	£93.22	£12.87	£0.00	~	B	May-29	ELUV	£86,112	£86,112	Reval12	LT128286			
3975	HD04161	007343	Desktop		7	Fields Court	W10 2AB	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly	£93.22	£12.87	£0.00	~	B	May-29	ELUV	£86,112	£86,112	Reval12	LT128286			
3976	HD04162	007344	Desktop		8	Fields Court	W10 2AB	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly	£93.22	£12.87	£0.00	~	B	May-29	ELUV	£86,112	£86,112	Reval12	LT128286			
3977	HD04163	007346	Desktop		9	Fields Court	W10 2AB	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly	£93.22	£12.87	£0.00	~	B	May-29	ELUV	£86,112	£86,112	Reval12	LT128286			
3978	HD04164	007346	Desktop		10	Fields Court	W10 2AB	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly	£93.22	£12.87	£0.00	~	B	May-29	ELUV	£86,112	£86,112	Reval12	LT128286			
3979	HD04165	007347	Desktop		11	Fields Court	W10 2AB	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly	£93.22	£12.87	£0.00	~	B	May-29	ELUV	£86,112	£86,112	Reval12	LT128286			
3980	HD04166	007348	Desktop		12	Fields Court	W10 2AB	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly	£93.22	£12.87	£0.00	~	B	May-29	ELUV	£86,112	£86,112	Reval12	LT128286			
3920	HD04042	007223	Desktop		1	The Limes	W10 2PA	Flat	1	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£93.52	£10.61	£0.00	~	C	Jan-25	ELUV	£15,555	£15,555	Reval12	LT128286			
3921	HD04042	007224	Desktop		2	The Limes	W10 2PA	Flat	1	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£93.52	£10.61	£0.00	~	C	Jan-25	ELUV	£15,555	£15,555	Reval12	LT128286			
3922	HD04044	007225	Desktop		3	The Limes	W10 2PA	Flat	1	Trad	Other	Leasehold	Former SO (Staccated)	0.00%	Weekly	n/a	£17.21	£0.00	~	C	Nov-26	ELUV	n/a	n/a	n/a	Reval12	LT128286		
3923	HD04045	007226	Desktop		4	The Limes	W10 2PA	Flat	1	Trad	SO	Shared O/S	Assured	75.00%	Weekly	£70.42	£10.61	£0.00	~	C	Oct-30	ELUV	£68,441	£68,441	Reval12	LT128286			
3924	HD04046	007227	Desktop		5	The Limes	W10 2PA	Flat	1	Trad	Other	Leasehold	Other Leasehold	0.00%	Weekly	n/a	£17.21	£0.00	~	C	May-30	ELUV	n/a	n/a	n/a	Reval12	LT128286		
3925	HD04047	007228	Desktop		6	The Limes	W10 2PA	Flat	1	Trad	Other	Leasehold	Other Leasehold	0.00%	Weekly	n/a	£17.21	£0.00	~	C	Jun-30	ELUV	n/a	n/a	n/a	Reval12	LT128286		
3926	HD04048	007229	Desktop		7	The Limes	W10 2PA	Flat	1	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£39.90	£17.21	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
3927	HD04049	007230	Desktop		8	The Limes	W10 2PA	Flat	1	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£54.44	£17.21	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
3928	HD04050	007231	Desktop		9	The Limes	W10 2PA	Flat	1	Trad	Other	Leasehold	Former SO (Staccated)	0.00%	Weekly	n/a	£17.21	£0.00	~	C	Jun-30	ELUV	n/a	n/a	n/a	Reval12	LT128286		
3929	HD04051	007232	Desktop		10	The Limes	W10 2PA	Flat	1	Trad	Other	Leasehold	Former SO (Staccated)	0.00%	Weekly	n/a	£17.21	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
3930	HD04052	007233	Desktop		11	The Limes	W10 2PA	Flat	1	Trad	SO	Shared O/S	Assured	75.00%	Weekly	£61.63	£17.21	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
3931	HD04053	007234	Desktop		12	The Limes	W10 2PA	Flat	1	Trad	Other	Leasehold	Former SO (Staccated)	0.00%	Weekly	n/a	£17.21	£0.00	~	C	Nov-26	ELUV	£59,627	£59,627	Reval12	LT128286			
3704	HM03283	005014	Full		133	West Avenue	W10 2FE	House	5	Trad	SO	Shared O/S	Assured	94.10%	Weekly	£101.21	£5.83	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
12216	HM00034	DW010110001	Desktop		1	Glebe Cottages	W10 2DQ	House	2	Trad	GN	Social Rent	Assured	~	Weekly	£92.00	£2.35	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
12217	HM00035	DW010110002	Desktop		2	Glebe Cottages	W10 2DQ	House	2	Trad	GN	Social Rent	Assured	~	Weekly	£92.00	£2.35	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
12218	HM00036	DW010110004	Desktop		4	Glebe Cottages	W10 2DQ	House	2	Trad	GN	Social Rent	Assured	~	Weekly	£99.09	£2.35	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
12219	HM00037	DW010110006	Desktop		6	Glebe Cottages	W10 2DQ	House	2	Trad	GN	Social Rent	Assured	~	Weekly	£84.92	£2.35	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
12220	HM00038	DW010110007	Desktop		7	Glebe Cottages	W10 2DQ	House	2	Trad	GN	Social Rent	Assured	~	Weekly	£84.92	£2.35	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
12221	HM00039	DW010110008	Desktop		8	Glebe Cottages	W10 2DQ	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	£92.36	£2.35	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
12222	HM00040	DW010110009	Desktop		9	Glebe Cottages	W10 2DQ	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	£92.54	£2.35	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
12223	HM00041	DW010110010	Desktop		10	Glebe Cottages	W10 2DQ	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	£84.92	£2.35	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
12224	HM00042	DW010110011	Desktop		11	Glebe Cottages	W10 2DQ	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly	£85.23	£2.35	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
12225	HM00043	DW010120001	Desktop		1	Swewood	W10 2DQ	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.35	£0.00	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
12226	HM00044	DW010120002	Desktop		2	Swewood	W10 2DQ	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.35	£0.00	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
12227	HM00045	DW010120003	Desktop		3	Swewood	W10 2DQ	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.35	£0.00	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
12228	HM00046	DW010120004	Desktop		4	Swewood	W10 2DQ	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.35	£0.00	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
12229	HM00047	DW010120005	Desktop		5	Swewood	W10 2DQ	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.35	£0.00	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
12230	HM00048	DW010120006	Desktop		6	Swewood	W10 2DQ	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.35	£0.00	£0.00	~	~	~	~	~	~	~	~	~	Reval12	LT128286
10228	HM00007	DW010040001	Desktop		1	St Andrews	W10 2DQ	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.35	£11.44	£0.00	~	~</									

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Desc	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number	
																							EUV \$H 2023	(Before adjusting for security allocation)			
10094	HM04271	DW111120041	Desktop	41	Chauntry Road		Lincolnshire	LN13 9HJ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£103.65	£0.00	£0.00	£96.54	D	Jan-31	MVT	£52,545	£96,343	£96,343	PPK	LL166871
10095	HM04272	DW111120042	Desktop	42	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£93.29	£2.88	£0.00	£96.54	C	Sep-31	MVT	£56,470	£86,984	£86,984	PPK	LL166871
10096	HM04273	DW111120043	Desktop	43	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£92.98	£2.97	£0.00	£96.54	D	Aug-28	MVT	£56,112	£86,434	£86,434	PPK	LL166871
10097	HM04274	DW111120044	Desktop	44	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£92.98	£2.97	£0.00	£96.54	C	Mar-31	MVT	£56,112	£86,434	£86,434	PPK	LL166871
10098	HM04275	DW111120045	Desktop	45	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£92.98	£2.97	£0.00	£96.54	C	Oct-31	MVT	£56,112	£86,434	£86,434	PPK	LL166871
10099	HM04276	DW111120046	Desktop	46	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£100.36	£2.97	£0.00	£104.21	C	Oct-29	MVT	£60,401	£93,040	£93,040	PPK	LL166871
10100	HM04277	DW111120047	Desktop	47	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£100.36	£2.97	£0.00	£104.21	C	Feb-28	MVT	£60,401	£93,040	£93,040	PPK	LL166871
10101	HM04278	DW111120048	Desktop	48	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£100.36	£2.97	£0.00	£104.21	C	Jun-30	MVT	£60,401	£93,040	£93,040	PPK	LL166871
10102	HM04279	DW111120050	Desktop	50	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£92.97	£2.97	£0.00	£96.54	~	~	MVT	£56,112	£86,434	£86,434	PPK	LL166871
10103	HM04280	DW111120052	Desktop	52	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£93.29	£2.97	£0.00	£96.54	C	Feb-25	MVT	£56,470	£86,984	£86,984	PPK	LL166871
10104	HM04281	DW111120054	Desktop	54	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£97.19	£2.69	£0.00	£96.54	C	Oct-31	MVT	£52,538	£80,928	£80,928	PPK	LL166871
10105	HM04282	DW111120056	Desktop	56	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£2.97	£0.00	£96.54	~	~	MVT	£49,712	£83,420	£83,420	PPK	LL166871
10106	HM04283	DW111120057	Desktop	57	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£100.37	£2.97	£0.00	£104.21	D	Sep-23	MVT	£60,401	£93,040	£93,040	PPK	LL166871
10107	HM04284	DW111120059	Desktop	59	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£100.35	£2.97	£0.00	£104.21	D	Jan-31	MVT	£53,511	£89,796	£89,796	PPK	LL166871
10108	HM04285	DW111120075	Desktop	75	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£101.03	£2.97	£0.00	£104.90	C	Oct-31	MVT	£54,545	£90,558	£90,558	PPK	LL166871
10109	HM04286	DW111120083	Desktop	83	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£101.03	£2.97	£0.00	£104.90	D	Jan-31	MVT	£54,545	£90,558	£90,558	PPK	LL166871
10110	HM04287	DW111120087	Desktop	87	Chauntry Road		Lincolnshire	LN13 9HW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£101.03	£2.97	£0.00	£104.90	~	~	MVT	£51,316	£94,141	£94,141	PPK	LL166871
10039	HM04244	DW111100032	Desktop	32	Christopher Road		Lincolnshire	LN13 0AB	Bung	1	Trfd	GN	Social Rent	Assured	Weekly 52	£85.60	£0.31	£0.00	£88.88	D	May-28	MVT	£51,823	£79,827	£79,827	PPK	LL166872
10040	HM04245	DW111100033	Desktop	33	Christopher Road		Lincolnshire	LN13 0AB	Bung	1	Trfd	GN	Social Rent	Assured	Weekly 52	£85.60	£0.31	£0.00	£88.88	D	Aug-23	MVT	£51,823	£79,827	£79,827	PPK	LL166872
10041	HM04246	DW111100034	Desktop	34	Christopher Road		Lincolnshire	LN13 0AB	Bung	1	Trfd	GN	Social Rent	Assured	Weekly 52	£85.61	£0.31	£0.00	£88.88	~	~	MVT	£51,823	£79,827	£79,827	PPK	LL166872
10042	HM04247	DW111100035	Desktop	35	Christopher Road		Lincolnshire	LN13 0AB	Bung	1	Trfd	GN	Social Rent	Assured	Weekly 52	£85.61	£0.31	£0.00	£88.88	C	Oct-31	MVT	£51,823	£79,827	£79,827	PPK	LL166872
10043	HM04248	DW111100036	Desktop	36	Christopher Road		Lincolnshire	LN13 0AB	Bung	1	Trfd	GN	Social Rent	Assured	Weekly 52	£85.61	£0.31	£0.00	£88.88	~	~	MVT	£51,823	£79,827	£79,827	PPK	LL166872
10044	HM04249	DW111100037	Desktop	37	Christopher Road		Lincolnshire	LN13 0AB	Bung	1	Trfd	GN	Social Rent	Assured	Weekly 52	£85.60	£0.31	£0.00	£88.88	D	May-25	MVT	£51,823	£79,827	£79,827	PPK	LL166872
10045	HM04250	DW111100100	Desktop	100	Christopher Road		Lincolnshire	LN13 0AB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£92.29	£0.31	£0.00	£96.54	C	May-25	MVT	£56,470	£86,984	£86,984	PPK	LL166872
10046	HM04251	DW111100101	Desktop	101	Christopher Road		Lincolnshire	LN13 0AB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£92.98	£0.31	£0.00	£96.54	~	~	MVT	£56,112	£86,434	£86,434	PPK	LL166872
10047	HM04252	DW111100102	Desktop	102	Christopher Road		Lincolnshire	LN13 0AB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£92.98	£0.31	£0.00	£96.54	~	~	MVT	£56,112	£86,434	£86,434	PPK	LL166872
10048	HM04253	DW111100103	Desktop	103	Christopher Road		Lincolnshire	LN13 0AB	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£0.31	£0.00	£96.54	C	Oct-31	MVT	£49,712	£83,420	£83,420	PPK	LL166872
10049	HM04254	DW111100104	Desktop	104	Christopher Road		Lincolnshire	LN13 0AB	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£0.31	£0.00	£96.54	C	Feb-26	MVT	£49,712	£83,420	£83,420	PPK	LL166872
10050	HM04255	DW111100105	Desktop	105	Christopher Road		Lincolnshire	LN13 0AB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£92.98	£0.31	£0.00	£96.54	~	~	MVT	£56,112	£86,434	£86,434	PPK	LL166872
10051	HM04256	DW111100106	Desktop	106	Christopher Road		Lincolnshire	LN13 0AB	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£0.31	£0.00	£96.54	D	May-25	MVT	£56,112	£86,434	£86,434	PPK	LL166872
10052	HM04257	DW111100107	Desktop	107	Christopher Road		Lincolnshire	LN13 0AB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£92.97	£0.31	£0.00	£96.54	~	~	MVT	£56,112	£86,434	£86,434	PPK	LL166872
10053	HM04258	DW111100108	Desktop	108	Christopher Road		Lincolnshire	LN13 0AB	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£0.31	£0.00	£96.54	~	~	MVT	£49,712	£83,420	£83,420	PPK	LL166872
10054	HM04259	DW111100109	Desktop	109	Christopher Road		Lincolnshire	LN13 0AB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£92.98	£0.31	£0.00	£96.54	~	~	MVT	£49,712	£83,420	£83,420	PPK	LL166872
10055	HM04260	DW111100110	Desktop	110	Christopher Road		Lincolnshire	LN13 0AB	Bung	2	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£107.88	£0.30	£3.67	£104.21	D	Apr-30	MVT	£77,483	£102,900	£102,900	PPK	LL166872
10056	HM04261	DW111100112	Desktop	112	Christopher Road		Lincolnshire	LN13 0AB	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£101.03	£0.31	£0.00	£104.90	~	~	MVT	£54,545	£90,558	£90,558	PPK	LL166872
10057	HM04262	DW111100113	Desktop	113	Christopher Road		Lincolnshire	LN13 0AB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£107.88	£0.31	£3.67	£104.21	D	Nov-23	MVT	£77,483	£102,900	£102,900	PPK	LL166872
10058	HM04263	DW111100116	Desktop	116	Christopher Road		Lincolnshire	LN13 0AB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£101.03	£0.31	£0.00	£104.21	D	Aug-23	MVT	£54,545	£90,558	£90,558	PPK	LL166872
10059	HM04264	DW111100118	Desktop	118	Christopher Road		Lincolnshire	LN13 0AB	Bung	2	Trfd	GN	Affordable	Assured	Weekly 52	£112.80	£0.30	£8.59	£104.21	E	May-25	MVT	£80,758	£107,319	£107,319	PPK	LL166872
10110	HM04310	DW111170013	Desktop	13	Holywell Road		Lincolnshire	LN13 9BB	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£99.71	£2.88	£0.00	£96.54	D	Dec-31	MVT	£49,712	£83,420	£83,420	PPK	LL166871
10111	HM04316	DW111170017	Desktop	17	Holywell Road		Lincolnshire	LN13 9BB	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£2.97	£0.00	£96.54	C	Dec-31	MVT	£49,712	£83,420	£83,420	PPK	LL166871
10112	HM04317	DW111170018	Desktop	18	Holywell Road		Lincolnshire	LN13 9BB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£92.98	£2.97	£0.00	£96.54	D	Jan-31	MVT	£56,112	£86,434	£86,434	PPK	LL166871
10113	HM04318	DW111170019	Desktop	19	Holywell Road		Lincolnshire	LN13 9BB	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£2.97	£0.00	£96.54	~	~	MVT	£56,112	£86,434	£86,434	PPK	LL166871
10114	HM04319	DW111170020	Desktop	20	Holywell Road		Lincolnshire	LN13 9BB	Bung	2	Trfd	GN	Social Rent														

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number	
																							EUV SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)
10076	HM04232	DW111090021	Desktop		21	Westfields	LN13 9JD	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.35	£2.41	£0.00	£104.21	C	Jan-33	MVT	£53.511	£89.796	£89.796	PPK	LL166872
10077	HM04233	DW111090024	Desktop		24	Westfields	LN13 9JD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£100.35	£2.41	£0.00	£104.21	~	~	MVT	£60.401	£93.040	£93.040	PPK	LL166872
10078	HM04234	DW111090025	Desktop		25	Westfields	LN13 9JD	House	3	Trad	GN	Social Rent	Starter	~	Weekly 52	£100.71	£2.41	£0.00	£104.21	C	Jul-22	MVT	£60.758	£93.590	£93.590	PPK	LL166872
10079	HM04235	DW111090026	Desktop		26	Westfields	LN13 9JD	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£92.98	£2.41	£0.00	£96.54	D	Jan-33	MVT	£56.112	£86.434	£86.434	PPK	LL166872
10080	HM04236	DW111090027	Desktop		27	Westfields	LN13 9JD	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£92.98	£2.41	£0.00	£96.54	D	Jul-24	MVT	£56.112	£86.434	£86.434	PPK	LL166872
10081	HM04237	DW111090028	Desktop		28	Westfields	LN13 9JD	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£92.98	£2.41	£0.00	£96.54	D	Mar-26	MVT	£56.112	£86.434	£86.434	PPK	LL166872
10082	HM04238	DW111090029	Desktop		29	Westfields	LN13 9JD	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£92.98	£2.41	£0.00	£96.54	D	Jan-33	MVT	£56.112	£86.434	£86.434	PPK	LL166872
10083	HM04239	DW111090030	Desktop		30	Westfields	LN13 9JD	Flat	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£89.77	£2.41	£0.00	£92.21	C	Oct-20	MVT	£54.325	£83.681	£83.681	PPK	LL166872
10084	HM04240	DW111090031	Desktop		31	Westfields	LN13 9JD	Flat	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£89.08	£2.41	£0.00	£92.49	C	May-25	MVT	£53.610	£82.580	£82.580	PPK	LL166872
10085	HM04241	DW111090032	Desktop		32	Westfields	LN13 9JD	Flat	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£89.40	£2.41	£0.00	£92.49	C	Mar-26	MVT	£53.968	£83.320	£83.320	PPK	LL166872
10086	HM04242	DW111090033	Desktop		33	Westfields	LN13 9JD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£100.37	£2.41	£0.00	£104.21	C	Nov-25	MVT	£60.401	£93.040	£93.040	PPK	LL166872
10087	HM04243	DW111090034	Desktop		34	Westfields	LN13 9JD	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£100.36	£2.41	£0.00	£104.21	C	Mar-26	MVT	£60.401	£93.040	£93.040	PPK	LL166872
10171	HM04140	DW111030001	Desktop		1	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£92.00	£0.00	£0.00	£95.53	D	Jun-33	MVT	£55.397	£85.332	£85.332	PPK	LL166873
10172	HM04141	DW111030002	Desktop		2	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£99.08	£0.00	£0.00	£102.87	D	Jun-33	MVT	£59.686	£91.939	£91.939	PPK	LL166873
10173	HM04142	DW111030003	Desktop		3	Willoughby Road	LN13 9AT	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£103.96	£0.00	£0.00	£107.19	D	Jun-29	MVT	£74.583	£99.112	£99.112	PPK	LL166873
10174	HM04143	DW111030004	Desktop		4	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£92.64	£0.00	£0.00	£96.18	D	Nov-31	MVT	£55.755	£85.883	£85.883	PPK	LL166873
10175	HM04144	DW111030005	Desktop		5	Willoughby Road	LN13 9AT	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£124.80	£0.00	£0.00	£129.88	D	May-26	MVT	£89.309	£118.682	£118.682	PPK	LL166873
10176	HM04145	DW111030006	Desktop		6	Willoughby Road	LN13 9AT	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£107.18	£0.00	£0.00	£110.87	D	Jul-22	MVT	£76.958	£102.268	£102.268	PPK	LL166873
10177	HM04146	DW111030007	Desktop		7	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£99.09	£0.00	£0.00	£102.87	D	Jun-33	MVT	£59.686	£91.939	£91.939	PPK	LL166873
10178	HM04147	DW111030008	Desktop		8	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£100.41	£0.00	£0.00	£103.23	D	Jun-29	MVT	£60.758	£92.590	£92.590	PPK	LL166873
10179	HM04148	DW111030009	Desktop		9	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£92.00	£0.00	£0.00	£95.53	D	Jul-25	MVT	£55.397	£85.332	£85.332	PPK	LL166873
10180	HM04149	DW111030010	Desktop		10	Willoughby Road	LN13 9AT	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£104.36	£0.00	£1.49	£102.87	D	Jun-33	MVT	£74.583	£99.112	£99.112	PPK	LL166873
10181	HM04150	DW111030011	Desktop		11	Willoughby Road	LN13 9AT	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£106.11	£0.00	£10.38	£95.53	D	Jun-33	MVT	£76.008	£101.206	£101.206	PPK	LL166873
10182	HM04151	DW111030012	Desktop		12	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£99.38	£0.00	£0.00	£103.23	D	Jun-33	MVT	£60.044	£92.489	£92.489	PPK	LL166873
10183	HM04152	DW111030014	Desktop		14	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£99.08	£0.00	£0.00	£102.87	C	Jul-26	MVT	£59.686	£91.939	£91.939	PPK	LL166873
10184	HM04153	DW111030015	Desktop		15	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£99.08	£0.00	£0.00	£103.23	D	Jun-33	MVT	£59.686	£91.939	£91.939	PPK	LL166873
10185	HM04154	DW111030017	Desktop		17	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Starter	~	Weekly 52	£92.32	£0.00	£0.00	£95.53	D	Jan-32	MVT	£55.755	£85.883	£85.883	PPK	LL166873
10186	HM04155	DW111030018	Desktop		18	Willoughby Road	LN13 9AT	House	3	Trad	GN	Affordable	Sw Fixed Term	~	Weekly 52	£109.20	£0.00	£6.33	£102.87	D	Jun-26	MVT	£78.383	£104.162	£104.162	PPK	LL166873
10187	HM04156	DW111030019	Desktop		19	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£91.70	£0.00	£0.00	£95.19	D	Nov-31	MVT	£55.397	£85.332	£85.332	PPK	LL166873
10188	HM04157	DW111030020	Desktop		20	Willoughby Road	LN13 9AT	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£92.23	£0.00	£0.00	£95.53	D	Nov-31	MVT	£55.755	£85.883	£85.883	PPK	LL166873
10189	HM04158	DW111030022	Desktop		22	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£99.09	£0.00	£0.00	£102.87	D	Nov-31	MVT	£59.686	£91.939	£91.939	PPK	LL166873
10190	HM04159	DW111030023	Desktop		23	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£99.73	£0.00	£0.00	£103.56	C	Nov-23	MVT	£60.044	£92.489	£92.489	PPK	LL166873
10191	HM04160	DW111030024	Desktop		24	Willoughby Road	LN13 9AT	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£109.20	£0.00	£0.00	£103.23	D	Aug-29	MVT	£78.383	£104.162	£104.162	PPK	LL166873
10192	HM04161	DW111030026	Desktop		26	Willoughby Road	LN13 9AT	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£107.18	£0.00	£4.31	£102.87	D	Aug-29	MVT	£76.958	£102.268	£102.268	PPK	LL166873
10193	HM04162	DW111030027	Desktop		27	Willoughby Road	LN13 9AT	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£99.93	£0.00	£0.00	£103.23	D	Jun-33	MVT	£67.457	£89.643	£89.643	PPK	LL166873
10194	HM04163	DW111030028	Desktop		28	Willoughby Road	LN13 9AT	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£101.03	£0.00	£0.00	£103.56	D	Jul-28	MVT	£67.457	£89.643	£89.643	PPK	LL166873
10195	HM04164	DW111030029	Desktop		29	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Starter	~	Weekly 52	£99.38	£0.00	£0.00	£103.23	D	Nov-31	MVT	£60.044	£92.489	£92.489	PPK	LL166873
10196	HM04165	DW111030030	Desktop		30	Willoughby Road	LN13 9AT	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£119.60	£0.00	£16.73	£102.87	D	Jul-22	MVT	£85.509	£113.632	£113.632	PPK	LL166873
10197	HM04166	DW111030031	Desktop		31	Willoughby Road	LN13 9AT	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£101.03	£0.00	£0.00	£103.56	D	Jul-28	MVT	£67.457	£89.643	£89.643	PPK	LL166873
10198	HM04167	DW111030033	Desktop		33	Willoughby Road	LN13 9AT	House	3	Trad	GN	Affordable	Sw Fixed Term	~	Weekly 52	£97.72	£0.00	£2.19	£95.53	~	~	MVT	£69.832	£92.799	£92.799	PPK	LL166873
10199	HM04168	DW111030034	Desktop		34	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£99.42	£0.00	£0.00	£102.87	D	Jan-31	MVT	£60.044	£92.489	£92.489	PPK	LL166873
10200	HM04169	DW111030035	Desktop		35	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£91.70	£0.00	£0.00	£95.19	D	Dec-31	MVT	£55.397	£85.332	£85.332	PPK	LL166873
10201	HM04170	DW111030036	Desktop		36	Willoughby Road	LN13 9AT	House	3	Trad	GN	Social Rent	Starter	~	Weekly 52	£92.32	£0.0										

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where retained app)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Exp	EPC Exp	Basis secured	MV-STT 2023		Last Valuation Report	Title Number		
																								EUH SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)	
10473	HM03843	DW090380004	Desktop	4	Low Road	Friskney	Lincolnshire	PE22 8BG	House	3	Trad	GN	Affordable	5yr Fixed Term	Weekly	£120.25	£7.99	£16.69	£103.56	D	Mar-25	MVT	£85,984	£114,163	£114,263	PPK	LL166926		
10474	HM03844	DW090380005	Desktop	5	Low Road	Friskney	Lincolnshire	PE22 8BG	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£98.09	£8.23	£0.00	£104.21	E	Dec-31	MVT	£52,561	£88,202	£88,202	PPK	LL166926		
10475	HM03845	DW090380006	Desktop	6	Low Road	Friskney	Lincolnshire	PE22 8BG	House	3	Trad	GN	Social Rent	Assured	Weekly	£99.76	£8.23	£0.00	£103.23	~	~	MVT	£60,044	£92,489	£92,489	PPK	LL166926		
10476	HM03846	DW090460001	Desktop	1	Wildmore Crescent	Friskney	Lincolnshire	PE22 8BG	Bung	2	Trad	GN	Affordable	5yr Fixed Term	Weekly	£103.18	£3.65	£0.00	£103.59	D	Mar-29	MVT	£55,397	£85,332	£85,332	PPK	LL166928		
10477	HM03873	DW090460002	Desktop	2	Wildmore Crescent	Friskney	Lincolnshire	PE22 8BG	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£91.70	£3.78	£0.00	£95.19	~	~	MVT	£55,397	£85,332	£85,332	PPK	LL166928		
10478	HM03874	DW090460003	Desktop	3	Wildmore Crescent	Friskney	Lincolnshire	PE22 8BG	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£91.70	£3.78	£0.00	£95.19	D	Jan-31	MVT	£55,397	£85,332	£85,332	PPK	LL166928		
10479	HM03875	DW090460004	Desktop	4	Wildmore Crescent	Friskney	Lincolnshire	PE22 8BG	Bung	2	Trad	GN	Affordable	5yr Fixed Term	Weekly	£103.18	£3.65	£0.00	£103.88	D	Mar-29	MVT	£55,397	£85,332	£85,332	PPK	LL166928		
10480	HM03876	DW090460005	Desktop	5	Wildmore Crescent	Friskney	Lincolnshire	PE22 8BG	Bung	2	Trad	GN	Affordable	5yr Fixed Term	Weekly	£104.59	£3.66	£9.00	£95.19	E	Oct-29	MVT	£75,058	£99,743	£99,743	PPK	LL166928		
10481	HM03877	DW090460006	Desktop	6	Wildmore Crescent	Friskney	Lincolnshire	PE22 8BG	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£92.32	£3.77	£0.00	£104.57	D	Mar-31	MVT	£55,355	£85,883	£85,883	PPK	LL166928		
10482	HM03878	DW090460009	Desktop	9	Wildmore Crescent	Friskney	Lincolnshire	PE22 8BG	Bung	2	Trad	GN	Affordable	5yr Fixed Term	Weekly	£110.43	£3.65	£5.86	£104.57	D	Mar-31	MVT	£78,858	£104,794	£104,794	PPK	LL166928		
10483	HM03879	DW090460011	Desktop	11	Wildmore Crescent	Friskney	Lincolnshire	PE22 8BG	Bung	2	Trad	GN	Affordable	5yr Fixed Term	Weekly	£103.18	£3.65	£0.00	£103.88	E	Mar-25	MVT	£74,108	£98,481	£98,481	PPK	LL166928		
10484	HM03880	DW090460013	Desktop	13	Wildmore Crescent	Friskney	Lincolnshire	PE22 8BG	Bung	2	Trad	GN	Affordable	5yr Fixed Term	Weekly	£115.59	£3.65	£11.02	£104.57	D	Mar-25	MVT	£82,659	£109,844	£109,844	PPK	LL166928		
10485	HM03881	DW090460014	Desktop	14	Wildmore Crescent	Friskney	Lincolnshire	PE22 8BG	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£100.06	£3.78	£0.00	£103.88	~	~	MVT	£60,401	£93,040	£93,040	PPK	LL166928		
10486	HM03390	DW090600001	Desktop	3	Camister Lane	Fritville	Lincolnshire	PE22 7HQ	House	3	Trad	GN	Affordable	Assured	Weekly	£109.58	£0.00	£5.37	£104.21	D	Sep-25	MVT	£78,383	£104,162	£104,162	PPK	LL166929		
10487	HM03391	DW090600006	Desktop	6	Camister Lane	Fritville	Lincolnshire	PE22 7HQ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£100.35	£0.00	£0.00	£104.21	~	~	MVT	£53,511	£89,796	£89,796	PPK	LL166931		
10488	HM03384	DW090620002	Desktop	2	Shorts Corner	Fritville	Lincolnshire	PE22 7FA	House	4	Trad	GN	Social Rent	Assured	Weekly	£98.88	£13.83	£0.00	£104.21	D	Jan-30	MVT	£59,686	£91,939	£91,939	PPK	LL166930		
10489	HM03385	DW090620007	Desktop	7	West Fen Drain	Fritville	Lincolnshire	PE22 7EX	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£98.75	£0.00	£0.00	£103.56	~	~	MVT	£52,878	£88,733	£88,733	PPK	LL166931		
10490	HM03386	DW090630008	Desktop	8	West Fen Drain	Fritville	Lincolnshire	PE22 7EX	House	3	Trad	GN	Social Rent	Assured	Weekly	£99.73	£0.00	£0.00	£103.56	E	Mar-25	MVT	£60,044	£92,489	£92,489	PPK	LL166931		
10491	HM03387	DW090630011	Desktop	11	West Fen Drain	Fritville	Lincolnshire	PE22 7EX	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£99.73	£0.00	£0.00	£92.49	D	Aug-28	MVT	£53,610	£82,580	£82,580	PPK	LL166931		
10492	HM04567	SC080630011	Desktop	12	West Fen Drain	Fritville	Lincolnshire	PE22 7EX	Flat	2	Trad	GN	Other	Former Right to Buy	Weekly	£97.76	£2.20	£0.00	~	~	~	MVT	~	~	~	~	~	~	~
10493	HM03388	DW090630013	Desktop	13	West Fen Drain	Fritville	Lincolnshire	PE22 7EX	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£89.08	£0.00	£0.00	£92.49	D	Feb-30	MVT	£53,610	£82,580	£82,580	PPK	LL166931		
10494	HM03389	DW090630014	Desktop	14	West Fen Drain	Fritville	Lincolnshire	PE22 7EX	Flat	2	Trad	GN	Social Rent	Assured	Weekly	£88.77	£0.00	£0.00	£91.85	D	Jul-31	MVT	£53,610	£82,580	£82,580	PPK	LL166931		
12298	HM02392	DW090600004	Desktop	4	Armree Road	Langville	Lincolnshire	PE22 7AQ	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly	£124.39	£0.00	£20.63	£103.56	D	Jul-28	MVT	£88,834	£118,953	£118,953	PPK	LL166965		
12299	HM03393	DW090600009	Desktop	9	Armree Road	Langville	Lincolnshire	PE22 7AQ	House	3	Trad	GN	Social Rent	Assured	Weekly	£93.54	£0.00	£0.00	£103.56	E	Mar-25	MVT	£56,470	£86,984	£86,984	PPK	LL166965		
12300	HM03394	DW090600011	Desktop	11	Armree Road	Langville	Lincolnshire	PE22 7AQ	Bung	2	Trad	GN	Affordable	5yr Fixed Term	Weekly	£108.10	£0.00	£12.18	£95.92	D	Mar-30	MVT	£77,433	£102,900	£102,900	PPK	LL166965		
12301	HM03395	DW090600012	Desktop	12	Armree Road	Langville	Lincolnshire	PE22 7AQ	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£103.24	£0.00	£0.00	£96.54	D	Mar-31	MVT	£60,417	£86,314	£86,314	PPK	LL166965		
12302	HM03397	DW090600014	Desktop	14	Armree Road	Langville	Lincolnshire	PE22 7AQ	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£92.37	£0.00	£0.00	£95.92	C	Mar-30	MVT	£55,755	£85,883	£85,883	PPK	LL166965		
12318	HM00228	DW020160001	Desktop	1	Chapel Lane	Manham le Fen	Lincolnshire	PE22 7PY	House	3	Trad	GN	Social Rent	Assured	Weekly	£99.74	£0.00	£0.00	£103.56	D	Apr-30	MVT	£60,044	£92,489	£92,489	PPK	LL167000		
12319	HM00229	DW020160002	Desktop	2	Chapel Lane	Manham le Fen	Lincolnshire	PE22 7PY	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£98.95	£0.00	£0.00	£103.56	~	~	MVT	£52,878	£88,733	£88,733	PPK	LL167000		
12320	HM00230	DW020160003	Desktop	3	Chapel Lane	Manham le Fen	Lincolnshire	PE22 7PY	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£100.35	£0.00	£0.00	£104.21	D	Dec-31	MVT	£60,401	£93,040	£93,040	PPK	LL167000		
12321	HM00231	DW020160005	Desktop	5	Chapel Lane	Manham le Fen	Lincolnshire	PE22 7PY	House	3	Trad	GN	Social Rent	Assured	Weekly	£100.36	£0.00	£0.00	£103.56	E	Jul-29	MVT	£60,401	£93,040	£93,040	PPK	LL167000		
12322	HM00232	DW020160006	Desktop	6	Chapel Lane	Manham le Fen	Lincolnshire	PE22 7PY	House	3	Trad	GN	Social Rent	Assured	Weekly	£99.73	£0.00	£0.00	£103.56	~	~	MVT	£60,044	£92,489	£92,489	PPK	LL167000		
12323	HM00233	DW020160009	Desktop	9	Chapel Lane	Manham le Fen	Lincolnshire	PE22 7PY	House	3	Trad	GN	Social Rent	Assured	Weekly	£105.26	£0.00	£14.65	£104.21	D	Aug-29	MVT	£76,026	£103,006	£103,006	PPK	LL167000		
12343	HM00233	DW020170002	Desktop	2	Revsby Corner	Manham le Fen	Lincolnshire	PE22 7QJ	House	3	Trad	GN	Social Rent	Assured	Weekly	£99.73	£0.00	£0.00	£103.56	E	Aug-24	MVT	£60,044	£92,489	£92,489	PPK	LL167000		
12344	HM00234	DW020170004	Desktop	4	Revsby Corner	Manham le Fen	Lincolnshire	PE22 7QJ	House	3	Trad	GN	Social Rent	Assured	Weekly	£99.74	£0.00	£0.00	£103.56	D	Aug-30	MVT	£60,044	£92,489	£92,489	PPK	LL167000		
12345	HM00235	DW020170006	Desktop	6	Revsby Corner	Manham le Fen	Lincolnshire	PE22 7QJ	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£99.21	£0.00	£0.00	£97.84	D	Nov-31	MVT	£54,842	£84,682	£84,682	PPK	LL167000		
12346	HM00236	DW020170006	Desktop	6	Revsby Corner	Manham le Fen	Lincolnshire	PE22 7QJ	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£91.66	£0.00	£0.00	£94.84	D	Nov-31	MVT	£55,397	£85,332	£85,332	PPK	LL167000		
12347	HM00237	DW020170007	Desktop	7	Revsby Corner	Manham le Fen	Lincolnshire	PE22 7QJ	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£91.34	£0.00	£0.00	£94.84	D	Nov-31	MVT	£55,040	£84,782	£84,782	PPK	LL167000		
12348	HM00238	DW020170010	Desktop	10	Revsby Corner	Manham le Fen	Lincolnshire	PE22 7QJ	Bung	2	Trad	GN	Affordable	5yr Fixed Term	Weekly	£100.35	£0.00	£0.00	£93.56	C	Sep-29	MVT	£72,008	£95,956	£95,956	PPK	LL167000		
12349	HM00239	DW020170014	Desktop	14	Revsby Corner	Manham le Fen	Lincolnshire	PE22 7QJ	House	3	Trad	GN	Social Rent	Assured	Weekly	£99.73	£0.00	£0.00	£103.56	~	~	MVT	£53,195	£89,264	£89,264	PPK	LL167000		
12350	HM00240	DW020170018	Desktop	18	Revsby Corner	Manham le Fen	Lincolnshire	PE22 7QJ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£100.35	£0.00	£0.00	£104.21	~	~	MVT	£53,195	£89,264	£89,264	PPK	LL167000		
12351	HM00241	DW020170021	Desktop	21	Revsby Corner	Manham le Fen	Lincolnshire	PE22 7QJ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£100.35	£0.00	£0.00	£104.21	~	~	MVT	£53,195	£89,264	£89,264	PPK	LL167000		
12353	HM00245	DW020140001	Desktop	1	The Close	Manham le Fen	Lincolnshire	PE22 7Q																					

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number							
																							EUV SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)						
11407	HM03566	DW081500012	Desktop		12	Dorothy Close				Sibsey	Bottom	Lincolnshire	PE22 0HW	Bung	2	Trfd	GN	Social Rent	10yr Fixed Term	Assured	Weekly	£107.69	£4.80	£10.30	£97.39	C	Apr-26	MVT	£76,958	£102,268	£102,268	PPK	LL167045
11408	HM03425	DW080750001	Desktop		1	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	Bung	2	Trfd	GN	Affordable	Assured	Weekly	£92.00	£0.00	£0.00	£95.33	C	Mar-28	MVT	£55,397	£85,332	£85,332	PPK	LL167045	
11409	HM03426	DW080750002	Desktop		2	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£91.70	£0.00	£0.00	£95.19	C	Oct-31	MVT	£49,078	£82,357	£82,357	PPK	LL167045	
11410	HM03427	DW080750003	Desktop		3	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£91.83	£0.00	£0.00	£95.19	C	Oct-31	MVT	£49,078	£82,357	£82,357	PPK	LL167045	
11411	HM03428	DW080750004	Desktop		4	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£96.87	£0.00	£0.00	£96.18	D	Oct-31	MVT	£52,538	£80,928	£80,928	PPK	LL167045	
11412	HM03429	DW080750005	Desktop		5	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	House	3	Trfd	GN	Affordable	Assured Lifetime	Weekly	£119.89	£0.00	£15.32	£104.57	~	~	MVT	£85,984	£114,263	£114,263	PPK	LL167045	
11413	HM03430	DW080750006	Desktop		6	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	House	3	Trfd	GN	Affordable	Assured Lifetime	Weekly	£120.88	£0.00	£16.31	£104.57	~	~	MVT	£85,984	£114,263	£114,263	PPK	LL167045	
11414	HM03431	DW080750010	Desktop		10	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	House	3	Trfd	GN	Affordable	Assured Lifetime	Weekly	£124.62	£0.00	£20.05	£104.57	D	Dec-24	MVT	£89,309	£118,682	£118,682	PPK	LL167045	
11415	HM04568	SC080750011	Desktop		11	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SR	Flat	2	Trfd	Other	Leasehold	Former Right to Buy	0.00%	Weekly	n/a	£1.20	£0.00	~	~	~	MVT	n/a	n/a	n/a	PPK	LL173519
11416	HM03432	DW080750012	Desktop		12	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	Flat	2	Trfd	GN	Affordable	10yr Fixed Term	Assured	Weekly	£90.19	£0.00	£0.00	£92.19	C	Jan-29	MVT	£66,607	£85,855	£85,855	PPK	LL167045
11417	HM03433	DW080750013	Desktop		13	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	Flat	2	Trfd	GN	Affordable	5yr Fixed Term	Assured	Weekly	£98.80	£0.00	£5.93	£92.87	D	Nov-28	MVT	£70,792	£94,062	£94,062	PPK	LL167045
11418	HM03434	DW080750014	Desktop		14	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£88.80	£0.00	£0.00	£92.19	C	Dec-28	MVT	£53,610	£82,580	£82,580	PPK	LL167045	
11419	HM03435	DW080750015	Desktop		15	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SR	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£95.83	£25.09	£0.00	£92.19	C	May-32	MVT	£57,899	£89,186	£89,186	PPK	LL167045	
11420	HM03436	DW080750016	Desktop		16	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£88.80	£0.00	£0.00	£92.19	~	~	MVT	£53,610	£82,580	£82,580	PPK	LL167045	
11421	HM03437	DW080750017	Desktop		17	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	Flat	2	Trfd	GN	Affordable	5yr Fixed Term	Assured	Weekly	£98.80	£0.00	£5.93	£92.87	C	Dec-24	MVT	£70,782	£94,062	£94,062	PPK	LL167045
11422	HM03438	DW080750018	Desktop		18	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	Flat	2	Trfd	GN	Affordable	Assured	Weekly	£93.83	£0.00	£1.64	£92.19	C	Jun-31	MVT	£66,982	£89,011	£89,011	PPK	LL167045	
11423	HM03439	DW080750019	Desktop		21	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	House	4	Trfd	GN	Affordable	Assured	Weekly	£108.06	£0.00	£0.00	£112.21	C	Nov-28	MVT	£65,647	£100,197	£100,197	PPK	LL167045	
11424	HM03440	DW080750022	Desktop		22	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	House	3	Trfd	GN	Social Rent	Assured	Weekly	£102.61	£0.00	£0.00	£106.54	D	Nov-28	MVT	£61,831	£95,244	£95,244	PPK	LL167045	
11425	HM03441	DW080750025	Desktop		23	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£92.64	£0.00	£0.00	£96.18	B	Nov-28	MVT	£55,755	£85,883	£85,883	PPK	LL167045	
11426	HM03442	DW080750026	Desktop		26	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£92.64	£0.00	£0.00	£96.18	C	Aug-27	MVT	£48,239	£80,763	£80,763	PPK	LL167045	
11427	HM03443	DW080750027	Desktop		27	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SP	House	3	Trfd	GN	Social Rent	Assured	Weekly	£92.64	£0.00	£0.00	£96.18	B	Nov-28	MVT	£55,755	£85,883	£85,883	PPK	LL167045	
11428	HM03444	DW080750028	Desktop		28	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SR	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£93.28	£0.00	£0.00	£96.87	D	Oct-31	MVT	£49,712	£83,420	£83,420	PPK	LL167045	
11429	HM03445	DW080750029	Desktop		29	Firhill Road				Sibsey	Bottom	Lincolnshire	PE22 0SR	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£92.64	£0.00	£0.00	£96.18	C	Nov-28	MVT	£55,755	£85,883	£85,883	PPK	LL167045	
11430	HM03423	DW080730004	Desktop		4	Main Road						Northlands	PE22 0TY	House	3	Trfd	GN	Social Rent	Assured	Weekly	£94.45	£0.00	£0.00	£104.57	C	Dec-31	MVT	£56,827	£87,535	£87,535	PPK	LL167047	
11431	HM03409	DW080710002	Desktop		2	Northlands				Sibsey	Bottom	Lincolnshire	PE22 0UA	House	2	Trfd	GN	Social Rent	Assured	Weekly	£93.29	£0.00	£0.00	£96.87	D	Apr-25	MVT	£56,470	£86,984	£86,984	PPK	LL167048	
11432	HM03410	DW080710003	Desktop		3	Northlands				Sibsey	Bottom	Lincolnshire	PE22 0UA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£92.64	£0.00	£0.00	£96.87	D	Apr-25	MVT	£56,470	£86,984	£86,984	PPK	LL167048	
11433	HM03411	DW080710005	Desktop		5	Northlands				Sibsey	Bottom	Lincolnshire	PE22 0UA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£99.38	£0.00	£0.00	£103.23	D	Oct-25	MVT	£60,044	£92,489	£92,489	PPK	LL167048	
11434	HM03412	DW080710008	Desktop		8	Northlands				Sibsey	Bottom	Lincolnshire	PE22 0UA	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£97.21	£0.00	£0.00	£102.56	E	Nov-31	MVT	£51,928	£87,139	£87,139	PPK	LL167048	
11435	HM03413	DW080710009	Desktop		9	Northlands				Sibsey	Bottom	Lincolnshire	PE22 0UA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£98.78	£0.00	£0.00	£102.56	D	Oct-29	MVT	£59,686	£91,939	£91,939	PPK	LL167048	
11436	HM03414	DW080710010	Desktop		10	Northlands				Sibsey	Bottom	Lincolnshire	PE22 0UA	House	3	Trfd	GN	Affordable	Assured Lifetime	Weekly	£125.19	£0.00	£0.00	£117.49	~	~	MVT	£88,117	£117,419	£117,419	PPK	LL167048	
11437	HM03415	DW080710011	Desktop		11	Northlands				Sibsey	Bottom	Lincolnshire	PE22 0UA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£92.64	£0.00	£0.00	£96.18	~	~	MVT	£55,755	£85,883	£85,883	PPK	LL167048	
11438	HM03416	DW080710012	Desktop		12	Northlands				Sibsey	Bottom	Lincolnshire	PE22 0UA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£92.64	£0.00	£0.00	£96.18	E	Oct-31	MVT	£55,755	£85,883	£85,883	PPK	LL167048	
11439	HM03417	DW080710013	Desktop		13	Northlands				Sibsey	Bottom	Lincolnshire	PE22 0UA	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£98.78	£0.00	£0.00	£96.18	D	Dec-31	MVT	£60,763	£80,763	£80,763	PPK	LL167048	
11440	HM03418	DW080710014	Desktop		14	Northlands				Sibsey	Bottom	Lincolnshire	PE22 0UA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£92.64	£0.00	£0.00	£96.18	E	Nov-32	MVT	£55,755	£85,883	£85,883	PPK	LL167048	
11441	HM03419	DW080710015	Desktop		15	Northlands				Sibsey	Bottom	Lincolnshire	PE22 0UA	Bung	2	Trfd	GN	Affordable	10yr Fixed Term	Assured	Weekly	£119.90	£0.00	£23.72	£96.18	D	Dec-32	MVT	£85,984	£114,263	£114,263	PPK	LL167048
11442	HM03420	DW080710016	Desktop		16	Northlands				Sibsey	Bottom	Lincolnshire	PE22 0UA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£107.69	£0.00	£0.00	£112.26	D	Feb-27	MVT	£76,628	£102,268	£102,268	PPK	LL167048	
11443	HM03421	DW080710017	Desktop		17	Northlands				Sibsey	Bottom	Lincolnshire	PE22 0UA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£92.63	£0.00	£0.00	£96.18	~	~	MVT	£55,755	£85,883	£85,883	PPK	LL167048	
11444	HM03422	DW080710018	Desktop		18	Northlands				Sibsey	Bottom	Lincolnshire	PE22 0UA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£92.64	£0.00	£0.00	£96.18	D	Apr-25	MVT	£55,755	£85,883	£85,883	PPK	LL167048	
11445	HM03424	DW080850001	Desktop		1	Pyralis Lane				Sibsey	Bottom	Lincolnshire	PE22 0ET	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£90.17	£0.00	£0.00										

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where retained app)	Frequency of Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number			
																							EUV SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)		
9872	HW11108	1000MANN04012	Full	12	Mandarin Drive		Boston	Lincolnshire	PE21 8PW	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£128.89	0.33	0.00	£133.37	B	Nov-29	ELUV	£77,185	£97,052	£77,185	Reval22	LL383501	
9873	HW11109	1000MANN04013	Full	13	Mandarin Drive		Boston	Lincolnshire	PE21 8PW	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£128.89	0.33	0.00	£133.37	B	Nov-29	ELUV	£77,185	£97,052	£77,185	Reval22	LL383501	
9874	HW11110	1000MANN04014	Full	14	Mandarin Drive		Boston	Lincolnshire	PE21 8PW	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£128.89	0.33	0.00	£133.37	B	Dec-29	ELUV	£77,185	£97,052	£77,185	Reval22	LL383501	
9875	HW11111	1000MANN04015	Full	15	Mandarin Drive		Boston	Lincolnshire	PE21 8PW	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£128.89	0.33	0.00	£133.37	B	Dec-29	ELUV	£77,185	£97,052	£77,185	Reval22	LL383501	
9876	HW11112	1000MANN04016	Full	16	Mandarin Drive		Boston	Lincolnshire	PE21 8PW	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£131.09	0.33	0.00	£135.65	B	Dec-29	ELUV	£77,185	£97,052	£77,185	Reval22	LL383501	
9877	HW11113	1000MANN04017	Full	17	Mandarin Drive		Boston	Lincolnshire	PE21 8PW	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£128.89	0.33	0.00	£133.37	B	Nov-29	ELUV	£77,185	£97,052	£77,185	Reval22	LL383501	
9878	HW11114	1000MANN04018	Full	18	Mandarin Drive		Boston	Lincolnshire	PE21 8PW	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£128.89	0.33	0.00	£133.37	B	Dec-29	ELUV	£77,185	£97,052	£77,185	Reval22	LL383501	
9879	HW11115	1000MANN04019	Full	19	Mandarin Drive		Boston	Lincolnshire	PE21 8PW	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£128.07	0.33	0.00	£132.52	B	Nov-29	ELUV	£77,185	£97,052	£77,185	Reval22	LL383501	
9880	HW11116	1000MANN04020	Full	20	Mandarin Drive		Boston	Lincolnshire	PE21 8PW	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£128.89	0.33	0.00	£133.37	B	Dec-29	ELUV	£77,185	£97,052	£77,185	Reval22	LL383501	
9881	HW11123	1000MANN04021	Full	21	Mandarin Drive		Boston	Lincolnshire	PE21 8PW	House	1	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£102.75	0.33	0.00	£106.32	B	Jan-30	ELUV	£66,894	£84,111	£66,894	Reval22	LL383501	
9882	HW11124	1000MANN04022	Full	22	Mandarin Drive		Boston	Lincolnshire	PE21 8PW	House	4	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£177.08	0.33	0.00	£183.23	B	Jan-30	ELUV	£102,914	£129,402	£102,914	Reval22	LL383501	
9883	HW11125	1000MANN04023	Full	23	Mandarin Drive		Boston	Lincolnshire	PE21 8PW	House	4	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£102.75	0.33	0.00	£106.32	B	Jan-30	ELUV	£66,894	£84,111	£66,894	Reval22	LL383501	
9884	HW11126	1000MANN04024	Full	24	Mandarin Drive		Boston	Lincolnshire	PE21 8PW	House	4	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£177.08	0.33	0.00	£183.23	B	Jan-30	ELUV	£102,914	£129,402	£102,914	Reval22	LL383501	
9885	HW11207	1000MANN04025	Full	25	Mandarin Drive		Boston	Lincolnshire	PE21 8PW	House	1	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£102.75	0.33	0.00	£106.32	B	Jan-30	ELUV	£66,894	£84,111	£66,894	Reval22	LL383501	
3261	HD02571	DW130020011	Desktop	11	South Terrace		Boston	Lincolnshire	PE21 6BA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£77.54	£8.64	0.00	£80.51	C	Mar-30	MVT	£46,820	£72,120	£72,120	Reval22	LL170162	
3262	HD02572	DW130020012	Desktop	12	South Terrace		Boston	Lincolnshire	PE21 6BA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£77.54	£8.64	0.00	£80.51	C	Jun-32	MVT	£46,820	£72,120	£72,120	Reval22	LL170162	
3263	HD02573	DW130020013	Desktop	13	South Terrace		Boston	Lincolnshire	PE21 6BA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£77.54	£8.64	0.00	£80.51	C	Mar-30	MVT	£46,820	£72,120	£72,120	Reval22	LL170162	
3264	HD02574	DW130020014	Desktop	14	South Terrace		Boston	Lincolnshire	PE21 6BA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£77.54	£8.64	0.00	£80.51	C	Mar-30	MVT	£46,820	£72,120	£72,120	Reval22	LL170162	
3265	HD02575	DW130020015	Desktop	15	South Terrace		Boston	Lincolnshire	PE21 6BA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£77.82	£8.64	0.00	£80.51	C	Apr-31	MVT	£46,820	£72,120	£72,120	Reval22	LL170162	
3266	HD02576	DW130020016	Desktop	16	South Terrace		Boston	Lincolnshire	PE21 6BA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£77.82	£8.64	0.00	£80.51	C	May-27	MVT	£46,820	£72,120	£72,120	Reval22	LL170162	
3267	HD02577	DW130020017	Desktop	17	South Terrace		Boston	Lincolnshire	PE21 6BA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£77.53	£8.64	0.00	£80.51	C	Oct-31	MVT	£46,820	£72,120	£72,120	Reval22	LL170162	
3268	HD02578	DW130020018	Desktop	18	South Terrace		Boston	Lincolnshire	PE21 6BA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£77.82	£8.64	0.00	£80.51	C	Apr-31	MVT	£46,820	£72,120	£72,120	Reval22	LL170162	
3269	HD02579	DW130020019	Desktop	19	South Terrace		Boston	Lincolnshire	PE21 6BA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£77.54	£8.64	0.00	£80.51	C	Sep-27	MVT	£46,820	£72,120	£72,120	Reval22	LL170162	
3270	HD02580	DW130020020	Desktop	20	South Terrace		Boston	Lincolnshire	PE21 6BA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£77.53	£8.64	0.00	£80.51	C	Dec-31	MVT	£46,820	£72,120	£72,120	Reval22	LL170162	
3271	HD02581	DW130020021	Desktop	21	South Terrace		Boston	Lincolnshire	PE21 6BA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£77.53	£8.64	0.00	£80.51	C	Nov-32	MVT	£46,820	£72,120	£72,120	Reval22	LL170162	
3272	HD02582	DW130020022	Desktop	22	South Terrace		Boston	Lincolnshire	PE21 6BA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£77.53	£8.64	0.00	£80.51	C	Nov-32	MVT	£46,820	£72,120	£72,120	Reval22	LL170162	
3273	HD02583	DW130020023	Desktop	23	South Terrace		Boston	Lincolnshire	PE21 6BA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£77.82	£7.97	0.00	£80.51	C	Mar-26	MVT	£46,820	£72,120	£72,120	Reval22	LL170162	
3274	HD02584	DW130020024	Desktop	24	South Terrace		Boston	Lincolnshire	PE21 6BA	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£77.53	£8.64	0.00	£80.51	C	Nov-26	MVT	£46,820	£72,120	£72,120	Reval22	LL170162	
9664	HW10805	1000YA020068	Desktop	68	Haydock Park Drive		Bourne	Lincolnshire	PE10 0WJ	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£75.51	£10.41	0.00	-	B	May-29	ELUV	£80,345	£80,345	£80,345	Reval22	LL395194
9665	HW10806	1000YA020069	Desktop	69	Haydock Park Drive		Bourne	Lincolnshire	PE10 0WJ	House	3	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£80.29	£10.41	0.00	-	B	May-29	ELUV	£84,366	£84,366	£84,366	Reval22	LL395194
9663	HW10804	1000YA020070	Desktop	70	Haydock Park Drive		Bourne	Lincolnshire	PE10 0WJ	House	3	Trfd	SO	Shared O/S	Assured	65.00%	Weekly 52	£81.60	£5.83	0.00	-	B	May-29	ELUV	£68,752	£68,752	£68,752	Reval22	LL395197
9665	HW10806	1000YA020074	Desktop	74	Haydock Park Drive		Bourne	Lincolnshire	PE10 0WJ	House	3	Trfd	SO	Shared O/S	Assured	65.00%	Weekly 52	£83.50	£5.83	0.00	-	B	May-29	ELUV	£70,100	£70,100	£70,100	Reval22	LL395199
9666	HW10807	1000YA020075	Desktop	75	Haydock Park Drive		Bourne	Lincolnshire	PE10 0WJ	House	3	Trfd	SO	Shared O/S	Assured	65.00%	Weekly 52	£84.48	£5.83	0.00	-	B	May-29	ELUV	£72,409	£72,409	£72,409	Reval22	LL395200
2949	HD02107	DW190010001	Desktop	1	Potter's Close	Eastgate	Bourne	Lincolnshire	PE10 9NT	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£95.86	£0.89	0.00	£99.53	D	Oct-28	MVT	£57,899	£89,186	£89,186	Reval22	LS92793	
2950	HD02108	DW190010003	Desktop	3	Potter's Close	Eastgate	Bourne	Lincolnshire	PE10 9NT	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£94.23	£0.89	0.00	£97.84	D	Mar-31	MVT	£56,827	£87,535	£87,535	Reval22	LS92793	
2951	HD02109	DW190010004	Desktop	4	Potter's Close	Eastgate	Bourne	Lincolnshire	PE10 9NT	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£93.28	£0.89	0.00	£96.87	D	Nov-28	MVT	£56,827	£87,535	£87,535	Reval22	LS92793	
2952	HD02110	DW190010007	Desktop	7	Potter's Close	Eastgate	Bourne	Lincolnshire	PE10 9NT	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£94.26	£0.21	0.00	£97.84	C	Feb-31	MVT	£57,184	£88,085	£88,085	Reval22	LS92793	
2953	HD02111	DW190010009	Desktop	9	Potter's Close	Eastgate	Bourne	Lincolnshire	PE10 9NT	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£94.56	£0.89	0.00	£97.84	C	Dec-28	MVT	£57,184	£88,085	£88,085	Reval22	LS92793	
2954	HD02112	DW190010010	Desktop	10	Potter's Close	Eastgate	Bourne	Lincolnshire	PE10 9NT	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£94.78	£0.89	0.00	£97.84	C	Nov-28	MVT	£57,184	£88,085	£88,085	Reval22	LS92793	
2955	HD02113	DW190010014	Desktop	14	Potter's Close	Eastgate	Bourne	Lincolnshire	PE10 9NT	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£94.22	£0.89	0.00	£97.84	C	Oct-28	MVT	£56,827	£87,535	£87,535	Reval22	LS92793	
2956	HD02114	DW190010015	Desktop	15	Potter's Close	Eastgate	Bourne	Lincolnshire	PE10 9NT	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£90.52	£0.89	0.00	£97.84	C	Oct-28	MVT	£54,683	£84,231	£84,231	Reval22	LS92793	
2957	HD02115	DW19																											

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc.	AY Bids	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number									
																							EUH SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)								
11966	HM01278	DW040670015	Desktop		15	Fourways							Tenney	Grimsby	Lincolnshire	DN36 5NF	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£93.29	£4.86	£0.00	£106.54	C	Jul-31	MVT	£56.47	£86.84	£86.84	PPK	LL167099
11967	HM01278	DW040670017	Desktop		17	Fourways							Tenney	Grimsby	Lincolnshire	DN36 5NF	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£91.75	£16.22	£0.00	£104.57	C	Nov-31	MVT	£49.078	£82.357	£82.357	PPK	LL167099
11968	HM01280	DW040670018	Desktop		18	Fourways							Tenney	Grimsby	Lincolnshire	DN36 5NF	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£99.38	£14.61	£0.00	£110.07	D	Dec-31	MVT	£60.044	£92.489	£92.489	PPK	LL167099
11969	HM01281	DW040670019	Desktop		19	Fourways							Tenney	Grimsby	Lincolnshire	DN36 5NF	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£99.38	£14.61	£0.00	£110.07	D	Dec-31	MVT	£60.044	£92.489	£92.489	PPK	LL167099
11970	HM01282	DW040670020	Desktop		20	Fourways							Tenney	Grimsby	Lincolnshire	DN36 5NF	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£92.98	£4.85	£0.00	£96.54	D	Apr-25	MVT	£49.712	£83.420	£83.420	PPK	LL167099
11971	HM01283	DW040670021	Desktop		21	Fourways							Tenney	Grimsby	Lincolnshire	DN36 5NF	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£92.00	£4.85	£0.00	£95.53	D	Jul-31	MVT	£55.397	£85.332	£85.332	PPK	LL167099
11972	HM01284	DW040670022	Desktop		22	Fourways							Tenney	Grimsby	Lincolnshire	DN36 5NF	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£92.00	£4.85	£0.00	£96.54	D	Jul-31	MVT	£55.397	£85.332	£85.332	PPK	LL167099
11973	HM01276	DW040670011A	Desktop		11A	Fourways							Tenney	Grimsby	Lincolnshire	DN36 5NF	Bung	1	Trad	GN	Social Rent	Assured	Weekly	£81.24	£4.86	£0.00	£103.23	C	Jul-31	MVT	£48.964	£75.423	£75.423	PPK	LL167099
11974	HM01285	DW040680002	Desktop		2	Humberston Terrace							Tenney	Grimsby	Lincolnshire	DN36 5NF	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£99.09	£4.85	£0.00	£102.87	C	Jul-31	MVT	£52.878	£88.733	£88.733	PPK	LL167099
11975	HM01286	DW040680008	Desktop		8	Humberston Terrace							Tenney	Grimsby	Lincolnshire	DN36 5NF	House	3	Trad	GN	Social Rent	Assured	Weekly	£92.00	£4.85	£0.00	£95.53	C	Mar-32	MVT	£55.397	£85.332	£85.332	PPK	LL167099
11976	HM01287	DW040680001	Desktop		2	North End Road							Tenney	Grimsby	Lincolnshire	DN36 5NA	House	3	Trad	GN	Affordable	Assured	Weekly	£99.38	£4.85	£0.00	£110.07	C	Jul-31	MVT	£60.044	£92.489	£92.489	PPK	LL167099
11977	HM01288	DW040690010	Desktop		10	North End Road							Tenney	Grimsby	Lincolnshire	DN36 5NA	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly	£110.97	£4.70	£8.10	£102.87	D	Aug-26	MVT	£79.333	£105.425	£105.425	PPK	LL167099
11978	HM01289	DW040690012	Desktop		12	North End Road							Tenney	Grimsby	Lincolnshire	DN36 5NA	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£99.09	£4.85	£0.00	£102.87	C	Jul-31	MVT	£52.878	£88.733	£88.733	PPK	LL167099
11979	HM01290	DW040690016	Desktop		16	North End Road							Tenney	Grimsby	Lincolnshire	DN36 5NA	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly	£107.73	£4.70	£4.17	£103.56	C	Feb-24	MVT	£76.958	£102.308	£102.308	PPK	LL167099
11980	HM01291	DW040690018	Desktop		18	North End Road							Tenney	Grimsby	Lincolnshire	DN36 5NA	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly	£107.94	£4.70	£4.38	£103.56	C	Sep-23	MVT	£77.433	£102.900	£102.900	PPK	LL167099
11981	HM01292	DW040690020	Desktop		20	North End Road							Tenney	Grimsby	Lincolnshire	DN36 5NA	House	3	Trad	GN	Affordable	5yr Fixed Term	Weekly	£108.84	£4.70	£4.96	£103.88	C	Jul-32	MVT	£77.908	£103.531	£103.531	PPK	LL167099
11986	HM01096	DW04030001	Desktop		1	Fifeold	Humberston Road						Tenney	Grimsby	Lincolnshire	DN36 5NL	House	4	Trad	GN	Affordable	10yr Fixed Term	Weekly	£147.49	£0.00	£34.95	£112.54	-	-	MVT	£105.463	£140.146	£140.146	PPK	LL167100
11982	HM01293	DW040710001	Desktop		1	Staves Court							Tenney	Grimsby	Lincolnshire	DN36 5NV	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£99.28	£16.22	£0.00	£103.07	C	Mar-32	MVT	£60.044	£92.489	£92.489	PPK	LL167099
11983	HM01294	DW040710002	Desktop		2	Staves Court							Tenney	Grimsby	Lincolnshire	DN36 5NV	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£94.81	£16.20	£0.00	£110.39	C	Oct-26	MVT	£57.184	£88.085	£88.085	PPK	LL167099
11984	HM01295	DW040710003	Desktop		3	Staves Court							Tenney	Grimsby	Lincolnshire	DN36 5NV	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£99.27	£16.18	£0.00	£110.07	D	Jan-27	MVT	£60.044	£92.489	£92.489	PPK	LL167099
11985	HM01296	DW040710004	Desktop		4	Staves Court							Tenney	Grimsby	Lincolnshire	DN36 5NV	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£95.02	£16.18	£0.00	£110.07	C	Jun-30	MVT	£57.184	£88.085	£88.085	PPK	LL167099
11986	HM01297	DW040710005	Desktop		5	Staves Court							Tenney	Grimsby	Lincolnshire	DN36 5NV	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£99.26	£16.18	£0.00	£110.07	C	Oct-26	MVT	£60.044	£92.489	£92.489	PPK	LL167099
11987	HM01298	DW040710006	Desktop		6	Staves Court							Tenney	Grimsby	Lincolnshire	DN36 5NV	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£98.95	£16.18	£0.00	£110.39	C	Apr-31	MVT	£59.886	£91.939	£91.939	PPK	LL167099
11988	HM01299	DW040710007	Desktop		7	Staves Court							Tenney	Grimsby	Lincolnshire	DN36 5NV	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£95.02	£16.18	£0.00	£110.07	D	Dec-29	MVT	£57.184	£88.085	£88.085	PPK	LL167099
11989	HM01300	DW040710008	Desktop		8	Staves Court							Tenney	Grimsby	Lincolnshire	DN36 5NV	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£94.82	£16.18	£0.00	£110.39	C	Jul-31	MVT	£50.562	£85.014	£85.014	PPK	LL167099
11990	HM01301	DW040710009	Desktop		9	Staves Court							Tenney	Grimsby	Lincolnshire	DN36 5NV	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£99.26	£16.18	£0.00	£110.07	D	Jan-27	MVT	£60.044	£92.489	£92.489	PPK	LL167099
11991	HM01302	DW040710012	Desktop		12	Staves Court							Tenney	Grimsby	Lincolnshire	DN36 5NV	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£98.82	£16.18	£0.00	£110.39	D	Sep-26	MVT	£59.886	£91.939	£91.939	PPK	LL167099
11992	HM01303	DW040710014	Desktop		14	Staves Court							Tenney	Grimsby	Lincolnshire	DN36 5NV	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£95.02	£16.18	£0.00	£110.07	D	Jan-26	MVT	£57.184	£88.085	£88.085	PPK	LL167099
11993	HM01304	DW040710016	Desktop		16	Staves Court							Tenney	Grimsby	Lincolnshire	DN36 5NV	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£99.28	£16.22	£0.00	£110.07	D	Jan-26	MVT	£60.044	£92.489	£92.489	PPK	LL167099
11994	HM01305	DW040710017	Desktop		17	Staves Court							Tenney	Grimsby	Lincolnshire	DN36 5NV	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£99.26	£16.22	£0.00	£110.07	D	Jan-26	MVT	£60.044	£92.489	£92.489	PPK	LL167099
11995	HM01306	DW040710020	Desktop		20	Staves Court							Tenney	Grimsby	Lincolnshire	DN36 5NV	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£95.02	£16.18	£0.00	£110.07	D	Apr-30	MVT	£57.184	£88.085	£88.085	PPK	LL167099
11997	HM01093	DW040320001	Desktop		1	Wilmer Corner	Market Place						Tenney	Grimsby	Lincolnshire	DN36 5NP	Bung	1	Trad	GN	Social Rent	Assured	Weekly	£84.93	£0.00	£0.00	£88.19	C	Feb-31	MVT	£51.109	£78.726	£78.726	PPK	LL167100
11998	HM01094	DW040320002	Desktop		2	Wilmer Corner	Market Place						Tenney	Grimsby	Lincolnshire	DN36 5NP	Bung	1	Trad	GN	Social Rent	Assured	Weekly	£84.93	£0.00	£0.00	£88.19	C	Feb-31	MVT	£51.109	£78.726	£78.726	PPK	LL167100
11999	HM01095	DW040320003	Desktop		3	Wilmer Corner	Market Place						Tenney	Grimsby	Lincolnshire	DN36 5NP	Bung	1	Trad	GN	Social Rent	Assured	Weekly	£84.94	£0.00	£0.00	£88.19	C	Jul-31	MVT	£51.109	£78.726	£78.726	PPK	LL167100
12027	HM00341	DW020520004	Desktop		4	West Lane							Tenney	Hambleton	Lincolnshire	LN9 5NG	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly	£100.06	£5.88	£0.00	£103.88	E	Jan-31	MVT	£53.511	£89.796	£89.796	PPK	LL166879
12028	HM00342	DW020520005	Desktop		5	Church View	Main Road						Tenney	Hambleton	Lincolnshire	LN9 6GJ	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly	£110.10	£0.00	£10.74	£104.78	E	Jan-31	MVT	£68.468	£109.213	£109.213	PPK	LL166881
12032	HM00317	DW020430004	Desktop		4	Church View	Belchford						Tenney	Hambleton	Lincolnshire	LN9 6GJ	House	3	Trad	GN	Affordable	Ass													

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AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AB Desc	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number	
																							EUH SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)
10560	HM00664	DW03080053	Desktop	53		Tennyson Gardens	LN9 6DD	House	3	Trad	GN	Social Rent	Assured		Weekly 52	£98.42	£0.88	£0.00	£102.19	D	Jun-29	MVT	£59,329	£91,388	£91,388	PPK	LL166554
10561	HM00665	DW03080054	Desktop	54		Tennyson Gardens	LN9 6DD	House	3	Trad	GN	Social Rent	Assured		Weekly 52	£99.76	£0.88	£0.00	£103.23	C	May-31	MVT	£60,044	£92,489	£92,489	PPK	LL166554
10562	HM00666	DW03080055	Desktop	55		Tennyson Gardens	LN9 6DD	House	3	Trad	GN	Social Rent	Assured		Weekly 52	£99.38	£0.88	£0.00	£103.23	E	Oct-31	MVT	£60,044	£92,489	£92,489	PPK	LL166554
10563	HM00667	DW03080056	Desktop	56		Tennyson Gardens	LN9 6DD	House	3	Trad	GN	Social Rent	Assured		Weekly 52	£99.76	£0.88	£0.00	£103.23	F	Feb-31	MVT	£60,044	£92,489	£92,489	PPK	LL166554
10564	HM00668	DW03080057	Desktop	57		Tennyson Gardens	LN9 6DE	Bung	2	Trad	GN	Affordable	Assured		Weekly 52	£89.04	£0.81	£0.00	£95.92	D	Sep-26	MVT	£63,657	£84,592	£84,592	PPK	LL166554
10565	HM00669	DW03080058	Desktop	58		Tennyson Gardens	LN9 6DE	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£92.69	£0.88	£0.00	£95.92	C	Feb-26	MVT	£56,112	£86,434	£86,434	PPK	LL166554
10566	HM00670	DW03080059	Desktop	59		Tennyson Gardens	LN9 6DE	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£92.69	£0.88	£0.00	£96.18	D	Jun-26	MVT	£56,112	£86,434	£86,434	PPK	LL166554
10567	HM00671	DW03080061	Desktop	61		Tennyson Gardens	LN9 6DE	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£99.38	£0.88	£0.00	£103.23	D	Nov-31	MVT	£60,044	£92,489	£92,489	PPK	LL166554
10568	HM00672	DW03080063	Desktop	63		Tennyson Gardens	LN9 6DE	House	2	Trad	GN	Affordable	Assured Lifetime		Weekly 52	£94.08	£0.84	£0.00	£96.54	D	Apr-25	MVT	£67,457	£89,643	£89,643	PPK	LL166554
10569	HM00673	DW03080066	Desktop	6		The Crescent	LN9 6EZ	House	3	Trad	GN	Social Rent	Assured		Weekly 52	£101.31	£0.12	£0.00	£106.19	C	Feb-31	MVT	£61,316	£94,141	£94,141	PPK	LL166554
10570	HM00679	DW03080010	Desktop	10		The Crescent	LN9 6EZ	House	3	Trad	GN	Social Rent	Assured		Weekly 52	£100.71	£0.12	£0.00	£104.57	C	Feb-31	MVT	£60,758	£93,590	£93,590	PPK	LL166554
10571	HM00680	DW03080011	Desktop	11		The Crescent	LN9 6EZ	House	3	Trad	GN	Social Rent	Assured		Weekly 52	£100.71	£0.12	£0.00	£104.57	D	Jun-25	MVT	£60,758	£93,590	£93,590	PPK	LL166554
10572	HM00681	DW03080012	Desktop	12		The Crescent	LN9 6EZ	House	3	Trad	GN	Social Rent	Assured		Weekly 52	£100.71	£0.12	£0.00	£104.57	C	Feb-31	MVT	£60,758	£93,590	£93,590	PPK	LL166554
10573	HM00683	DW03080017	Desktop	17		The Crescent	LN9 6EZ	House	3	Trad	GN	Social Rent	Assured		Weekly 52	£100.71	£0.12	£0.00	£104.57	C	Feb-31	MVT	£60,758	£93,590	£93,590	PPK	LL166554
10574	HM00684	DW03080020	Desktop	20		The Crescent	LN9 6EZ	House	3	Trad	GN	Social Rent	Assured		Weekly 52	£100.71	£0.12	£0.00	£104.57	D	Nov-23	MVT	£60,758	£93,590	£93,590	PPK	LL166554
10311	HM00203	DW02080080	Desktop	80		Dogkyrie Road	LN4 4TE	House	3	Trad	GN	Social Rent	Assured		Weekly 52	£101.03	£0.00	£0.00	£104.90	C	Dec-23	MVT	£61,116	£94,141	£94,141	PPK	LL166888
10312	HM00204	DW02080086	Desktop	86		Dogkyrie Road	LN4 4TE	House	3	Trad	GN	Social Rent	Assured		Weekly 52	£101.71	£0.00	£0.00	£104.21	D	Aug-29	MVT	£60,758	£93,590	£93,590	PPK	LL166888
10314	HM00447	DW02040001	Desktop	1		Fairfield	LN4 4SF	House	3	Trad	GN	Social Rent	Assured		Weekly 52	£100.36	£0.00	£0.00	£104.21	D	Oct-23	MVT	£60,401	£93,040	£93,040	PPK	LL166889
10315	HM00448	DW02040007	Desktop	7		Fairfield	LN4 4SF	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured		Weekly 52	£92.98	£0.00	£0.00	£96.54	C	Oct-31	MVT	£49,712	£83,420	£83,420	PPK	LL166889
10316	HM00449	DW02040008	Desktop	8		Fairfield	LN4 4SF	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£92.98	£0.00	£0.00	£96.54	C	Nov-29	MVT	£56,112	£86,434	£86,434	PPK	LL166889
10317	HM00450	DW02040009	Desktop	9		Fairfield	LN4 4SF	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured		Weekly 52	£113.52	£0.00	£0.00	£96.54	D	Nov-27	MVT	£60,794	£102,016	£102,016	PPK	LL166889
10318	HM00451	DW02040010	Desktop	10		Fairfield	LN4 4SF	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£92.98	£0.00	£0.00	£96.54	~	~	MVT	£56,112	£86,434	£86,434	PPK	LL166889
10319	HM00452	DW02040011	Desktop	11		Fairfield	LN4 4SF	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£99.96	£0.00	£24.42	£96.54	~	~	MVT	£71,232	£95,224	£95,224	PPK	LL166889
10320	HM00453	DW02040012	Desktop	12		Fairfield	LN4 4SF	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£93.30	£0.00	£0.00	£96.54	C	May-32	MVT	£56,470	£86,984	£86,984	PPK	LL166889
10321	HM00454	DW02040013	Desktop	13		Fairfield	LN4 4SF	House	3	Trad	GN	Affordable	Assured Lifetime		Weekly 52	£124.25	£0.00	£21.24	£104.21	~	~	MVT	£89,784	£115,913	£115,913	PPK	LL166889
10322	HM00455	DW02040014	Desktop	14		Fairfield	LN4 4SF	House	3	Trad	GN	Affordable	Assured Lifetime		Weekly 52	£124.25	£0.00	£21.24	£104.21	C	May-29	MVT	£89,784	£115,913	£115,913	PPK	LL166889
10323	HM00456	DW02040015	Desktop	15		Fairfield	LN4 4SF	House	3	Trad	GN	Affordable	Assured		Weekly 52	£100.71	£0.00	£0.00	£104.21	~	~	MVT	£60,758	£93,590	£93,590	PPK	LL166889
10324	HM00457	DW02040018	Desktop	18		Fairfield	LN4 4SF	House	3	Trad	GN	Social Rent	Assured		Weekly 52	£100.71	£0.00	£0.00	£104.21	C	Oct-31	MVT	£60,758	£93,590	£93,590	PPK	LL166889
10325	HM00458	DW02040019	Desktop	19		Fairfield	LN4 4SF	House	3	Trad	GN	Affordable	Assured		Weekly 52	£126.34	£0.00	£22.13	£104.21	~	~	MVT	£90,259	£133,944	£133,944	PPK	LL166889
10326	HM00459	DW02040020	Desktop	20		Fairfield	LN4 4SF	House	3	Trad	GN	Affordable	Assured		Weekly 52	£140.16	£0.00	£0.00	£96.54	C	Dec-30	MVT	£55,832	£85,332	£85,332	PPK	LL166889
10327	HM00460	DW02040022	Desktop	22		Fairfield	LN4 4SF	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£92.98	£0.00	£0.00	£96.54	D	Nov-32	MVT	£56,112	£86,434	£86,434	PPK	LL166889
10328	HM00461	DW02040023	Desktop	23		Fairfield	LN4 4SF	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£92.98	£0.00	£0.00	£96.54	D	Nov-32	MVT	£56,112	£86,434	£86,434	PPK	LL166889
10329	HM00462	DW02040024	Desktop	24		Fairfield	LN4 4SF	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£103.13	£0.00	£0.00	£106.90	D	Oct-31	MVT	£62,188	£95,793	£95,793	PPK	LL166900
10330	HM00463	DW02040025	Desktop	25		Heathcote Road	LN4 4SF	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£94.99	£4.48	£0.00	£96.54	D	Nov-32	MVT	£67,920	£90,274	£90,274	PPK	LL166901
12244	HM00162	DW02060002	Desktop	2		Laythorpe Gardens	LN4 4TS	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£93.30	£3.60	£0.00	£96.54	C	Apr-31	MVT	£56,470	£86,984	£86,984	PPK	LL166901
12245	HM00163	DW02060003	Desktop	3		Laythorpe Gardens	LN4 4TS	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured		Weekly 52	£92.98	£3.59	£0.00	£96.54	C	Dec-31	MVT	£49,712	£83,420	£83,420	PPK	LL166901
12246	HM00164	DW02060004	Desktop	4		Laythorpe Gardens	LN4 4TS	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£92.98	£3.59	£0.00	£96.54	C	Dec-31	MVT	£56,112	£86,434	£86,434	PPK	LL166901
12247	HM00165	DW02060005	Desktop	5		Laythorpe Gardens	LN4 4TS	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£92.98	£3.59	£0.00	£96.54	C	Nov-32	MVT	£49,712	£83,420	£83,420	PPK	LL166901
12248	HM00166	DW02060006	Desktop	6		Laythorpe Gardens	LN4 4TS	Bung	2	Trad	GN	Affordable	Assured Lifetime		Weekly 52	£102.68	£3.48	£6.14	£96.54	C	Nov-27	MVT	£73,633	£97,849	£97,849	PPK	LL166901
12249	HM00167	DW02060007	Desktop	7		Laythorpe Gardens	LN4 4TS	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£92.98	£3.59	£0.00	£96.54	D	Nov-27	MVT	£56,112	£86,434	£86,434	PPK	LL166901
12250	HM00168	DW02060008	Desktop	8		Laythorpe Gardens	LN4 4TS	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured		Weekly 52	£92.98	£3.59	£0.00	£96.54	D	Nov-28	MVT	£49,712	£83,420	£83,420	PPK	LL166901
12251	HM00169	DW02060009	Desktop	9		Laythorpe Gardens	LN4 4TS	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£92.37	£3.60	£0.00	£95.92	C	Nov-32	MVT	£55,755	£85,883	£85,883	PPK	LL166901
12252	HM00170	DW02060010	Desktop	10		Laythorpe Gardens	LN4 4TS	Bung	2	Trad	GN	Social Rent	Assured		Weekly 52	£92.00	£3.59	£0.00	£95.92	C	Nov-32	MVT	£55,397	£85,332	£85,332	PPK	LL166901
12253	HM00171	DW02060011	Desktop	11		Laythorpe Gardens	LN4 4TS	Bung	2	Trad																	

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AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc.	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (retained after app)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number			
																							EUH SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)		
9970	HW11264	1000S4A0012	Desktop	13	Sandal Street	Lincoln	LN1 3FA	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£75.33	£1.20	£0.00	~	B	Jun-30	EUV	£73.108	£73.108	£73.108	Reval12	LL390263		
9971	HW11265	1000S4A0013	Desktop	12	Sandal Street	Lincoln	LN1 3FA	House	2	Trfd	SO	Shared O/S	Assured	65.00%	Weekly	£59.78	£1.20	£0.00	~	B	Jun-30	EUV	£50.328	£50.328	£50.328	Reval12	LL390263		
9972	HW11266	1000S4A0014	Desktop	14	Sandal Street	Lincoln	LN1 3FA	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£67.89	£1.20	£0.00	~	B	Jun-30	EUV	£65.849	£65.849	£65.849	Reval12	LL390263		
9973	HW11267	1000S4A0015	Desktop	13	Sandal Street	Lincoln	LN1 3FA	House	2	Trfd	SO	Shared O/S	Assured	65.00%	Weekly	£57.91	£1.20	£0.00	~	B	Jun-30	EUV	£56.119	£56.119	£56.119	Reval12	LL390263		
9974	HW11268	1000S4A0016	Desktop	16	Sandal Street	Lincoln	LN1 3FA	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£68.98	£1.20	£0.00	~	B	Jun-30	EUV	£66.886	£66.886	£66.886	Reval12	LL390263		
3616	HD03100	DW150600030	Desktop	30	St Catherine's Court	Lincoln	LN5 8NX	Flat	1	Trfd	GN	Social Rent	Assured	~	Weekly	£73.68	£10.23	£0.00	£76.49	C	Feb-31	MVT	£44.318	£68.266	£68.266	Reval12	LL102133		
3617	HD03101	DW150600031	Desktop	31	St Catherine's Court	Lincoln	LN5 8NX	Flat	1	Trfd	GN	Social Rent	Assured	~	Weekly	£73.68	£10.23	£0.00	£76.49	C	Apr-31	MVT	£44.318	£68.266	£68.266	Reval12	LL102133		
3618	HD03102	DW150600034	Desktop	34	St Catherine's Court	Lincoln	LN5 8NX	Flat	1	Trfd	GN	Social Rent	Assured	~	Weekly	£73.93	£12.36	£0.00	£76.49	C	Apr-31	MVT	£44.675	£68.817	£68.817	Reval12	LL102133		
3619	HD03103	DW150600036	Desktop	36	St Catherine's Court	Lincoln	LN5 8NX	Flat	1	Trfd	GN	Social Rent	Assured	~	Weekly	£73.68	£10.21	£0.00	£76.49	C	Jun-31	MVT	£44.318	£68.266	£68.266	Reval12	LL102133		
3620	HD03104	DW150600038	Desktop	38	St Catherine's Court	Lincoln	LN5 8NX	Flat	1	Trfd	GN	Social Rent	Assured	~	Weekly	£73.68	£10.21	£0.00	£76.49	C	Nov-31	MVT	£44.318	£68.266	£68.266	Reval12	LL102133		
3621	HD03105	DW150600040	Desktop	40	St Catherine's Court	Lincoln	LN5 8NX	Flat	1	Trfd	GN	Social Rent	Assured	~	Weekly	£73.68	£10.23	£0.00	£76.49	C	Nov-31	MVT	£44.318	£68.266	£68.266	Reval12	LL102133		
3622	HD03106	DW150600042	Desktop	42	St Catherine's Court	Lincoln	LN5 8NX	Flat	1	Trfd	GN	Social Rent	Assured	~	Weekly	£73.67	£10.21	£0.00	£76.49	C	May-25	MVT	£44.318	£68.266	£68.266	Reval12	LL102133		
3623	HD03107	DW150600044	Desktop	44	St Catherine's Court	Lincoln	LN5 8NX	Flat	1	Trfd	GN	Social Rent	Assured	~	Weekly	£73.92	£10.21	£0.00	£76.49	C	Nov-31	MVT	£44.675	£68.817	£68.817	Reval12	LL102133		
3624	HD03108	DW150600046	Desktop	46	St Catherine's Court	Lincoln	LN5 8NX	House	2	Trfd	GN	Social Rent	Assured	~	Weekly	£73.92	£10.22	£0.00	£76.49	C	Apr-31	MVT	£44.675	£68.817	£68.817	Reval12	LL102133		
3625	HD03109	DW150600048	Desktop	48	St Catherine's Court	Lincoln	LN5 8NX	Flat	1	Trfd	GN	Social Rent	Assured	~	Weekly	£73.92	£10.22	£0.00	£76.49	C	Nov-31	MVT	£44.675	£68.817	£68.817	Reval12	LL102133		
3626	HD03110	DW150600050	Desktop	50	St Catherine's Court	Lincoln	LN5 8NX	Flat	1	Trfd	GN	Social Rent	Assured	~	Weekly	£72.58	£10.21	£0.00	£76.49	C	Nov-31	MVT	£43.961	£67.715	£67.715	Reval12	LL102133		
3627	HD03111	DW150600052	Desktop	52	St Catherine's Court	Lincoln	LN5 8NX	Flat	1	Trfd	GN	Social Rent	Assured	~	Weekly	£73.68	£10.23	£0.00	£76.49	C	Feb-31	MVT	£44.318	£68.266	£68.266	Reval12	LL102133		
3628	HD03112	DW150600054	Desktop	54	St Catherine's Court	Lincoln	LN5 8NX	House	2	Trfd	GN	Social Rent	Assured	~	Weekly	£96.51	£3.89	£0.00	£100.23	~	~	~	MVT	£58.257	£89.737	£89.737	Reval12	LL102133	
3629	HD03113	DW150600056	Desktop	56	St Catherine's Court	Lincoln	LN5 8NX	House	2	Trfd	GN	Social Rent	Assured	~	Weekly	£96.51	£3.89	£0.00	£100.23	C	Oct-31	MVT	£58.257	£89.737	£89.737	Reval12	LL102133		
3630	HD03114	DW150600058	Desktop	58	St Catherine's Court	Lincoln	LN5 8NX	House	2	Trfd	GN	Social Rent	Assured	~	Weekly	£96.54	£3.88	£0.00	£100.23	C	Apr-25	MVT	£58.257	£89.737	£89.737	Reval12	LL102133		
3631	HD03115	DW150600060	Desktop	60	St Catherine's Court	Lincoln	LN5 8NX	House	2	Trfd	GN	Social Rent	Assured	~	Weekly	£96.54	£3.88	£0.00	£100.23	C	Apr-25	MVT	£58.257	£89.737	£89.737	Reval12	LL102133		
10217	HM01123	DW040420001	Desktop	1	Pinfold	Varborough Road	Alvingham	Leath	LN11 0QO	House	3	Trfd	GN	Affordable	~	Weekly	£100.40	£0.00	£53.10	£102.87	~	~	MVT	£77.433	£102.900	£102.900	PPK	LL166875	
10218	HM01124	DW040420002	Desktop	2	Pinfold	Varborough Road	Alvingham	Leath	LN11 0QO	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly	£100.71	£0.00	£0.00	£104.57	E	Jul-31	MVT	£53.820	£90.217	£90.217	PPK	LL166875
10219	HM01125	DW040420003	Desktop	3	Pinfold	Varborough Road	Alvingham	Leath	LN11 0QO	House	3	Trfd	GN	Social Rent	Assured	~	Weekly	£100.71	£0.00	£0.00	£104.57	D	Nov-27	MVT	£60.758	£93.590	£93.590	PPK	LL166875
10220	HM01126	DW040420005	Desktop	5	Pinfold	Varborough Road	Alvingham	Leath	LN11 0QO	Bung	1	Trfd	GN	Social Rent	Assured	~	Weekly	£85.26	£0.00	£0.00	£88.53	E	Apr-27	MVT	£51.466	£79.277	£79.277	PPK	LL166875
10221	HM01127	DW040420007	Desktop	7	Pinfold	Varborough Road	Alvingham	Leath	LN11 0QO	Bung	1	Trfd	GN	Social Rent	Assured	~	Weekly	£85.26	£0.00	£0.00	£88.53	E	Mar-31	MVT	£51.466	£79.277	£79.277	PPK	LL166875
10222	HM01128	DW040420007	Desktop	7	Pinfold	Varborough Road	Alvingham	Leath	LN11 0QO	Bung	1	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly	£92.64	£0.00	£0.00	£96.18	E	Jul-31	MVT	£49.395	£82.888	£82.888	PPK	LL166875
10223	HM01129	DW040420008	Desktop	8	Pinfold	Varborough Road	Alvingham	Leath	LN11 0QO	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly	£92.64	£0.00	£0.00	£96.18	E	Jan-31	MVT	£55.755	£85.883	£85.883	PPK	LL166875
10216	HM01130	DW040430001	Desktop	1	Prory Row	Church Lane	Alvingham	Leath	LN11 0QD	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly	£100.06	£0.00	£0.00	£103.88	E	Jul-31	MVT	£53.511	£89.796	£89.796	PPK	LL166875
10217	HM01131	DW040430002	Desktop	2	Prory Row	Church Lane	Alvingham	Leath	LN11 0QD	House	3	Trfd	GN	Social Rent	Assured	~	Weekly	£100.06	£0.00	£0.00	£103.88	E	Jul-31	MVT	£53.511	£89.796	£89.796	PPK	LL166875
10243	HM03273	DW080280001	Desktop	1	Harrington Road	Birknill	LN11 8QY	House	2	Trfd	GN	Affordable	Probationary	~	Weekly	£91.37	£11.32	£0.00	£94.84	D	Mar-25	MVT	£65.557	£87.118	£87.118	PPK	LL166880		
10244	HM03274	DW080280002	Desktop	2	Harrington Road	Birknill	LN11 8QY	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly	£93.83	£11.66	£0.00	£102.87	D	Mar-25	MVT	£50.928	£83.951	£83.951	PPK	LL166880		
10245	HM03275	DW080280003	Desktop	3	Harrington Road	Birknill	LN11 8QY	House	3	Trfd	GN	Social Rent	Assured	~	Weekly	£94.41	£11.66	£0.00	£102.87	D	Mar-25	MVT	£51.388	£83.951	£83.951	PPK	LL166880		
10254	HM01196	DW040500003	Desktop	3	Scorer Row	Burwell	LN5 8PP	House	3	Trfd	GN	Social Rent	Assured	~	Weekly	£96.30	£9.08	£0.00	£102.19	C	Feb-25	MVT	£58.257	£89.737	£89.737	PPK	LL166891		
10255	HM01197	DW040500004	Desktop	4	Scorer Row	Burwell	LN5 8PP	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly	£99.45	£9.07	£0.00	£94.84	D	Jul-31	MVT	£47.812	£80.232	£80.232	PPK	LL166891		
10389	HM00554	DW020780003	Desktop	3	Meadowcroft	Cowenham St Bartholomew	Donington on Bain	Leath	LN11 9PF	House	3	Trfd	GN	Affordable	~	Weekly	£99.73	£0.00	£0.00	£102.87	D	Jul-30	MVT	£60.048	£93.400	£93.400	PPK	LL166909	
10390	HM00555	DW020780005	Desktop	5	Meadowcroft	Donington on Bain	Leath	LN11 9TP	House	3	Trfd	GN	Social Rent	Assured	~	Weekly	£100.36	£0.00	£0.00	£104.21	~	~	~	MVT	£60.401	£93.400	£93.400	PPK	LL166909
10391	HM00556	DW020780005	Desktop	5	Meadowcroft	Donington on Bain	Leath	LN11 9TP	House	3	Trfd	GN	Social Rent	Assured	~	Weekly	£100.36	£0.00	£0.00	£104.21	D	Dec-30	MVT	£60.401	£93.400	£93.400	PPK	LL166909	
10392	HM00557	DW020780011	Desktop	11	Meadowcroft	Donington on Bain	Leath	LN11 9TP	House	3	Trfd	GN	Social Rent	Assured	~	Weekly	£99.09	£0.00	£0.00	£102.87	D	Sep-31	MVT	£52.878	£88.733	£88.733	PPK	LL166909	
10393	HM00558	DW020790001	Desktop	1	New Gardens	Old School Lane	Donington on Bain	Leath	LN11 9TG	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly	£92.69	£3.68	£0.00	£95.92	D	Jun-31	MVT	£56.112	£86.434	£86.434	PPK	LL166909
10394	HM00559	DW020790002	Desktop	2	New Gardens	Old School Lane	Donington on Bain	Leath	LN11 9TG	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly	£94.96	£3.55	£0.00	£95.92	D	Mar-31	MVT	£56.832	£86.434	£86.434	PPK	LL166909
10395	HM00560	DW020790003	Desktop	3	New Gardens	Old School Lane	Donington on Bain	Leath	LN11 9TG	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly	£92.70	£3.68	£0.00	£95.92	D	Jun-31</						

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number				
																							EUV SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)			
11292	HM01309	DWA4900003	Desktop	3	Lackley Close	North Somerscotes	Leath	Lincolnshire	LN11 7RG	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£94.88	£1.85	£0.00	£98.18	B	Jul-30	MVT	£55,397	£85,332	£85,332	PPK	LL167032		
11293	HM01310	DWA4900004	Desktop	4	Lackley Close	North Somerscotes	Leath	Lincolnshire	LN11 7RG	Bung	2	Trad	GN	Affordable	10yr Fixed Term	Weekly	£104.34	£1.78	£8.81	£95.53	D	Nov-26	MVT	£73,633	£97,849	£97,849	PPK	LL167032		
11294	HM01311	DWA4900005	Desktop	5	Lackley Close	North Somerscotes	Leath	Lincolnshire	LN11 7RG	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£93.68	£1.85	£0.00	£95.19	D	Sep-30	MVT	£55,397	£85,332	£85,332	PPK	LL167032		
11295	HM01312	DWA4900006	Desktop	6	Lackley Close	North Somerscotes	Leath	Lincolnshire	LN11 7RG	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£95.19	£1.85	£0.00	£95.19	C	Jan-30	MVT	£55,397	£85,332	£85,332	PPK	LL167032		
11296	HM01313	DWA4900007	Desktop	7	Lackley Close	North Somerscotes	Leath	Lincolnshire	LN11 7RG	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£91.70	£1.85	£0.00	£95.19	D	Nov-32	MVT	£55,397	£85,332	£85,332	PPK	LL167032		
11297	HM01314	DWA4900008	Desktop	8	Lackley Close	North Somerscotes	Leath	Lincolnshire	LN11 7RG	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly	£92.00	£1.85	£0.00	£95.53	D	Jul-30	MVT	£49,078	£82,357	£82,357	PPK	LL167032	
11298	HM01315	DWA4900009	Desktop	9	Lackley Close	North Somerscotes	Leath	Lincolnshire	LN11 7RG	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£95.19	£1.85	£0.00	£96.18	B	Jul-30	MVT	£73,633	£97,849	£97,849	PPK	LL167032		
11299	HM01316	DWA4900010	Desktop	10	Lackley Close	North Somerscotes	Leath	Lincolnshire	LN11 7RG	Bung	2	Trad	GN	Affordable	Assured	Weekly	£102.44	£1.78	£6.26	£96.18	B	Jul-30	MVT	£73,633	£97,849	£97,849	PPK	LL167032		
11300	HM01317	DWA4900011	Desktop	11	Lackley Close	North Somerscotes	Leath	Lincolnshire	LN11 7RG	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£92.00	£1.85	£0.00	£95.53	D	Sep-30	MVT	£55,397	£85,332	£85,332	PPK	LL167032		
11301	HM01318	DWA4900012	Desktop	12	Lackley Close	North Somerscotes	Leath	Lincolnshire	LN11 7RG	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£91.70	£1.85	£0.00	£95.19	A	Jul-30	MVT	£55,397	£85,332	£85,332	PPK	LL167032		
11302	HM01319	DWA4900013	Desktop	13	Lackley Close	North Somerscotes	Leath	Lincolnshire	LN11 7RG	Bung	2	Trad	GN	Affordable	Assured	Weekly	£102.48	£1.78	£7.05	£95.53	B	Jul-30	MVT	£73,633	£97,849	£97,849	PPK	LL167032		
11303	HM01238	DWA0620009	Desktop	9	Lackley Way	North Somerscotes	Leath	Lincolnshire	LN11 7QR	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly	£100.06	£1.85	£0.00	£103.88	~	~	MVT	£49,078	£82,357	£82,357	PPK	LL167032	
11304	HM01239	DWA0620011	Desktop	11	Lackley Way	North Somerscotes	Leath	Lincolnshire	LN11 7QR	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly	£91.70	£1.85	£0.00	£95.19	E	Mar-25	MVT	£49,078	£82,357	£82,357	PPK	LL167032	
11305	HM01240	DWA0620013	Desktop	13	Lackley Way	North Somerscotes	Leath	Lincolnshire	LN11 7QR	House	3	Trad	GN	Social Rent	Assured	Weekly	£98.78	£1.85	£0.00	£102.56	D	Jul-30	MVT	£62,545	£96,343	£96,343	PPK	LL167032		
11306	HM01241	DWA0620014	Desktop	14	Lackley Way	North Somerscotes	Leath	Lincolnshire	LN11 7QR	House	3	Trad	GN	Social Rent	Assured	Weekly	£98.78	£1.85	£0.00	£102.56	D	Sep-28	MVT	£62,545	£96,343	£96,343	PPK	LL167032		
11307	HM01242	DWA0620015	Desktop	15	Lackley Way	North Somerscotes	Leath	Lincolnshire	LN11 7QR	House	3	Trad	GN	Social Rent	Assured	Weekly	£99.09	£1.85	£0.00	£102.87	D	Oct-30	MVT	£62,545	£96,343	£96,343	PPK	LL167032		
11308	HM01243	DWA0620016	Desktop	16	Lackley Way	North Somerscotes	Leath	Lincolnshire	LN11 7QR	House	3	Trad	GN	Social Rent	Assured	Weekly	£101.89	£1.71	£6.46	£95.53	E	Mar-25	MVT	£71,257	£94,693	£94,693	PPK	LL167032		
11309	HM01244	DWA0620017	Desktop	17	Lackley Way	North Somerscotes	Leath	Lincolnshire	LN11 7QR	House	3	Trad	GN	Social Rent	Assured	Weekly	£91.68	£1.85	£0.00	£95.19	B	Jul-30	MVT	£53,610	£82,580	£82,580	PPK	LL167032		
11310	HM01245	DWA0620018	Desktop	18	Lackley Way	North Somerscotes	Leath	Lincolnshire	LN11 7QR	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£92.00	£1.85	£0.00	£95.53	E	Jun-29	MVT	£53,610	£82,580	£82,580	PPK	LL167032		
11311	HM01246	DWA0620021	Desktop	21	Lackley Way	North Somerscotes	Leath	Lincolnshire	LN11 7QR	Bung	2	Trad	GN	Affordable	Assured	Weekly	£102.56	£1.78	£5.69	£96.87	F	Sep-25	MVT	£71,257	£94,693	£94,693	PPK	LL167032		
11312	HM01247	DWA0620022	Desktop	22	Lackley Way	North Somerscotes	Leath	Lincolnshire	LN11 7QR	Bung	2	Trad	GN	Affordable	Assured Lifetime	Assured	Weekly	£107.79	£1.78	£11.61	£96.18	D	Jul-30	MVT	£71,257	£94,693	£94,693	PPK	LL167032	
11313	HM01248	DWA0620023	Desktop	23	Lackley Way	North Somerscotes	Leath	Lincolnshire	LN11 7QR	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£92.95	£1.85	£0.00	£96.18	D	Aug-28	MVT	£53,610	£82,580	£82,580	PPK	LL167032		
11314	HM01249	DWA0620024	Desktop	24	Lackley Way	North Somerscotes	Leath	Lincolnshire	LN11 7QR	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£92.64	£1.85	£0.00	£96.18	D	Apr-23	MVT	£53,610	£82,580	£82,580	PPK	LL167032		
11315	HM01250	DWA0620025	Desktop	25	Lackley Way	North Somerscotes	Leath	Lincolnshire	LN11 7QR	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£92.64	£1.85	£0.00	£96.18	C	Nov-23	MVT	£53,610	£82,580	£82,580	PPK	LL167032		
11316	HM01251	DWA0620026	Desktop	26	Lackley Way	North Somerscotes	Leath	Lincolnshire	LN11 7QR	Bung	2	Trad	GN	Affordable	Assured Lifetime	Assured	Weekly	£97.74	£1.78	£1.56	£96.18	D	Mar-25	MVT	£71,257	£94,693	£94,693	PPK	LL167032	
11317	HM01252	DWA0620027	Desktop	27	Wilberton Road	North Somerscotes	Leath	Lincolnshire	LN11 7NH	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£92.00	£1.85	£0.00	£96.87	D	Jun-30	MVT	£53,610	£82,580	£82,580	PPK	LL167032		
11318	HM01253	DWA0630005	Desktop	5	Wilberton Road	North Somerscotes	Leath	Lincolnshire	LN11 7NH	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly	£93.28	£0.00	£0.00	£96.87	E	Mar-25	MVT	£67,499	£79,700	£79,700	PPK	LL167032	
11319	HM01254	DWA0630007	Desktop	7	Wilberton Road	North Somerscotes	Leath	Lincolnshire	LN11 7NH	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£93.29	£0.00	£0.00	£96.87	D	Jun-30	MVT	£53,610	£82,580	£82,580	PPK	LL167032		
11320	HM01255	DWA0630009	Desktop	9	Wilberton Road	North Somerscotes	Leath	Lincolnshire	LN11 7NH	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£93.29	£0.00	£0.00	£96.87	D	Jul-30	MVT	£53,610	£82,580	£82,580	PPK	LL167032		
11321	HM01256	DWA0630011	Desktop	11	Wilberton Road	North Somerscotes	Leath	Lincolnshire	LN11 7NH	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly	£93.29	£0.00	£0.00	£96.87	D	Jul-30	MVT	£53,610	£82,580	£82,580	PPK	LL167032	
11322	HM01257	DWA0640001	Desktop	1	Freshney Close	Main Road	Salfrith	Leath	Lincolnshire	LN11 7RW	House	3	Trad	GN	Social Rent	Assured	Weekly	£99.73	£0.00	£0.00	£103.56	~	~	MVT	£60,044	£92,489	£92,489	PPK	LL167072	
11323	HM01258	DWA0640003	Desktop	3	Freshney Close	Main Road	Salfrith	Leath	Lincolnshire	LN11 7RW	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly	£100.35	£0.00	£0.00	£104.21	E	Aug-31	MVT	£53,511	£89,796	£89,796	PPK	LL167072
11324	HM01259	DWA0640004	Desktop	4	Freshney Close	Main Road	Salfrith	Leath	Lincolnshire	LN11 7RW	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly	£100.35	£0.00	£0.00	£104.21	E	Aug-31	MVT	£53,511	£89,796	£89,796	PPK	LL167072
11325	HM01260	DWA0640005	Desktop	5	Freshney Close	Main Road	Salfrith	Leath	Lincolnshire	LN11 7RW	House	3	Trad	GN	Social Rent	Assured	Weekly	£100.09	£0.00	£0.00	£104.21	E	Mar-25	MVT	£60,044	£93,040	£93,040	PPK	LL167072	
11326	HM01261	DWA0640007	Desktop	7	Freshney Close	Main Road	Salfrith	Leath	Lincolnshire	LN11 7RW	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly	£99.73	£0.00	£0.00	£103.56	~	~	MVT	£53,515	£89,764	£89,764	PPK	LL167072
11327	HM01262	DWA0640008	Desktop	8	Freshney Close	Main Road	Salfrith	Leath	Lincolnshire	LN11 7RW	House	3	Trad	GN	Social Rent	Assured	Weekly	£99.73	£0.00	£0.00	£103.56	~	~	MVT	£53,515	£89,764	£89,764	PPK	LL167072	
11328	HM01263	DWA0640009	Desktop	9	Freshney Close	Main Road	Salfrith	Leath	Lincolnshire	LN11 7RW	House	3	Trad	GN	Social Rent	Assured	Weekly	£99.73	£0.00	£0.00	£103.56	~	~	MVT	£53,515	£89,764	£89,764	PPK	LL167072	
11329	HM00060	DW01180001	Desktop	1	The Meadows	North End Lane	Leath	Lincolnshire	LN11 7ZR	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Assured	Weekly	£100.35	£10.50	£0.00	£104.21	D	Jun-25	MVT	£53,511	£89,796	£89,796	PPK	LL167043	
11330	HM00061	DW01180005	Desktop	5	The Meadows	North End Lane	Leath	Lincolnshire	LN11 7ZR	House	3	Trad	GN	Social Rent	Assured	Weekly	£84.94	£10.50	£0.00	£88.19	D	Nov-32	MVT	£51,109	£78,726	£78,726	PPK	LL167043		
11331	HM00062	DW01180006	Desktop	6	The Meadows	North End Lane	Leath	Lincolnshire	LN11 7ZR	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£84.94	£10.50	£0.00	£88.19	D	Nov-32	MVT	£51,109	£78,726	£78,726	PPK	LL167043		
11332	HM00063	DW01180007	Desktop	7	The Meadows	North End Lane	Leath	Lincolnshire	LN11 7ZR	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£92.36	£10.50	£0.00	£95.92	E	Aug-31								

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Charge	Net Weekly Charge	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basic secured	MV-STT 2023		Last Valuation Report	Title Number	
																							EUH SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)
10722	HM01510	DW050070033	Desktop	33	Brackenborough Road	Leath	Lincolnshire	LN11 0AD	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£99.38	£0.00	£0.00	£103.23	C	Jul-31	MVT	£53,195	£89,264	£89,264	PPK	LL166972
10931	HM01609	DW050180086	Desktop	86	Church Street	Leath	Lincolnshire	LN11 9DD	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£90.09	£6.65	£0.00	£93.56	C	Oct-26	MVT	£31,451	£48,447	£48,447	PPK	LL166983
10932	HM01610	DW050180088	Desktop	88	Church Street	Leath	Lincolnshire	LN11 9DD	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£89.44	£6.65	£0.00	£92.87	C	Feb-27	MVT	£31,451	£48,447	£48,447	PPK	LL166983
10933	HM01611	DW050180090	Desktop	90	Church Street	Leath	Lincolnshire	LN11 9DD	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£93.56	£0.00	£0.00	£93.56	C	Jul-31	MVT	£31,451	£48,447	£48,447	PPK	LL166983
10934	HM01612	DW050180092	Desktop	92	Church Street	Leath	Lincolnshire	LN11 9DD	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£99.44	£6.65	£0.00	£99.87	C	Nov-26	MVT	£31,451	£48,447	£48,447	PPK	LL166983
10935	HM01613	DW050180094	Desktop	94	Church Street	Leath	Lincolnshire	LN11 9DD	Flat	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£90.07	£6.88	£0.00	£93.56	C	Nov-26	MVT	£27,864	£46,757	£46,757	PPK	LL166983
10936	HM01614	DW050180096	Desktop	96	Church Street	Leath	Lincolnshire	LN11 9DD	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£93.56	£0.00	£0.00	£93.56	C	May-31	MVT	£31,451	£48,447	£48,447	PPK	LL166983
10937	HM01615	DW050180098	Desktop	98	Church Street	Leath	Lincolnshire	LN11 9DD	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£90.99	£6.88	£0.00	£92.87	C	Oct-26	MVT	£31,451	£48,447	£48,447	PPK	LL166983
10938	HM04531	SC050180101	Desktop	100	Church Street	Leath	Lincolnshire	LN11 9DD	Flat	1	Trfd	Other	Leasehold	Other Leasehold	0.00%	Weekly	n/a	£88.33	£0.00	n/a	n/a	n/a	n/a	n/a	n/a	PPK	LL173512
8042	HM11178	DW050200001	Desktop	1	Coronation Close	Leath	Lincolnshire	LN11 0AL	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£96.53	£1.53	£0.00	£100.23	D	Apr-24	MVT	£50,036	£77,074	£77,074	PPK	LL103932
8043	HM11179	DW050200002	Desktop	2	Coronation Close	Leath	Lincolnshire	LN11 0AW	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£96.53	£1.53	£0.00	£100.23	C	Nov-23	MVT	£44,329	£74,387	£74,387	PPK	LL103932
8044	HM11180	DW050200003	Desktop	3	Coronation Close	Leath	Lincolnshire	LN11 0AL	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£96.53	£1.53	£0.00	£100.23	D	Aug-23	MVT	£44,329	£74,387	£74,387	PPK	LL103932
8045	HM11181	DW050200004	Desktop	4	Coronation Close	Leath	Lincolnshire	LN11 0AW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£96.54	£1.53	£0.00	£100.23	D	Apr-30	MVT	£50,036	£77,074	£77,074	PPK	LL103932
8046	HM11182	DW050200005	Desktop	5	Coronation Close	Leath	Lincolnshire	LN11 0AL	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£95.11	£1.53	£0.00	£100.23	D	Nov-26	MVT	£50,036	£77,074	£77,074	PPK	LL103932
8047	HM11183	DW050200006	Desktop	6	Coronation Close	Leath	Lincolnshire	LN11 0AW	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£96.53	£1.53	£0.00	£100.23	n/a	n/a	MVT	£50,036	£77,074	£77,074	PPK	LL103932
10843	HM01763	DW050290001	Desktop	1	Crown Walk	Leath	Lincolnshire	LN11 8AX	Flat	2	Trfd	GN	Affordable	Assured Lifetime	Weekly	£103.32	£0.00	£6.45	£96.87	D	Jun-24	MVT	£66,507	£88,380	£88,380	PPK	LL166985
10844	HM04539	SC050290005	Desktop	5	Crown Walk	Leath	Lincolnshire	LN11 8AX	Flat	2	Trfd	Other	Leasehold	Former Light to Buy	0.00%	Weekly	n/a	£1.46	£0.00	n/a	n/a	n/a	n/a	n/a	n/a	PPK	LL174230
10845	HM01764	DW050290006	Desktop	6	Crown Walk	Leath	Lincolnshire	LN11 8AX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£90.07	£0.00	£0.00	£93.56	C	Feb-23	MVT	£32,166	£49,548	£49,548	PPK	LL166985
10846	HM01765	DW050290007	Desktop	7	Crown Walk	Leath	Lincolnshire	LN11 8AX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£90.10	£0.00	£0.00	£93.56	C	Oct-26	MVT	£32,166	£49,548	£49,548	PPK	LL166985
10847	HM01766	DW050290008	Desktop	8	Crown Walk	Leath	Lincolnshire	LN11 8AX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£99.44	£0.00	£0.00	£92.87	D	Apr-24	MVT	£32,166	£49,548	£49,548	PPK	LL166985
10848	HM01767	DW050290009	Desktop	9	Crown Walk	Leath	Lincolnshire	LN11 8AX	House	2	Trfd	Other	Business	Business Tenancy - ELDCH Homelss	Weekly	£73.08	£0.00	£0.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	PPK	LL166985
10849	HM01768	DW050290010	Desktop	10	Crown Walk	Leath	Lincolnshire	LN11 8AX	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£93.95	£0.00	£0.00	£97.53	C	Aug-31	MVT	£44,329	£74,387	£74,387	PPK	LL166985
10771	HM01799	DW050300004	Desktop	4	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	2	Trfd	GN	Social Rent	Assured	Weekly	£92.00	£1.61	£0.00	£95.53	n/a	n/a	MVT	£50,036	£77,074	£77,074	PPK	LL166984
10772	HM01800	DW050300007	Desktop	7	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£92.00	£1.61	£0.00	£95.53	C	Sep-31	MVT	£44,329	£74,387	£74,387	PPK	LL166984
10773	HM01801	DW050300008	Desktop	8	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	2	Trfd	GN	Social Rent	Assured	Weekly	£94.91	£1.61	£0.00	£98.55	D	Apr-31	MVT	£50,036	£77,074	£77,074	PPK	LL166984
10774	HM01802	DW050300009	Desktop	9	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£93.16	£1.61	£0.00	£107.23	D	Aug-31	MVT	£52,245	£87,670	£87,670	PPK	LL166984
10775	HM01803	DW050300012	Desktop	12	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	2	Trfd	GN	Social Rent	Assured	Weekly	£92.00	£1.61	£0.00	£95.53	n/a	n/a	MVT	£50,036	£77,074	£77,074	PPK	LL166984
10776	HM01804	DW050300013	Desktop	13	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£99.38	£1.61	£0.00	£103.23	C	Sep-31	MVT	£52,245	£87,670	£87,670	PPK	LL166984
10777	HM01805	DW050300014	Desktop	14	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£98.43	£1.60	£0.00	£102.19	C	Sep-25	MVT	£58,971	£90,838	£90,838	PPK	LL166984
10778	HM01806	DW050300015	Desktop	15	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£99.38	£1.61	£0.00	£103.23	C	Sep-25	MVT	£58,971	£90,838	£90,838	PPK	LL166984
10779	HM01807	DW050300021	Desktop	21	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£100.06	£1.61	£0.00	£103.88	C	Sep-31	MVT	£52,245	£87,670	£87,670	PPK	LL166984
10780	HM01808	DW050300024	Desktop	24	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	2	Trfd	GN	Social Rent	Assured	Weekly	£95.95	£1.61	£0.00	£97.53	D	Aug-31	MVT	£50,036	£77,074	£77,074	PPK	LL166984
10781	HM01809	DW050300025	Desktop	25	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	2	Trfd	GN	Social Rent	Assured	Weekly	£92.00	£1.61	£0.00	£95.53	C	Apr-31	MVT	£58,971	£90,838	£90,838	PPK	LL166984
10782	HM01810	DW050300029	Desktop	29	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	3	Trfd	GN	Affordable	10yr Fixed Term	Weekly	£121.69	£1.54	£18.46	£103.23	n/a	n/a	MVT	£78,383	£104,162	£104,162	PPK	LL166984
10783	HM01811	DW050300030	Desktop	30	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£102.05	£1.60	£0.00	£105.91	D	Nov-24	MVT	£58,971	£90,838	£90,838	PPK	LL166984
8026	HM01812	DW050300031	Desktop	31	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£118.12	£1.61	£0.00	£112.92	D	Jul-24	MVT	£71,881	£110,116	£110,116	PPK	LL166984
10784	HM01812	DW050300035	Desktop	35	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£100.00	£1.61	£0.00	£105.91	D	Jun-24	MVT	£58,971	£90,838	£90,838	PPK	LL166984
10785	HM01813	DW050300036	Desktop	36	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	3	Trfd	GN	Social Rent	Assured	Weekly	£99.38	£1.61	£0.00	£103.23	C	Nov-23	MVT	£58,971	£90,838	£90,838	PPK	LL166984
10786	HM01814	DW050300037	Desktop	37	Freer Gardens	Leath	Lincolnshire	LN11 8AW	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£99.38	£1.61	£0.00	£103.23	C	Nov-23	MVT	£58,971	£90,838	£90,838	PPK	LL166984
10723	HM01500	DW050500017	Desktop	17	Kedlington Road	Leath	Lincolnshire	LN11 0AA	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly	£100.71	£0.00	£0.00	£104.57	D	Jul-31	MVT	£53,828	£90,327	£90,327	PPK	LL166972
8048	HM12288	DW050915001	Desktop	1	Kiln Lane Court	Kiln Lane	Lincolnshire	LN11 0LU	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£75.24	£12.60	£0.00	£79.80	C	Jun-30	MVT	£28,592	£44,043	£44,043	PPK	LL166967
8049	HM12289	DW050915002	Desktop	2	Kiln Lane Court	Kiln Lane	Lincolnshire	LN11 0LU	Flat	1	Trfd	GN	Social Rent	Assured	Weekly	£76.87	£12.60	£0.00	£79.80	C	Jul-31	MVT	£28,592	£44,043	£44,043	PPK	LL166967
8050	HM12290	DW050915003	Desktop	3	Kiln Lane Court	Kiln Lane	Lincolnshire	LN11 0LU	Mats	2	Trfd	GN	Social Rent	Assured	Weekly	£86.84	£12.60	£0.00	£90.16	n/a</							

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number					
																							EUH SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)				
12336	HM02179	DW050950042	Desktop	42	Lindsey Way		LN11 8RP	Bung	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£101.33	£4.85	£5.41	£95.92	C	Mar-32	MVT	£66.507	£88.30	£88.30	PPK	LL166977				
12337	HM02180	DW050950044	Desktop	44	Lindsey Way		LN11 8RP	Bung	2	Trad	GN	Affordable	5yr Fixed Term	~	Weekly 52	£99.64	£4.85	£5.46	£96.18	D	Jun-26	MVT	£66.507	£88.30	£88.30	PPK	LL166977				
10850	HM01697	DW050201032	Desktop	132	Moriks Dyle Road		LN11 8DX	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£1.61	£0.00	£104.57	D	Nov-31	MVT	£52.245	£87.670	£87.670	PPK	LL166985				
10851	HM01698	DW050201034	Desktop	134	Moriks Dyle Road		LN11 8DX	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£1.61	£0.00	£104.57	D	Nov-31	MVT	£52.245	£87.670	£87.670	PPK	LL166985				
10852	HM01699	DW050201040	Desktop	140	Moriks Dyle Road		LN11 8DX	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£102.30	£1.60	£0.00	£106.23	D	Sep-29	MVT	£58.971	£90.838	£90.838	PPK	LL166985				
10853	HM01700	DW050201044	Desktop	144	Moriks Dyle Road		LN11 8DX	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£99.38	£1.61	£0.00	£103.23	C	Oct-31	MVT	£52.245	£87.670	£87.670	PPK	LL166985				
10854	HM01701	DW050201048	Desktop	148	Moriks Dyle Road		LN11 8DX	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£1.61	£0.00	£104.57	D	Nov-31	MVT	£52.245	£87.670	£87.670	PPK	LL166985				
10855	HM01703	DW050201058	Desktop	158	Moriks Dyle Road		LN11 8DX	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£101.06	£1.60	£0.00	£104.57	D	Nov-31	MVT	n/a	n/a	n/a	PPK	LL166985				
10856	HM01704	DW050201062	Desktop	162	Moriks Dyle Road		LN11 8DX	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£94.57	£1.60	£0.00	£98.18	C	Jul-24	MVT	£57.184	£88.085	£88.085	PPK	LL166985				
10857	HM01705	DW050201064	Desktop	164	Moriks Dyle Road		LN11 8DX	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£93.94	£1.60	£0.00	£97.53	C	Apr-32	MVT	£56.827	£87.335	£87.335	PPK	LL166985				
10857	HM01708	DW050201072	Desktop	207	Moriks Dyle Road		LN11 8AR	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£103.26	£0.00	£0.00	£107.23	D	Aug-31	MVT	£52.245	£87.670	£87.670	PPK	LL166984				
10788	HM01709	DW050201080	Desktop	180	Moriks Dyle Road		LN11 8AR	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£101.34	£0.00	£0.00	£105.19	D	Sep-31	MVT	£52.245	£87.670	£87.670	PPK	LL166984				
10789	HM01710	DW050201086	Desktop	186	Moriks Dyle Road		LN11 8AR	House	4	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£101.34	£0.00	£0.00	£105.19	C	Aug-31	MVT	£52.245	£87.670	£87.670	PPK	LL166984				
9671	HM10824	1000M0NS0201	Desktop	201	Moriks Dyle Road		LN11 8AR	House	4	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£148.05	£1.49	£64.03	£104.02	B	Aug-29	EUV	£98.671	£132.138	£98.671	Reval12	LL81303				
9575	HM10646	1000M0NS0203	Desktop	203	Moriks Dyle Road		LN11 8AR	House	2	Trad	GN	Other	Business	Business Tenancy - Charly (Dom Abu)	~	Weekly 52	£105.44	£1.44	£0.00	£94.79	B	May-29	EUV	£60.777	£85.382	£60.777	Reval12	LL81303			
9576	HM10647	1000M0NS0205	Desktop	205	Moriks Dyle Road		LN11 8AR	House	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly 52	£107.02	£1.49	£12.23	£94.79	B	May-29	EUV	£75.178	£100.676	£75.178	Reval12	LL81303				
9577	HM10648	1000M0NS0207	Desktop	207	Moriks Dyle Road		LN11 8AR	House	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£85.80	£1.49	£6.60	£79.20	B	May-29	EUV	£37.589	£50.338	£37.589	Reval12	LL81303				
9578	HM10649	1000M0NS0209	Desktop	209	Moriks Dyle Road		LN11 8AR	House	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£107.02	£1.49	£12.40	£94.62	B	May-29	EUV	£75.178	£100.676	£75.178	Reval12	LL81303				
9579	HM10650	1000M0NS0211	Desktop	211	Moriks Dyle Road		LN11 8AR	House	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£107.02	£1.49	£12.23	£94.79	B	May-29	EUV	£75.178	£100.676	£75.178	Reval12	LL81303				
9580	HM10651	1000M0NS0213	Desktop	213	Moriks Dyle Road		LN11 8AR	House	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£111.61	£1.49	£16.82	£94.79	B	May-29	EUV	£75.178	£100.676	£75.178	Reval12	LL81303				
9581	HM10652	1000M0NS0215	Desktop	215	Moriks Dyle Road		LN11 8AR	House	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£85.80	£1.49	£6.60	£79.20	B	May-29	EUV	£37.589	£50.338	£37.589	Reval12	LL81303				
9586	HM10657	1000M0NS0218	Desktop	218	Moriks Dyle Road		LN11 8AR	House	3	Trad	GN	Affordable	10yr Fixed Term	~	Weekly 52	£137.38	£1.49	£31.96	£95.42	B	May-29	EUV	£84.575	£133.261	£84.575	Reval12	LL81303				
10912	HM02187	DW050970071	Desktop	72	Mount Pleasant		LN11 9DN	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£98.27	£0.00	£0.00	£103.56	D	Sep-29	MVT	£58.971	£90.838	£90.838	PPK	LL166979				
10973	HM02188	DW050970076	Desktop	76	Mount Pleasant		LN11 9DN	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£99.38	£0.00	£0.00	£103.23	C	Sep-31	MVT	£58.971	£90.838	£90.838	PPK	LL166979				
10974	HM02189	DW050970078	Desktop	78	Mount Pleasant		LN11 9DN	House	3	Trad	GN	Affordable	Assured	~	Weekly 52	£118.24	£0.00	£14.03	£104.21	C	Jul-31	MVT	£78.383	£104.162	£104.162	PPK	LL166979				
10975	HM02190	DW050970080	Desktop	80	Mount Pleasant Avenue		LN11 9DN	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£95.92	£0.00	£0.00	£95.92	~	~	~	~	~	~	~	~	~	~	~	~
10976	HM02190	DW050970080	Desktop	42	Mount Pleasant Avenue		LN11 9DN	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£92.00	£0.00	£0.00	£95.53	C	Sep-31	MVT	£55.397	£85.332	£85.332	PPK	LL166979				
10977	HM02190	DW050970080	Desktop	43	Mount Pleasant Avenue		LN11 9DN	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£92.36	£0.00	£0.00	£95.92	~	~	~	~	~	~	~	~	~	~	~	
10978	HM02190	DW050970080	Desktop	45	Mount Pleasant Avenue		LN11 9DN	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£98.80	£0.00	£0.00	£103.23	C	Mar-32	MVT	£58.971	£90.838	£90.838	PPK	LL166979				
10979	HM02190	DW050970080	Desktop	46	Mount Pleasant Avenue		LN11 9DN	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£94.41	£0.00	£0.00	£103.23	C	Mar-31	MVT	£58.971	£90.838	£90.838	PPK	LL166979				
10980	HM02190	DW050970080	Desktop	47	Mount Pleasant Avenue		LN11 9DN	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£100.08	£0.00	£0.00	£103.56	D	Mar-31	MVT	£58.971	£90.838	£90.838	PPK	LL166979				
10981	HM02190	DW050970080	Desktop	48	Mount Pleasant Avenue		LN11 9DN	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£93.54	£0.00	£0.00	£103.56	D	Sep-31	MVT	£58.971	£90.838	£90.838	PPK	LL166979				
10982	HM02190	DW050970080	Desktop	49	Mount Pleasant Avenue		LN11 9DN	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£93.54	£0.00	£0.00	£103.23	D	Mar-31	MVT	£58.971	£90.838	£90.838	PPK	LL166979				
10983	HM02190	DW050970080	Desktop	52	Mount Pleasant Avenue		LN11 9DN	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£102.30	£0.00	£0.00	£106.23	D	Nov-23	MVT	£58.971	£90.838	£90.838	PPK	LL166979				
10984	HM02190	DW050970080	Desktop	57	Mount Pleasant Avenue		LN11 9DN	House	3	Trad	GN	Affordable	Assured	~	Weekly 52	£120.01	£0.00	£16.78	£103.23	D	Apr-31	MVT	£78.383	£104.162	£104.162	PPK	LL166979				
10985	HM02190	DW050970080	Desktop	60	Mount Pleasant Avenue		LN11 9DN	House	3	Trad	GN	Affordable	Secure - Transferred Assured	~	Weekly 52	£103.23	£0.00	£0.00	£106.23	D	Mar-31	MVT	£58.971	£90.838	£90.838	PPK	LL166979				
10986	HM02190	DW050970080	Desktop	63	Mount Pleasant Avenue		LN11 9DN	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£99.73	£0.00	£0.00	£103.56	D	Apr-31	MVT	£58.971	£90.838	£90.838	PPK	LL166979				
10987	HM02190	DW050970080	Desktop	76	Mount Pleasant Avenue		LN11 9DN	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£92.36	£0.00	£0.00	£95.92	C	Jan-32	MVT	£49.395	£82.888	£82.888	PPK	LL166979				
10988	HM02190	DW050970080	Desktop	80	Mount Pleasant Avenue		LN11 9DN	House	2	Trad	GN	Affordable	Assured	~	Weekly 52	£92.00	£0.00	£0.00	£95.53	C	Jul-31	MVT	£55.397	£85.332	£85.332	PPK	LL166979				
10989	HM02190	DW050970080	Desktop	78	Mount Pleasant Avenue		LN11 9DN	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£92.63	£0.00	£0.00	£96.18	C	Jul-31	MVT	£55.755	£85.883	£85.883	PPK	LL166979				
10990	HM02190	DW050970080	Desktop	79	Mount Pleasant Avenue		LN11 9DN	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£95.24	£0.00	£0.00	£98.55	C	Aug-32	MVT	£57.542	£88.636	£88.636	PPK	LL166979				
10991	HM02190	DW050970080	Desktop	80	Mount Pleasant Avenue		LN11 9DN	House	3	Trad	GN	Affordable	10yr Fixed Term	~	Weekly 52	£123.02	£0.00	£15.79	£106.23	C	May-24	MVT	£78.383	£104.162	£104.162	PPK	LL166979				
10992	HM02190	DW050970080	Desktop	81	Mount Pleasant Avenue		LN																								

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where retained)	Frequency of Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number		
																							EUV SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)	
10800	HM1674	DW050190127	Desktop		127	St Bernards Avenue	LN11 8BJ	Bung	1	Trfd	GN	Social Rent	Assured	~	Weekly 52	£84.94	£1.61	£0.00	£88.19	~	~	MVT	£51,109	£78,726	£78,726	PPK	LL166984	
10801	HM1675	DW050190128	Desktop		128	St Bernards Avenue	LN11 8BJ	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£93.28	£1.61	£0.00	£96.87	C	Aug-31	MVT	£49,712	£83,420	£83,420	PPK	LL166985	
10802	HM1676	DW050190129	Desktop		129	St Bernards Avenue	LN11 8BJ	Bung	1	Trfd	GN	Social Rent	Assured	~	Weekly 52	£84.94	£1.61	£0.00	£88.19	D	Sep-31	MVT	£51,109	£78,726	£78,726	PPK	LL166984	
10803	HM1677	DW050190130	Desktop		130	St Bernards Avenue	LN11 8BJ	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£93.28	£1.61	£0.00	£96.87	C	Aug-31	MVT	£49,712	£83,420	£83,420	PPK	LL166985	
10804	HM1678	DW050190131	Desktop		131	St Bernards Avenue	LN11 8BJ	Bung	1	Trfd	GN	Social Rent	Assured	~	Weekly 52	£86.13	£1.60	£0.00	£88.53	D	Feb-31	MVT	£51,823	£79,827	£79,827	PPK	LL166984	
10805	HM1679	DW050190132	Desktop		132	St Bernards Avenue	LN11 8BJ	Bung	1	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£85.26	£1.61	£0.00	£88.53	D	Jan-26	MVT	£45,596	£76,512	£76,512	PPK	LL166984	
10806	HM1680	DW050190133	Desktop		133	St Bernards Avenue	LN11 8BJ	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£93.28	£1.61	£0.00	£96.87	C	Aug-31	MVT	£49,712	£83,420	£83,420	PPK	LL166985	
10807	HM1681	DW050190134	Desktop		134	St Bernards Avenue	LN11 8BJ	Bung	1	Trfd	GN	Social Rent	Assured	~	Weekly 52	£85.23	£1.60	£0.00	£88.19	D	Apr-31	MVT	£51,466	£79,277	£79,277	PPK	LL166984	
10808	HM1682	DW050190135	Desktop		135	St Bernards Avenue	LN11 8BJ	Bung	1	Trfd	GN	Social Rent	Assured	~	Weekly 52	£90.09	£1.60	£0.00	£93.56	C	Jun-26	MVT	£32,166	£49,548	£49,548	PPK	LL166985	
10809	HM1683	DW050190136	Desktop		136	St Bernards Avenue	LN11 8BJ	Flat	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£85.26	£1.60	£0.00	£88.53	D	Apr-31	MVT	£51,466	£79,277	£79,277	PPK	LL166984	
10810	HM1684	DW050190137	Desktop		137	St Bernards Avenue	LN11 8BJ	Flat	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£90.07	£1.61	£0.00	£93.56	C	Apr-31	MVT	£32,166	£49,548	£49,548	PPK	LL166985	
10811	HM1685	SC050190140	Desktop		140	St Bernards Avenue	LN11 8BJ	Flat	2	Trfd	Other	Leasehold	Former Right to Buy	0.00%	Weekly 52	n/a	£1.16	£0.00	~	~	~	~	MVT	n/a	n/a	n/a	PPK	LL166985
10812	HM1686	DW050190141	Desktop		141	St Bernards Avenue	LN11 8BJ	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.06	£1.61	£0.00	£103.88	C	Aug-31	MVT	£52,245	£87,670	£87,670	PPK	LL166984	
10813	HM1687	DW050190142	Desktop		142	St Bernards Avenue	LN11 8BJ	House	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£98.79	£1.61	£0.00	£102.56	D	May-22	MVT	£58,971	£90,838	£90,838	PPK	LL166984	
10814	HM1688	DW050190143	Desktop		143	St Bernards Avenue	LN11 8BJ	House	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£100.71	£1.60	£0.00	£104.57	D	Apr-31	MVT	£58,971	£90,838	£90,838	PPK	LL166985	
10815	HM1689	DW050190144	Desktop		144	St Bernards Avenue	LN11 8BH	House	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£99.73	£1.61	£0.00	£103.56	C	Sep-31	MVT	£58,971	£90,838	£90,838	PPK	LL166985	
10816	HM1690	DW050190145	Desktop		145	St Bernards Avenue	LN11 8BH	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£99.28	£1.61	£0.00	£103.23	C	Jul-31	MVT	£52,245	£87,670	£87,670	PPK	LL166985	
10817	HM1691	DW050190146	Desktop		146	St Bernards Avenue	LN11 8BH	House	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£100.71	£1.61	£0.00	£104.57	~	~	~	MVT	£58,971	£90,838	£90,838	PPK	LL166985
10818	HM1692	DW050190147	Desktop		147	St Bernards Avenue	LN11 8BH	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.06	£1.61	£0.00	£103.88	~	~	~	MVT	£52,245	£87,670	£87,670	PPK	LL166985
10819	HM1693	DW050190148	Desktop		148	St Bernards Avenue	LN11 8BH	House	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£99.73	£1.61	£0.00	£103.56	C	Sep-31	MVT	£58,971	£90,838	£90,838	PPK	LL166985	
10820	HM1694	DW050190149	Desktop		149	St Bernards Avenue	LN11 8BH	House	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£99.28	£1.61	£0.00	£103.23	C	Jul-31	MVT	£52,245	£87,670	£87,670	PPK	LL166985	
9683	HW10836	10005TH00001	Desktop		1	St Helens Drive	LN11 8RH	House	3	Trfd	GN	Affordable	Assured Non-Sharehold	~	Weekly 52	£126.42	£2.42	£1.00	£95.42	B	Aug-29	EUV	£84,575	£113,261	£84,575	Reval12	LS181303	
9587	HW10858	10005TH00002	Desktop		2	St Helens Drive	LN11 8RH	House	3	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	£127.38	£1.49	£31.96	£95.42	B	May-29	EUV	£84,575	£113,261	£84,575	Reval12	LS181303	
9684	HW10857	10005TH00003	Desktop		3	St Helens Drive	LN11 8RH	House	3	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	£126.42	£2.42	£1.15	£95.27	B	Aug-29	EUV	£84,575	£113,261	£84,575	Reval12	LS181303	
9588	HW10559	10005TH00004	Desktop		4	St Helens Drive	LN11 8RH	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£58.19	£1.11	£0.00	~	~	~	~	MVT	£82,559	£82,559	£82,559	Reval12	LS181303
9685	HW10858	10005TH00005	Desktop		5	St Helens Drive	LN11 8RH	House	4	Trfd	GN	Affordable	Assured	75.00%	Weekly 52	£147.09	£2.42	£43.40	£103.69	B	Aug-29	EUV	£98,671	£132,138	£98,671	Reval12	LS181303	
9589	HW10660	10005TH00006	Desktop		6	St Helens Drive	LN11 8RH	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£59.12	£1.21	£0.00	~	~	~	~	MVT	£82,559	£82,559	£82,559	Reval12	LS181303
9714	HW10916	10005TH00007	Desktop		7	St Helens Drive	LN11 8RH	House	2	Trfd	GN	Affordable	Assured Lifetime	75.00%	Weekly 52	£106.06	£2.42	£11.27	£94.79	B	Aug-29	EUV	£75,178	£100,676	£75,178	Reval12	LS181303	
9621	HW10728	10005TH00008	Desktop		8	St Helens Drive	LN11 8RH	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£68.84	£1.11	£0.00	~	~	~	~	MVT	£82,559	£82,559	£82,559	Reval12	LS181303
9715	HW10917	10005TH00009	Desktop		9	St Helens Drive	LN11 8RH	House	2	Trfd	GN	Affordable	Assured Lifetime	75.00%	Weekly 52	£106.06	£2.42	£11.27	£94.79	B	Aug-29	EUV	£75,178	£100,676	£75,178	Reval12	LS181303	
9622	HW10729	10005TH00010	Desktop		10	St Helens Drive	LN11 8RH	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£69.12	£1.11	£0.00	~	~	~	~	MVT	£82,559	£82,559	£82,559	Reval12	LS181303
9716	HW10918	10005TH00011	Desktop		11	St Helens Drive	LN11 8RH	House	2	Trfd	GN	Affordable	Assured Lifetime	75.00%	Weekly 52	£106.06	£2.42	£11.27	£94.79	B	Oct-29	EUV	£75,178	£100,676	£75,178	Reval12	LS181303	
9623	HW10730	10005TH00012	Desktop		12	St Helens Drive	LN11 8RH	House	3	Trfd	SO	Shared O/S	Assured	65.00%	Weekly 52	£62.49	£1.11	£0.00	~	~	~	~	MVT	£80,885	£80,885	£80,885	Reval12	LS181303
9717	HW10919	10005TH00013	Desktop		13	St Helens Drive	LN11 8RH	House	2	Trfd	GN	Affordable	Assured	75.00%	Weekly 52	£99.42	£1.21	£5.43	£79.20	B	Jun-29	EUV	£37,589	£50,338	£37,589	Reval12	LS181303	
9624	HW10731	10005TH00014	Desktop		14	St Helens Drive	LN11 8RH	House	3	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£72.11	£1.11	£0.00	~	~	~	~	MVT	£93,329	£93,329	£93,329	Reval12	LS181303
9718	HW10920	10005TH00015	Desktop		15	St Helens Drive	LN11 8RH	Flat	1	Trfd	GN	Affordable	Assured Lifetime	75.00%	Weekly 52	£68.84	£2.42	£5.63	£79.20	B	Oct-29	EUV	£37,589	£50,338	£37,589	Reval12	LS181303	
9646	HW10732	10005TH00016	Desktop		16	St Helens Drive	LN11 8RH	House	3	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£59.12	£1.21	£0.00	~	~	~	~	MVT	£82,559	£82,559	£82,559	Reval12	LS181303
9719	HW10921	10005TH00017	Desktop		17	St Helens Drive	LN11 8RH	House	3	Trfd	SO	Shared O/S	Assured	65.00%	Weekly 52	£64.53	£1.11	£0.00	~	~	~	~	MVT	£80,885	£80,885	£80,885	Reval12	LS181303
9644	HW10760	10005TH00018	Desktop		18	St Helens Drive	LN11 8RH	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£59.12	£1.11	£0.00	~	~	~	~	MVT	£82,559	£82,559	£82,559	Reval12	LS181303
9720	HW10922	10005TH00019	Desktop		19	St Helens Drive	LN11 8RH	House	3	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£68.84	£1.11	£0.00	~	~	~	~	MVT	£82,559	£82,559	£82,559	Reval12	LS181303
9645	HW10761	10005TH00020	Desktop		20	St Helens Drive	LN11 8RH	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£72.11	£1.11	£0.00	~	~	~	~	MVT	£93,329	£93,329	£93,329	Reval12	LS181303
9721	HW10923	10005TH00021	Desktop		21	St Helens Drive	LN11 8RH	House	3	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£70.08	£1.11	£0.00	~	~	~	~	MVT	£93,329	£93,329	£93,329	Reval12	LS181303
9646	HW10762	10005TH00022</																										

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number						
																							EUH SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)					
10899	HM01716	DW050250015	Desktop		15	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£90.72	£1.60	£0.00	£84.89	C	Apr-32	MVT	£32,166	£49,548	£49,548	PPK	LL166985	
10900	HM01717	DW050250016	Desktop		16	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£90.73	£1.61	£0.00	£84.20	C	Sep-31	MVT	£28,497	£47,820	£47,820	PPK	LL166985	
10901	HM01718	DW050250017	Desktop		17	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£78.36	£1.60	£0.00	£81.36	C	Mar-32	MVT	£32,166	£49,548	£49,548	PPK	LL166985	
10902	HM01719	DW050250018	Desktop		18	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£90.72	£1.60	£0.00	£84.20	C	Apr-32	MVT	£32,166	£49,548	£49,548	PPK	LL166985	
10903	HM01720	DW050250019	Desktop		19	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£90.73	£1.60	£0.00	£84.20	C	Sep-31	MVT	£28,497	£47,820	£47,820	PPK	LL166985	
10904	HM01721	DW050250020	Desktop		20	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£90.07	£1.61	£0.00	£93.56	C	Oct-31	MVT	£28,497	£47,820	£47,820	PPK	LL166985	
10905	HM01722	DW050250021	Desktop		21	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£91.04	£1.60	£0.00	£94.20	C	Nov-31	MVT	£32,166	£49,548	£49,548	PPK	LL166985	
10906	HM01723	DW050250022	Desktop		22	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£89.44	£1.60	£0.00	£92.87	C	Nov-24	MVT	£32,166	£49,548	£49,548	PPK	LL166985	
10907	HM01724	DW050250023	Desktop		23	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£90.07	£1.61	£0.00	£93.56	C	Apr-32	MVT	£32,166	£49,548	£49,548	PPK	LL166985	
10908	HM01725	DW050250024	Desktop		24	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£89.45	£1.61	£0.00	£92.87	C	Mar-32	MVT	£28,497	£47,820	£47,820	PPK	LL166985	
10909	HM01726	DW050250025	Desktop		25	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£90.73	£1.61	£0.00	£84.20	C	Mar-28	MVT	£32,166	£49,548	£49,548	PPK	LL166985	
10910	HM01727	DW050250026	Desktop		26	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£89.45	£3.01	£0.00	£92.87	C	Sep-31	MVT	£28,497	£47,820	£47,820	PPK	LL166985	
10911	HM01728	DW050250028	Desktop		28	Walls Road				Leath	Lincolshire	LN11 8DT	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£99.09	£1.61	£0.00	£102.87	C	Mar-33	MVT	£58,971	£90,838	£90,838	PPK	LL166985	
10912	HM01729	DW050250029	Desktop		29	Walls Road				Leath	Lincolshire	LN11 8DT	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£99.38	£1.61	£0.00	£103.23	D	Oct-31	MVT	£52,245	£87,670	£87,670	PPK	LL166985	
10913	HM01730	DW050250031	Desktop		31	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£89.45	£1.61	£0.00	£92.87	C	Mar-33	MVT	£28,497	£47,820	£47,820	PPK	LL166985	
10914	HM01731	DW050250032	Desktop		32	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£90.10	£1.60	£0.00	£93.56	C	Nov-28	MVT	£32,166	£49,548	£49,548	PPK	LL166985	
10915	HM01732	DW050250033	Desktop		33	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£90.73	£1.61	£0.00	£84.20	C	Oct-31	MVT	£32,166	£49,548	£49,548	PPK	LL166985	
10916	HM01733	DW050250034	Desktop		34	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£89.45	£1.61	£0.00	£92.87	C	Feb-33	MVT	£32,166	£49,548	£49,548	PPK	LL166985	
10917	HM01734	DW050250035	Desktop		35	Walls Road				Leath	Lincolshire	LN11 8DT	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.36	£1.61	£0.00	£95.92	D	Oct-31	MVT	£44,329	£74,387	£74,387	PPK	LL166985	
10918	HM01735	DW050250037	Desktop		37	Walls Road				Leath	Lincolshire	LN11 8DT	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£129.36	£1.54	£616.3	£103.23	D	Aug-27	MVT	£76,383	£104,162	£104,162	PPK	LL166985	
10919	HM01736	DW050250038	Desktop		38	Walls Road				Leath	Lincolshire	LN11 8DT	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£100.35	£1.61	£0.00	£104.21	C	Oct-31	MVT	£52,245	£87,670	£87,670	PPK	LL166985	
10920	HM01737	DW050250041	Desktop		41	Walls Road				Leath	Lincolshire	LN11 8DP	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£99.38	£1.61	£0.00	£103.23	C	Nov-31	MVT	£52,245	£87,670	£87,670	PPK	LL166985	
10921	HM01738	DW050250042	Desktop		42	Walls Road				Leath	Lincolshire	LN11 8DP	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£129.36	£1.54	£616.3	£103.23	D	Aug-27	MVT	£76,383	£104,162	£104,162	PPK	LL166985	
10922	HM01739	DW050250044	Desktop		44	Walls Road				Leath	Lincolshire	LN11 8DR	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£99.73	£1.60	£0.00	£103.56	~	~	MVT	£58,971	£90,838	£90,838	PPK	LL166985	
10923	HM01740	DW050250045	Desktop		45	Walls Road				Leath	Lincolshire	LN11 8DR	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£99.38	£1.61	£0.00	£103.23	C	Apr-32	MVT	£58,971	£90,838	£90,838	PPK	LL166985	
10924	HM01741	DW050250046	Desktop		46	Walls Road				Leath	Lincolshire	LN11 8DR	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£105.48	£1.54	£0.00	£103.23	D	Oct-31	MVT	£104,162	£150,142	£150,142	PPK	LL166985	
10925	HM01742	DW050250047	Desktop		47	Walls Road				Leath	Lincolshire	LN11 8DR	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.36	£1.61	£0.00	£95.92	E	Feb-33	MVT	£44,329	£74,387	£74,387	PPK	LL166985	
10926	HM01743	DW050250049	Desktop		49	Walls Road				Leath	Lincolshire	LN11 8DR	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£95.85	£1.61	£0.00	£99.53	C	Feb-33	MVT	£50,036	£77,074	£77,074	PPK	LL166985	
10927	HM01744	DW050250050	Desktop		50	Walls Road				Leath	Lincolshire	LN11 8DR	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£89.44	£1.60	£0.00	£92.87	C	Oct-25	MVT	£32,166	£49,548	£49,548	PPK	LL166985	
10928	HM01745	DW050250051	Desktop		51	Walls Road				Leath	Lincolshire	LN11 8DR	Flat	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£90.73	£1.61	£0.00	£94.20	C	Apr-32	MVT	£28,497	£47,820	£47,820	PPK	LL166985	
10929	HM01746	DW050250052	Desktop		52	Walls Road				Leath	Lincolshire	LN11 8DR	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£90.09	£1.60	£0.00	£93.56	D	Oct-25	MVT	£32,166	£49,548	£49,548	PPK	LL166985	
10930	HM01747	DW050250053	Desktop		53	Walls Road				Leath	Lincolshire	LN11 8DR	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£89.44	£1.60	£0.00	£92.87	C	Apr-32	MVT	£32,166	£49,548	£49,548	PPK	LL166985	
11001	HM02181	DW050900001	Desktop		1	Watts Lane				Leath	Lincolshire	LN12 2HW	House	3	Trad	GN	Affordable	10yr Fixed Term	Weekly 52	£115.28	£0.95	£0.00	£112.42	C	Jan-32	MVT	£19,248	£29,248	£29,248	PPK	LL166979	
11002	HM02182	DW050900005	Desktop		5	Watts Lane				Leath	Lincolshire	LN12 2HW	House	3	Trad	GN	Social Rent	Affordable	5yr Fixed Term	Weekly 52	£100.36	£0.00	£0.00	£104.21	C	Aug-28	MVT	£60,401	£93,400	£93,400	PPK	LL166979
11003	HM02183	DW050900007	Desktop		57	Watts Lane				Leath	Lincolshire	LN12 2HW	House	3	Trad	GN	Social Rent	Affordable	5yr Fixed Term	Weekly 52	£125.08	£0.00	£21.52	£103.56	D	Jan-31	MVT	£89,784	£139,313	£139,313	PPK	LL166979
11004	HM02184	DW050900008	Desktop		58	Watts Lane				Leath	Lincolshire	LN12 2HW	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£99.73	£0.00	£0.00	£103.23	D	Apr-31	MVT	£62,445	£92,489	£92,489	PPK	LL166979	
11007	HM02185	DW050900061	Desktop		61	Watts Lane				Leath	Lincolshire	LN12 2HW	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£99.41	£0.00	£0.00	£103.23	C	Jan-29	MVT	£60,044	£92,489	£92,489	PPK	LL166979	
11008	HM02186	DW050900063	Desktop		63	Watts Lane				Leath	Lincolshire	LN12 2HW	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£99.73	£0.00	£0.00	£103.56	~	~	MVT	£53,195	£89,264	£89,264	PPK	LL166979	
10841	HM01695	DW050100006	Desktop		6	Wood Way				Leath	Lincolshire	LN12 2ZL	House	4	Trad	GN	Social Rent	Assured	Weekly 52	£90.09	£0.00	£0.00	£93.56	C	Apr-31	MVT	£40,047	£60,847	£60,847	PPK	LL166984	
1084																																

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AB Desc	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)				Element of Affordability				MV-STT 2023		Last Valuation Report	Title Number			
														Frequency of Charge	Net Weekly Rent	Service Charge	Target Rent	EPC Band	EPV Expiry	Based secured	EUV \$H 2023	(Before adjusting for security allocation)	(Reflecting security allocation)					
11070	HM02222	DW060070015	Desktop	15	Alexandra Road		LN2 18J	House	3	Trfd	GN	Affordable	10yr Fixed Term	Weekly 52	£125.45	£0.00	£21.24	I04.21	D	Dec-27	MVT	£71,257	£94,693	£94,693	PPK	LL166997		
11071	HM02223	DW060070017	Desktop	17	Alexandra Road		LN2 18J	House	3	Trfd	GN	Affordable	Secure - Transferred Assured	Weekly 52	£100.35	£0.00	£0.00	I04.21	C	Dec-31	MVT	£47,495	£79,700	£79,700	PPK	LL166997		
11072	HM02224	DW060070018	Desktop	18	Alexandra Road		LN2 18J	House	3	Trfd	GN	Affordable	Secure - Transferred Assured	Weekly 52	£110.23	£0.00	£0.00	I04.21	C	Dec-31	MVT	£53,610	£82,580	£82,580	PPK	LL166997		
11073	HM02225	DW060070019	Desktop	19	Alexandra Road		LN2 18J	House	3	Trfd	GN	Affordable	Secure - Transferred Assured	Weekly 52	£125.45	£0.00	£0.00	I04.21	C	Dec-31	MVT	£71,257	£94,693	£94,693	PPK	LL166997		
11074	HM02226	DW060070021	Desktop	21	Alexandra Road		LN2 18J	House	3	Trfd	GN	Affordable	Secure - Transferred Assured	Weekly 52	£101.05	£0.00	£0.00	I04.21	C	Jan-26	MVT	£71,257	£94,693	£94,693	PPK	LL166997		
11075	HM02228	DW060070034	Desktop	34	Alexandra Road		LN2 18J	House	2	Trfd	GN	Affordable	Secure - Transferred Assured	Weekly 52	£93.63	£0.00	£0.00	£97.20	C	Dec-31	MVT	£42,746	£71,730	£71,730	PPK	LL166997		
11076	HM02230	DW060070035	Desktop	35	Alexandra Road		LN2 18J	House	2	Trfd	GN	Affordable	Secure - Transferred Assured	Weekly 52	£101.05	£0.00	£0.00	£97.20	C	Nov-27	MVT	£53,610	£82,580	£82,580	PPK	LL166997		
11077	HM02238	DW060150002	Desktop	2	Browning Drive		LN2 18N	Bung	1	Trfd	GN	Affordable	Secure - Transferred Assured	Weekly 52	£85.60	£1.94	£0.00	£88.88	~	~	MVT	£45,912	£77,044	£77,044	PPK	LL166997		
11078	HM02301	DW060150004	Desktop	4	Browning Drive		LN2 18N	Bung	1	Trfd	GN	Affordable	Assured	Weekly 52	£86.20	£1.94	£0.00	£89.51	D	Jun-28	MVT	£52,181	£80,738	£80,738	PPK	LL166997		
11079	HM02302	DW060150006	Desktop	6	Browning Drive		LN2 18N	Bung	1	Trfd	GN	Affordable	Assured	Weekly 52	£85.61	£1.95	£0.00	£88.88	D	Feb-28	MVT	£51,823	£79,827	£79,827	PPK	LL166997		
11080	HM02303	DW060150008	Desktop	8	Browning Drive		LN2 18N	Bung	1	Trfd	GN	Affordable	Assured	Weekly 52	£84.66	£1.94	£0.00	£88.88	~	~	MVT	£51,109	£78,726	£78,726	PPK	LL166997		
11081	HM02304	DW060150010	Desktop	10	Browning Drive		LN2 18N	Bung	1	Trfd	GN	Affordable	Assured	Weekly 52	£85.58	£1.94	£0.00	£88.88	D	Nov-32	MVT	£51,466	£79,277	£79,277	PPK	LL166997		
11082	HM02305	DW060150012	Desktop	12	Browning Drive		LN2 18N	Bung	1	Trfd	GN	Affordable	Assured	Weekly 52	£86.61	£1.95	£0.00	£88.88	D	Nov-32	MVT	£51,823	£79,827	£79,827	PPK	LL166997		
11083	HM02306	DW060150014	Desktop	14	Browning Drive		LN2 18N	Bung	1	Trfd	GN	Affordable	Secure - Transferred Assured	Weekly 52	£86.61	£1.95	£0.00	£88.88	D	Nov-32	MVT	£51,823	£79,827	£79,827	PPK	LL166997		
11196	HM02230	DW060800004	Desktop	4	Byron Road		LN2 14Z	House	4	Trfd	GN	Affordable	Assured	Weekly 52	£106.50	£0.00	£0.00	£110.57	C	Feb-31	MVT	£50,662	£85,614	£85,614	PPK	LL166998		
11197	HM02231	DW060800006	Desktop	6	Byron Road		LN2 14Z	House	3	Trfd	GN	Affordable	Assured	Weekly 52	£99.09	£0.00	£0.00	£102.87	C	Apr-32	MVT	£53,610	£82,580	£82,580	PPK	LL166998		
11198	HM02232	DW060800008	Desktop	8	Byron Road		LN2 14Z	House	3	Trfd	GN	Affordable	Assured	Weekly 52	£99.38	£0.00	£0.00	£103.23	C	Apr-32	MVT	£53,610	£82,580	£82,580	PPK	LL166998		
11199	HM02233	DW060800010	Desktop	10	Byron Road		LN2 14Z	House	3	Trfd	GN	Affordable	Assured	Weekly 52	£98.47	£0.00	£0.00	£102.19	D	Feb-33	MVT	£53,610	£82,580	£82,580	PPK	LL166998		
11200	HM02234	DW060800012	Desktop	12	Byron Road		LN2 14Z	House	3	Trfd	GN	Affordable	Assured	Weekly 52	£98.47	£0.00	£0.00	£110.57	C	Oct-31	MVT	£57,184	£88,085	£88,085	PPK	LL166998		
11083	HM02390	DW060230001	Desktop	1	Charles Wright Close		LN2 14B	Flat	2	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£164.04	£3.23	£0.00	£92.21	C	Oct-27	MVT	£60,331	£80,173	£80,173	PPK	LL166997		
11084	HM02391	DW060230003	Desktop	2	Charles Wright Close		LN2 14B	Flat	2	Trfd	GN	Affordable	Secure - Transferred Assured	Weekly 52	£92.98	£2.34	£0.00	£96.54	D	Oct-31	MVT	£49,312	£82,420	£82,420	PPK	LL166997		
11085	HM02392	DW060230003	Desktop	3	Charles Wright Close		LN2 14B	Flat	2	Trfd	GN	Affordable	Assured	Weekly 52	£89.77	£3.60	£0.00	£92.21	C	Apr-25	MVT	£54,325	£83,681	£83,681	PPK	LL166997		
11086	HM02393	DW060230004	Desktop	4	Charles Wright Close		LN2 14B	Flat	2	Trfd	GN	Affordable	10yr Fixed Term	Weekly 52	£104.28	£2.26	£7.74	£96.54	D	Apr-26	MVT	£74,583	£99,112	£99,112	PPK	LL166997		
11087	HM02394	DW060230005	Desktop	5	Charles Wright Close		LN2 14B	Flat	2	Trfd	GN	Affordable	Secure - Transferred Assured	Weekly 52	£89.77	£3.60	£0.00	£92.21	C	Oct-31	MVT	£48,239	£80,363	£80,363	PPK	LL166997		
11088	HM02395	DW060230006	Desktop	6	Charles Wright Close		LN2 14B	Flat	2	Trfd	GN	Affordable	Assured	Weekly 52	£92.98	£2.34	£0.00	£96.54	C	Apr-20	MVT	£56,112	£86,434	£86,434	PPK	LL166997		
11089	HM02396	DW060230007	Desktop	7	Charles Wright Close		LN2 14B	Flat	2	Trfd	GN	Affordable	Assured	Weekly 52	£89.09	£3.59	£0.00	£92.49	C	Apr-24	MVT	£53,610	£82,580	£82,580	PPK	LL166997		
11090	HM02397	DW060230008	Desktop	8	Charles Wright Close		LN2 14B	Flat	2	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£97.47	£2.17	£0.00	£96.54	C	Nov-32	MVT	£50,662	£85,614	£85,614	PPK	LL166997		
11091	HM02398	DW060230009	Desktop	9	Charles Wright Close		LN2 14B	Flat	2	Trfd	GN	Affordable	Assured	Weekly 52	£89.37	£3.60	£0.00	£92.49	C	Oct-31	MVT	£53,608	£83,130	£83,130	PPK	LL166997		
11092	HM02399	DW060230010	Desktop	10	Charles Wright Close		LN2 14B	Flat	2	Trfd	GN	Affordable	Assured	Weekly 52	£92.98	£2.34	£0.00	£96.54	~	~	MVT	£56,112	£86,434	£86,434	PPK	LL166997		
11093	HM02400	DW060230011	Desktop	11	Charles Wright Close		LN2 14B	Flat	2	Trfd	GN	Affordable	Assured	Weekly 52	£85.08	£3.23	£0.00	£92.49	C	Apr-24	MVT	£60,806	£80,805	£80,805	PPK	LL166997		
11094	HM02401	DW060230012	Desktop	12	Charles Wright Close		LN2 14B	Flat	2	Trfd	GN	Affordable	Assured	Weekly 52	£92.98	£2.34	£0.00	£96.54	~	~	MVT	£56,112	£86,434	£86,434	PPK	LL166997		
11095	HM02402	DW060230014	Desktop	14	Charles Wright Close		LN2 14B	Flat	2	Trfd	GN	Affordable	10yr Fixed Term	Weekly 52	£96.45	£2.26	£0.00	£96.54	D	Feb-26	MVT	£68,882	£91,537	£91,537	PPK	LL166997		
11096	HM02403	DW060230016	Desktop	16	Charles Wright Close		LN2 14B	Flat	2	Trfd	Other	Business	Business Tenancy - EUDC Homes	Weekly 52	£74.60	£0.00	£0.00	~	~	~	n/a	n/a	n/a	~	~	~	~	~
11097	HM02404	DW060230018	Desktop	18	Charles Wright Close		LN2 14B	Flat	2	Trfd	GN	Affordable	Secure - Transferred Assured	Weekly 52	£92.98	£2.34	£0.00	£96.54	D	Oct-31	MVT	£56,112	£86,434	£86,434	PPK	LL166997		
11098	HM02405	DW060230020	Desktop	20	Charles Wright Close		LN2 14B	Flat	2	Trfd	GN	Affordable	Assured	Weekly 52	£92.98	£2.34	£0.00	£96.54	D	Apr-26	MVT	£56,112	£86,434	£86,434	PPK	LL166997		
11099	HM02345	DW060180003	Desktop	3	Chaucer Avenue		LN2 18L	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£100.35	£1.95	£0.00	£104.21	D	Apr-29	MVT	£53,610	£82,580	£82,580	PPK	LL166997		
11100	HM02346	DW060180004	Desktop	4	Chaucer Avenue		LN2 18L	House	2	Trfd	GN	Affordable	Secure - Transferred Assured	Weekly 52	£92.98	£2.34	£0.00	£96.54	D	Oct-31	MVT	£49,312	£82,420	£82,420	PPK	LL166997		
11101	HM02347	DW060180005	Desktop	5	Chaucer Avenue		LN2 18L	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£103.70	£1.87	£7.16	£96.54	D	Apr-26	MVT	£64,132	£85,224	£85,224	PPK	LL166997		
11102	HM02348	DW060180008	Desktop	8	Chaucer Avenue		LN2 18L	House	2	Trfd	GN	Affordable	Assured Lifetime	Weekly 52	£109.57	£1.87	£5.36	£104.21	D	Nov-32	MVT	£71,257	£94,693	£94,693	PPK	LL166997		
11103	HM02349	DW060180010	Desktop	10	Chaucer Avenue		LN2 18L	House	2	Trfd	GN	Affordable	Secure - Transferred Assured	Weekly 52	£92.98	£2.34	£0.00	£96.54	D	Feb-28	MVT	£48,249	£74,322	£74,322	PPK	LL166997		
11104	HM02350	DW060180013	Desktop	13	Chaucer Avenue		LN2 18L	House	2	Trfd	GN	Affordable	Assured	Weekly 52	£92.98	£2.34	£0.00	£96.54	D	Feb-28	MVT	£48,249	£74,322	£74,322	PPK	LL166997		
11105	HM02351	DW060180015	Desktop	15	Chaucer Avenue		LN2 18L	House	2	Trfd	GN	Affordable	Assured	Weekly 52	£93.30	£1.94	£0.00	£96.54	D	Jan-25	MVT	£48,249	£74,322	£74,322	PPK	LL166997		
11106	HM02352	DW060180017	Desktop	17	Chaucer Avenue		LN2 18L	House	2	Trfd	GN	Affordable	Assured	Weekly 52	£103.20	£1.87	£5.34	£96.54	D	Apr-26	MVT	£64,132	£85,224	£85,224	PPK	LL166997		
11107	HM02353	DW060180019	Desktop	19	Chaucer Avenue		LN2 18L	House	2	Trfd	GN	Affordable	Assured	Weekly 52	£100.36	£1.94	£0.00	£104.21	D	Apr-32	MVT	£53,610	£82,580	£82,580	PPK			

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bids	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number				
																							EUV SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)			
11112	HM02316	DW060170018	Desktop	18	Kingsley Road					Lincolshire	LN12 1DE	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£100.37	£0.00	£0.00	E104.21	C	Sep-31	MVT	£53.610	£82.580	£82.580	PPK	LL166997
11113	HM02317	DW060170019	Desktop	20	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	~	~	MVT	£48.249	£74.322	£74.322	PPK	LL166997
11114	HM02318	DW060170020	Desktop	20	Kingsley Road					Lincolshire	LN12 1DE	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£100.35	£0.00	£0.00	E104.21	~	~	MVT	£47.495	£79.700	£79.700	PPK	LL166997
11115	HM02319	DW060170021	Desktop	23	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	~	Mar-27	MVT	£47.495	£79.700	£79.700	PPK	LL166997
11116	HM02320	DW060170023	Desktop	20	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	E	Apr-24	MVT	£42.746	£71.730	£71.730	PPK	LL166997
11117	HM02321	DW060170024	Desktop	24	Kingsley Road					Lincolshire	LN12 1DB	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	C	Nov-24	MVT	£48.249	£74.322	£74.322	PPK	LL166997
11118	HM02322	DW060170025	Desktop	20	Kingsley Road					Lincolshire	LN12 1DB	House	2	Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£92.98	£0.00	£0.00	£96.54	~	~	MVT	£47.495	£79.700	£79.700	PPK	LL166997
11119	HM02323	DW060170027	Desktop	27	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	D	Sep-31	MVT	£42.746	£71.730	£71.730	PPK	LL166997
11120	HM02324	DW060170028	Desktop	28	Kingsley Road					Lincolshire	LN12 1DB	House	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£96.46	£0.00	£0.00	£96.54	C	Nov-32	MVT	£64.132	£85.224	£85.224	PPK	LL166997
11121	HM02325	DW060170029	Desktop	29	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	D	Dec-26	MVT	£48.249	£74.322	£74.322	PPK	LL166997
11122	HM02326	DW060170030	Desktop	30	Kingsley Road					Lincolshire	LN12 1DB	House	2	Trad	GN	Affordable	Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	C	Aug-26	MVT	£64.132	£85.224	£85.224	PPK	LL166997
11123	HM02327	DW060170031	Desktop	31	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Affordable	5 Yr Fixed Term	Weekly 52	£104.27	£0.00	£7.73	£96.54	D	Jan-25	MVT	£64.132	£85.224	£85.224	PPK	LL166997
11124	HM02328	DW060170032	Desktop	32	Kingsley Road					Lincolshire	LN12 1DB	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	~	~	MVT	£48.249	£74.322	£74.322	PPK	LL166997
11125	HM02329	DW060170033	Desktop	33	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	D	Sep-31	MVT	£42.746	£71.730	£71.730	PPK	LL166997
11126	HM02330	DW060170034	Desktop	34	Kingsley Road					Lincolshire	LN12 1DB	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	D	Sep-31	MVT	£42.746	£71.730	£71.730	PPK	LL166997
11127	HM02331	DW060170035	Desktop	35	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Affordable	10 Yr Fixed Term	Weekly 52	£105.05	£0.00	£8.51	£96.54	D	Jul-27	MVT	£64.132	£85.224	£85.224	PPK	LL166997
11128	HM02332	DW060170036	Desktop	36	Kingsley Road					Lincolshire	LN12 1DB	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	C	May-31	MVT	£48.249	£74.322	£74.322	PPK	LL166997
11129	HM02333	DW060170038	Desktop	38	Kingsley Road					Lincolshire	LN12 1DB	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	C	Apr-32	MVT	£48.249	£74.322	£74.322	PPK	LL166997
11130	HM02334	DW060170040	Desktop	40	Kingsley Road					Lincolshire	LN12 1DB	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.98	£0.00	£0.00	£97.20	D	Dec-28	MVT	£48.249	£74.322	£74.322	PPK	LL166997
11131	HM02335	DW060170041	Desktop	47	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	~	~	MVT	£42.746	£71.730	£71.730	PPK	LL166997
11132	HM02337	DW060170053	Desktop	53	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	~	~	MVT	£48.249	£74.322	£74.322	PPK	LL166997
11133	HM02338	DW060170055	Desktop	55	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	~	~	MVT	£42.746	£71.730	£71.730	PPK	LL166997
11134	HM02339	DW060170057	Desktop	57	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	~	~	MVT	£42.746	£71.730	£71.730	PPK	LL166997
11135	HM02340	DW060170053	Desktop	59	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	D	Sep-31	MVT	£48.249	£74.322	£74.322	PPK	LL166997
11136	HM02341	DW060170061	Desktop	61	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Affordable	5 Yr Fixed Term	Weekly 52	£105.33	£0.00	£8.79	£96.54	D	Aug-32	MVT	£64.132	£85.224	£85.224	PPK	LL166997
11137	HM02342	DW060170062	Desktop	60	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.98	£0.00	£0.00	£96.54	D	Jan-26	MVT	£42.746	£71.730	£71.730	PPK	LL166997
11138	HM02344	DW060170067	Desktop	67	Kingsley Road					Lincolshire	LN12 1DD	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£93.63	£0.00	£0.00	£97.20	~	~	MVT	£48.249	£74.322	£74.322	PPK	LL166997
11139	HM02306	DW060160014	Desktop	14	Marlowe Drive					Lincolshire	LN12 1BW	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£90.54	£1.95	£0.00	£96.54	~	~	MVT	£55.397	£85.332	£85.332	PPK	LL166997
11140	HM02307	DW060160016	Desktop	16	Marlowe Drive					Lincolshire	LN12 1BW	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.98	£1.95	£0.00	£96.54	~	~	MVT	£55.397	£85.332	£85.332	PPK	LL166997
11141	HM02308	DW060160017	Desktop	17	Marlowe Drive					Lincolshire	LN12 1BW	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.98	£1.94	£0.00	£96.54	D	Jul-30	MVT	£55.397	£85.332	£85.332	PPK	LL166997
11142	HM02309	DW060160020	Desktop	20	Marlowe Drive					Lincolshire	LN12 1BW	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£90.97	£1.94	£0.00	£96.54	D	Jan-25	MVT	£55.397	£85.332	£85.332	PPK	LL166997
11143	HM02310	DW060160022	Desktop	22	Marlowe Drive					Lincolshire	LN12 1BW	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.98	£1.34	£0.00	£96.54	C	Dec-23	MVT	£55.397	£85.332	£85.332	PPK	LL166997
11144	HM02311	DW060160024	Desktop	24	Marlowe Drive					Lincolshire	LN12 1BW	Bung	2	Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£92.98	£1.87	£0.00	£96.54	~	~	MVT	£73.633	£97.849	£97.849	PPK	LL166997
11177	HM02237	DW060100006	Desktop	6	Queensway					Lincolshire	LN12 1HP	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£0.46	£0.00	£96.54	C	Oct-31	MVT	£42.746	£71.730	£71.730	PPK	LL166995
11178	HM02238	DW060100008	Desktop	8	Queensway					Lincolshire	LN12 1HP	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£0.46	£0.00	£96.54	D	Nov-31	MVT	£42.746	£71.730	£71.730	PPK	LL166995
11179	HM02239	DW060100010	Desktop	10	Queensway					Lincolshire	LN12 1HP	House	2	Trad	GN	Social Rent	Assured	Weekly 52	£93.63	£0.45	£0.00	£97.20	~	~	MVT	£48.249	£74.322	£74.322	PPK	LL166997
11180	HM02240	DW060100011	Desktop	11	Queensway					Lincolshire	LN12 1HP	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£0.46	£0.00	£96.54	D	Nov-31	MVT	£42.746	£71.730	£71.730	PPK	LL166995
11181	HM02241	DW060100013	Desktop	13	Queensway					Lincolshire	LN12 1HW	House	2	Trad	GN	Affordable	5 Yr Fixed Term	Weekly 52	£97.48	£0.44	£0.94	£96.54	C	Sep-31	MVT	£64.132	£85.224	£85.224	PPK	LL166995
11182	HM02242	DW060100014	Desktop	14	Queensway					Lincolshire	LN12 1HW	House	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£105.05	£0.44	£1.83	£97.20	~	~	MVT	£64.132	£85.224	£85.224	PPK	LL166995
11183	HM02243	DW060100017	Desktop	17	Queensway					Lincolshire	LN12 1HW	House	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£92.98	£0.46	£0.00	£96.54	C	Sep-31	MVT	£42.746	£71.730	£71.730	PPK	LL166995
11184	HM02244	DW060100019	Desktop	19	Queensway																									

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	BY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where retained app)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number			
																							EUW \$H 2023	(Before adjusting for security allocation)			(Reflecting security allocation)		
11231	HM02275	DW060120095	Desktop	95	Waterloo Road		Mablethorpe	LN12 1LE	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£99.38	£1.63	£0.00	£103.23	~	~	MVT	£47,495	£79,700	£79,700	PPK	LL166998		
11232	HM02277	DW060120098	Desktop	98	Waterloo Road		Mablethorpe	LN12 1LE	House	4	Trfd	GN	Social Rent	Assured	Weekly 52	£106.49	£1.63	£0.00	£110.57	C	Jul-30	MVT	£57,184	£88,085	£88,085	PPK	LL166998		
11233	HM02278	DW060120099	Desktop	99	Waterloo Road		Mablethorpe	LN12 1LE	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£106.48	£1.63	£0.00	£110.57	C	Nov-25	MVT	£57,184	£88,085	£88,085	PPK	LL166998		
11234	HM02279	DW060120100	Desktop	100	Waterloo Road		Mablethorpe	LN12 1LE	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£106.48	£1.63	£0.00	£110.57	C	Nov-25	MVT	£57,184	£88,085	£88,085	PPK	LL166998		
11235	HM02280	DW060120104	Desktop	104	Waterloo Road		Mablethorpe	LN12 1LE	House	4	Trfd	GN	Social Rent	Assured	Weekly 52	£99.38	£1.63	£0.00	£103.23	C	Nov-26	MVT	£53,610	£82,580	£82,580	PPK	LL166998		
11236	HM02281	DW060120106	Desktop	106	Waterloo Road		Mablethorpe	LN12 1LE	House	4	Trfd	GN	Social Rent	Assured	Weekly 52	£106.50	£1.63	£0.00	£110.57	C	Nov-31	MVT	£57,184	£88,085	£88,085	PPK	LL166998		
11237	HM02282	DW060120108	Desktop	78	Waterloo Road		Mablethorpe	LN12 1LE	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£71.31	£0.48	£0.00	£71.31	C	Nov-25	MVT	£34,637	£56,603	£56,603	PPK	LL166998		
11238	HM02280	DW060120076A	Desktop	76a	Waterloo Road		Mablethorpe	LN12 1LX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly 52	£99.39	£0.00	£0.00	£99.49	D	Jul-32	MVT	£53,968	£83,130	£83,130	PPK	LL166998		
11239	HM02262	DW060120078A	Desktop	78a	Waterloo Road		Mablethorpe	LN12 1LX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly 52	£99.08	£0.00	£0.00	£99.49	C	Oct-30	MVT	£53,610	£82,580	£82,580	PPK	LL166998		
11240	HM02265	DW060120080A	Desktop	80a	Waterloo Road		Mablethorpe	LN12 1LX	Flat	2	Trfd	GN	Affordable	Assured	Weekly 52	£98.77	£0.00	£6.28	£92.49	C	Jan-25	MVT	£70,792	£94,062	£94,062	PPK	LL166998		
11241	HM02268	DW060120082A	Desktop	82a	Waterloo Road		Mablethorpe	LN12 1LX	Flat	2	Trfd	GN	Affordable	Assured	Weekly 52	£102.82	£0.00	£10.83	£92.49	C	Mar-26	MVT	£73,683	£97,849	£97,849	PPK	LL166998		
11242	HM02450	SC060120084A	Desktop	84a	Waterloo Road		Mablethorpe	LN12 1LX	Flat	2	Trfd	Other	Leasehold	Former Right to Buy	0.00%	Weekly 52	n/a	£14.3	£0.00	~	~	~	~	n/a	n/a	n/a	PPK	LL173516	
3205	HD02468	DW060015001	Desktop	1	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£96.51	£0.00	£0.00	£100.23	D	Dec-31	ELV	£64,576	£90,719	£64,576	Reval22	LL119290		
3206	HD02469	DW060015002	Desktop	2	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£96.54	£0.00	£0.00	£100.23	D	Jun-27	ELV	£64,576	£90,719	£64,576	Reval22	LL119290		
3207	HD02470	DW060015003	Desktop	3	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£96.54	£0.00	£0.00	£100.23	D	Jun-25	ELV	£64,576	£90,719	£64,576	Reval22	LL119290		
3208	HD02471	DW060015004	Desktop	4	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£96.54	£0.00	£0.00	£100.23	D	Jul-24	ELV	£64,576	£90,719	£64,576	Reval22	LL119290		
3209	HD02472	DW060015005	Desktop	5	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£96.51	£0.00	£0.00	£100.23	C	Dec-31	ELV	£64,576	£90,719	£64,576	Reval22	LL119290		
3210	HD02473	DW060015006	Desktop	6	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£96.51	£0.00	£0.00	£100.23	~	~	~	~	~	~	~	~	~	~
3211	HD02474	DW060015007	Desktop	7	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£96.51	£0.00	£0.00	£100.23	C	Dec-31	ELV	£64,576	£90,719	£64,576	Reval22	LL119290		
3212	HD02475	DW060015008	Desktop	8	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£100.55	£0.00	£0.00	£107.22	D	Jul-27	ELV	£64,576	£90,719	£64,576	Reval22	LL119290		
3213	HD02476	DW060015009	Desktop	9	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£96.51	£0.00	£0.00	£100.23	~	~	~	~	~	~	~	~	~	
3214	HD02477	DW060015010	Desktop	10	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£103.24	£0.00	£0.00	£107.22	D	Nov-31	ELV	£64,576	£90,719	£64,576	Reval22	LL119290		
3215	HD02478	DW060015011	Desktop	11	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£103.24	£0.00	£0.00	£107.22	D	Jul-27	ELV	£64,576	£90,719	£64,576	Reval22	LL119290		
3216	HD02479	DW060015012	Desktop	12	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£103.24	£0.00	£0.00	£107.22	~	~	~	~	~	~	~	~	~	
3217	HD02480	DW060015013	Desktop	13	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£94.57	£0.00	£0.00	£98.18	C	Dec-31	ELV	£60,777	£85,382	£60,777	Reval22	LL119290		
3218	HD02481	DW060015014	Desktop	14	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£94.57	£0.00	£0.00	£98.18	APR-24	~	~	~	~	~	~	~	~	~
3219	HD02482	DW060015015	Desktop	15	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£94.57	£0.00	£0.00	£98.18	D	Apr-25	ELV	£60,777	£85,382	£60,777	Reval22	LL119290		
3220	HD02483	DW060015016	Desktop	16	Whitehead Close		Mablethorpe	LN12 1RB	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£94.56	£0.00	£0.00	£98.18	~	~	~	~	~	~	~	~	~	
10252	HM00568	DW02080002	Desktop	2	Girly Cottages	Burgh on Bain	Market Rasen	LN10 6JZ	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£99.41	£13.54	£0.00	£102.87	D	Aug-32	MVT	£60,044	£92,489	£92,489	PPK	LL166890		
10253	HM00569	DW02080003	Desktop	3	Girly Cottages	Burgh on Bain	Market Rasen	LN10 6JZ	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£99.41	£13.54	£0.00	£102.87	D	Mar-28	MVT	£60,044	£92,489	£92,489	PPK	LL166890		
10403	HM00487	DW07010001	Desktop	1	New Bodkin	Torrington Road	Market Rasen	LN10 5SB	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£98.78	£0.08	£0.00	£102.86	C	Jun-30	MVT	£59,686	£91,939	£91,939	PPK	LL166910		
10404	HM00488	DW07010002	Desktop	2	New Bodkin	Torrington Road	Market Rasen	LN10 5SB	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£91.34	£0.08	£0.00	£94.84	E	Nov-31	MVT	£55,040	£84,762	£84,762	PPK	LL166910		
10405	HM00489	DW07010003	Desktop	3	New Bodkin	Torrington Road	Market Rasen	LN10 5SB	House	2	Trfd	GN	Social Rent	Assured	Weekly 52	£91.34	£0.08	£0.00	£94.84	E	Nov-31	MVT	£55,040	£84,762	£84,762	PPK	LL166910		
10406	HM00486	DW07000003	Desktop	3	South View	Torrington Road	Market Rasen	LN10 5RZ	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£100.35	£0.00	£0.00	£104.21	D	Nov-31	MVT	£53,511	£89,796	£89,796	PPK	LL166910		
10407	HM00481	DW02060003	Desktop	3	Woodland View	Willingham Road	Market Rasen	LN10 5RS	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£92.70	£4.54	£0.00	£95.92	D	Jun-28	MVT	£56,112	£86,434	£86,434	PPK	LL166911		
10408	HM00482	DW02060004	Desktop	4	Woodland View	Willingham Road	Market Rasen	LN10 5RS	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£94.21	£4.52	£0.00	£95.92	D	Mar-32	MVT	£62,657	£96,643	£96,643	PPK	LL166911		
10409	HM00483	DW02060005	Desktop	5	Woodland View	Willingham Road	Market Rasen	LN10 5RS	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£92.36	£4.46	£0.00	£95.92	~	~	~	~	~	~	~	~	~	
10410	HM00484	DW02060006	Desktop	6	Woodland View	Willingham Road	Market Rasen	LN10 5RS	Bung	2	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£91.34	£4.46	£0.00	£95.92	E	Dec-31	MVT	£48,762	£81,826	£81,826	PPK	LL166911		
10411	HM00485	DW02060007	Desktop	7	Woodland View	Willingham Road	Market Rasen	LN10 5RS	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£103.10	£4.66	£0.00	£104.21	D	Mar-28	MVT	£60,777	£95,342	£95,342	PPK	LL166911		
10520	HM00570	DW02081002	Desktop	2	Birgaldes	School Lane	Market Rasen	LN10 6AL	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£100.35	£5.88	£0.00	£104.21	D	Nov-31	MVT	£53,511	£89,796	£89,796	PPK	LL166941		
10521	HM00571	DW02081004	Desktop	4	Birgaldes	School Lane	Market Rasen	LN10 6AL	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£100.35	£5.88	£0.00	£104.21	D	Dec-25	MVT	£60,401	£93,040	£93,040	PPK	LL166941		
10522	HM00566	DW04010001	Desktop	1	Redhill Cottages	Red Hill Lane	Market Rasen	LN10 6AG	Bung	1	Trfd	GN	Social Rent	Assured	Weekly 52	£83.42	£0.00	£0.00	£95.53	D	Jan-31	MVT	£61,204	£77,625	£77,625	PPK	LL166988		
111010	HM10007	DW04015002	Desktop	2	Redhill Cottages	Red Hill Lane	Market Rasen	LN10 6AG	Bung	1	Trfd	GN	Social Rent	Assured	Weekly 52														

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AB Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number		
																							EUH SH 2023	(Before adjusting for security allocation)				
10640	HM04050	DW090720018	Desktop	18	Stacy Close	LN40 1JG	Flat	2	Trad	GN	Social Rent	Assured	~	Weekly	£88.80	£4.52	£0.00	£92.19	C	Jul-28	MVT	£28.592	£44.043	£44.043	PPK	LL166660		
10641	HM04051	DW090720019	Desktop	19	Stacy Close	LN40 1JG	Flat	2	Trad	GN	Social Rent	Assured	~	Weekly	£89.45	£2.36	£0.00	£92.87	C	May-28	MVT	£28.592	£44.043	£44.043	PPK	LL166660		
10642	HM04585	SC090700200	Desktop	20	Stacy Close	LN40 1JG	Flat	2	Trad	Other	Leasehold	Former Right to Buy	0.00%	Weekly	£88.80	£1.83	£0.00	~	~	~	~	MVT	n/a	n/a	n/a	PPK	LL173822	
10643	HM03676	DW090160014	Desktop	1	Windsor Crescent	LN40 1JG	Flat	1	Trad	GN	Social Rent	Assured	~	Weekly	£131.70	£1.69	£0.00	£133.87	C	Apr-26	MVT	£70.392	£50.503	£50.503	PPK	LL166660		
10644	HM03677	DW090160002	Desktop	2	Windsor Crescent	LN40 1JG	Flat	2	Trad	GN	Social Rent	Assured	~	Weekly	£89.45	£1.74	£0.00	£92.87	C	~	~	~	MVT	£28.592	£44.043	£44.043	PPK	LL166660
10645	HM03677	DW090160003	Desktop	3	Windsor Crescent	LN40 1JG	House	3	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£124.77	£1.69	£20.89	£103.88	C	May-27	MVT	£71.257	£54.693	£54.693	PPK	LL166660		
10646	HM03678	DW090160015	Desktop	5	Windsor Crescent	LN40 1JG	House	3	Trad	GN	Affordable	Secure - Transferred Assured	~	Weekly	£124.77	£1.69	£20.89	£103.88	E	Jan-21	MVT	£71.257	£54.693	£54.693	PPK	LL166660		
10647	HM03677	DW090160009	Desktop	9	Windsor Crescent	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.06	£1.74	£0.00	£103.88	D	Jan-21	MVT	£53.610	£82.580	£82.580	PPK	LL166660		
10648	HM03678	DW090160014	Desktop	14	Windsor Crescent	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£99.09	£1.74	£0.00	£102.87	~	~	~	MVT	£53.610	£82.580	£82.580	PPK	LL166660	
10649	HM03679	DW090160015	Desktop	15	Windsor Crescent	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£92.64	£1.75	£0.00	£96.18	C	Nov-24	MVT	£55.755	£85.883	£85.883	PPK	LL166660		
10650	HM03680	DW090160016	Desktop	16	Windsor Crescent	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£92.64	£1.75	£0.00	£96.18	C	Nov-24	MVT	£55.755	£85.883	£85.883	PPK	LL166660		
10651	HM03681	DW090160017	Desktop	17	Windsor Crescent	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£92.64	£1.75	£0.00	£96.18	C	Nov-24	MVT	£55.755	£85.883	£85.883	PPK	LL166660		
10652	HM03682	DW090160018	Desktop	18	Windsor Crescent	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£92.64	£1.75	£0.00	£96.18	C	Nov-24	MVT	£55.755	£85.883	£85.883	PPK	LL166660		
10653	HM03683	DW090160019	Desktop	19	Windsor Crescent	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£92.64	£1.75	£0.00	£96.18	C	Nov-24	MVT	£55.755	£85.883	£85.883	PPK	LL166660		
10654	HM03684	DW090160020	Desktop	20	Windsor Crescent	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£92.64	£1.75	£0.00	£96.18	C	Nov-24	MVT	£55.755	£85.883	£85.883	PPK	LL166660		
10655	HM04573	SC09016001A	Desktop	1A	Windsor Crescent	LN40 1JG	Flat	2	Trad	Other	Leasehold	Former Right to Buy	0.00%	Weekly	£88.80	£1.20	£0.00	~	~	~	~	MVT	n/a	n/a	n/a	PPK	LL166660	
10656	HM03674	DW09016002A	Desktop	2A	Windsor Crescent	LN40 1JG	Flat	2	Trad	GN	Social Rent	Assured	~	Weekly	£100.33	£1.69	£1.14	£92.19	~	~	~	MVT	£38.004	£50.503	£50.503	PPK	LL166660	
10658	HM03520	DW080920001	Desktop	1	Fold Lane	LN40 1JG	House	2	Trad	GN	Social Rent	Assured	~	Weekly	£92.98	£10.02	£0.00	£96.54	D	Jan-31	MVT	£56.112	£86.434	£86.434	PPK	LL166662		
10659	HM03521	DW080920002	Desktop	2	Fold Lane	LN40 1JG	House	2	Trad	GN	Social Rent	Assured	~	Weekly	£92.98	£10.02	£0.00	£96.54	D	Jan-31	MVT	£56.112	£86.434	£86.434	PPK	LL166662		
10660	HM03522	DW080920003	Desktop	3	Fold Lane	LN40 1JG	House	2	Trad	GN	Social Rent	Assured	~	Weekly	£92.98	£10.02	£0.00	£96.54	D	Jan-31	MVT	£56.112	£86.434	£86.434	PPK	LL166662		
10661	HM03523	DW080920004	Desktop	4	Fold Lane	LN40 1JG	House	2	Trad	GN	Social Rent	Assured	~	Weekly	£92.98	£10.02	£0.00	£96.54	D	Jan-31	MVT	£56.112	£86.434	£86.434	PPK	LL166662		
11366	HM00112	DW01030001	Desktop	1	Gunby Road	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£99.73	£0.80	£0.00	£103.56	B	Apr-32	MVT	£60.044	£92.489	£92.489	PPK	LL167036		
11367	HM00113	DW01030002	Desktop	2	Gunby Road	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£99.73	£0.80	£0.00	£103.56	B	Apr-32	MVT	£60.044	£92.489	£92.489	PPK	LL167036		
11368	HM00114	DW01030003	Desktop	3	Gunby Road	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£99.73	£0.80	£0.00	£103.56	B	Apr-32	MVT	£60.044	£92.489	£92.489	PPK	LL167036		
11369	HM00115	DW01030004	Desktop	4	Gunby Road	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£99.73	£0.80	£0.00	£103.56	B	Apr-32	MVT	£60.044	£92.489	£92.489	PPK	LL167036		
12041	HM03528	DW080950001	Desktop	1	Spilly Road	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.33	£1.69	£0.00	£102.19	E	Jan-31	MVT	£60.401	£93.040	£93.040	PPK	LL167106		
12424	HM03528	DW080950001	Desktop	1	Spilly Road	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.33	£1.69	£0.00	£102.19	E	Jan-31	MVT	£60.401	£93.040	£93.040	PPK	LL167106		
12425	HM03530	DW080950004	Desktop	4	Station Road	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.37	£1.01	£0.00	£104.21	D	Jan-30	MVT	£60.401	£93.040	£93.040	PPK	LL167106		
12426	HM03531	DW080950005	Desktop	5	Station Road	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.35	£1.02	£0.00	£104.21	D	Mar-25	MVT	£53.511	£89.796	£89.796	PPK	LL167106		
12427	HM03532	DW080950006	Desktop	6	Station Road	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.35	£1.02	£0.00	£104.21	D	Mar-25	MVT	£53.511	£89.796	£89.796	PPK	LL167106		
12428	HM03533	DW080950010	Desktop	10	Station Road	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.35	£1.02	£0.00	£104.21	~	~	~	MVT	£53.511	£89.796	£89.796	PPK	LL167106	
12429	HM03534	DW080950011	Desktop	11	Station Road	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.35	£1.02	£0.00	£104.21	~	~	~	MVT	£53.511	£89.796	£89.796	PPK	LL167106	
12430	HM03535	DW080940002	Desktop	2	Warfield Road	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.37	£0.00	£0.00	£104.21	D	Jan-31	MVT	£53.511	£89.796	£89.796	PPK	LL167108		
12431	HM03536	DW080940003	Desktop	3	Warfield Road	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.37	£0.00	£0.00	£104.21	D	Jan-31	MVT	£53.511	£89.796	£89.796	PPK	LL167108		
12432	HM03537	DW080940004	Desktop	4	Warfield Road	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.35	£0.00	£0.00	£104.21	E	Jan-31	MVT	£60.401	£93.040	£93.040	PPK	LL167108		
9502	HM10515	1000510400018	Desktop	0	Brambling Road	LN40 1JG	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly	£84.16	£2.23	£1.77	£82.39	B	Jan-29	MVT	£60.331	£80.173	£80.173	Revall2	LL167123		
12019	HM03660	DW090110001	Desktop	1	Mat Pits Lane	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.33	£1.69	£0.00	£102.19	E	Jan-31	MVT	£60.401	£93.040	£93.040	PPK	LL167123		
12080	HM03660	DW090110001	Desktop	1	Mat Pits Lane	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.71	£0.63	£0.00	£104.57	E	Nov-25	MVT	£53.828	£80.327	£80.327	PPK	LL167123		
12081	HM03661	DW090110002	Desktop	2	Mat Pits Lane	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.71	£0.63	£0.00	£104.57	D	Oct-25	MVT	£60.758	£93.500	£93.500	PPK	LL167123		
12082	HM03662	DW090110003	Desktop	3	Mat Pits Lane	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.71	£0.63	£0.00	£104.57	D	Oct-25	MVT	£60.758	£93.500	£93.500	PPK	LL167123		
12083	HM03663	DW090110005	Desktop	5	Mat Pits Lane	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£100.06	£0.63	£0.00	£103.88	D	Jul-32	MVT	£60.401	£93.040	£93.040	PPK	LL167123		
9504	HM10517	100051040003M	Desktop	0	Merton	LN40 1JG	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly	£125.04	£2.23	£2.84	£100.20	B	Jan-29	MVT	£89.309	£118.682	£118.682	Revall2	LL167125		
7882	HM03567	DW09010001	Desktop	4	Northholme	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£107.81	£3.65	£0.00	£105.55	E	Apr-31	MVT	£60.647	£92.489	£92.489	Revall2	LL167125		
7883	HM03568	DW09010005	Desktop	5	Northholme	LN40 1JG	House	3	Trad	GN	Social Rent	Assured	~	Weekly	£94.56	£1.80	£0.00	£98.18	E	Sep-30	MVT	£50.662	£85.014	£85				

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Exp	EPC Exp	Basis secured	MV-STT 2023		Last Valuation Report	Title Number	
																								EV/SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)
12150	HM03772	DW09032004A	Desktop	4a	5	St Michaels Lane	PE24 4HD	House	3	Non-trad	GN	Social Rent	Assured	~	Weekly 52	£90.73	£0.00	£0.00	£94.20	E	Mar-25	MVT	£33,479	£46,988	£46,988	PPK	LL167128	
12151	HM03774	DW09032005A	Desktop	5a	5	St Michaels Lane	PE24 4HD	House	3	Non-trad	GN	Social Rent	Assured	~	Weekly 52	£90.07	£0.00	£0.00	£93.56	E	Mar-25	MVT	£33,479	£46,988	£46,988	PPK	LL167128	
12152	HM03776	DW09032007A	Desktop	7a	5	St Michaels Lane	PE24 4HD	House	3	Non-trad	GN	Affordable	5yr Fixed Term	~	Weekly 52	£133.40	£0.00	£19.20	£94.20	E	Jan-25	MVT	£33,479	£46,988	£46,988	PPK	LL167128	
12153	HM03777	DW09032008A	Desktop	8a	5	St Michaels Lane	PE24 4HD	House	3	Non-trad	GN	Social Rent	Assured	~	Weekly 52	£90.07	£0.00	£0.00	£94.20	E	Mar-25	MVT	£33,479	£46,988	£46,988	PPK	LL167128	
12095	HM03755	DW090290001	Desktop	3	3	Toft Close	PE24 4HU	House	3	Trad	GN	Social Rent	Affordable	10yr Fixed Term	~	Weekly 52	£128.61	£0.00	£25.05	£103.56	E	Mar-25	MVT	£92,160	£122,470	£122,470	PPK	LL167126
12096	HM03756	DW090290004	Desktop	4	3	Toft Close	PE24 4HU	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.35	£0.00	£0.00	£104.21	F	Nov-25	MVT	£53,511	£89,796	£89,796	PPK	LL167126	
12443	HM03743	DW090280004	Desktop	3	3	Vicarage Lane	PE24 4AJ	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£92.36	£0.00	£0.00	£95.92	C	Mar-25	MVT	£55,755	£85,883	£85,883	PPK	LL167129	
12440	HM03750	DW090280004	Desktop	4	3	Vicarage Lane	PE24 4AJ	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£92.36	£0.00	£0.00	£95.92	D	Nov-25	MVT	£55,755	£85,883	£85,883	PPK	LL167129	
12441	HM03751	DW090280005	Desktop	5	3	Vicarage Lane	PE24 4AJ	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£92.98	£0.00	£0.00	£96.54	D	Jun-30	MVT	£56,112	£86,434	£86,434	PPK	LL167129	
12442	HM03752	DW090280006	Desktop	6	3	Vicarage Lane	PE24 4AJ	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£92.36	£0.00	£0.00	£95.92	D	Jan-31	MVT	£55,755	£85,883	£85,883	PPK	LL167129	
12443	HM03753	DW090280007	Desktop	7	3	Vicarage Lane	PE24 4AJ	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£92.36	£0.00	£0.00	£95.92	~	~	MVT	£55,755	£85,883	£85,883	PPK	LL167129	
12444	HM03754	DW090280008	Desktop	8	3	Vicarage Lane	PE24 4AJ	Bung	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£92.70	£0.00	£0.00	£95.92	E	Feb-24	MVT	£56,112	£86,434	£86,434	PPK	LL167129	
11446	HM02890	DW02702003	Desktop	3	3	Albany Close	PE25 2ND	House	3	Trad	GN	Social Rent	Affordable	5yr Fixed Term	~	Weekly 52	£117.04	£1.05	£11.85	£105.19	D	Mar-24	MVT	£73,633	£97,849	£97,849	PPK	LL167050
11447	HM02891	DW02702004	Desktop	4	3	Albany Close	PE25 2ND	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£1.08	£0.00	£104.57	C	Feb-23	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11448	HM02892	DW02702005	Desktop	5	3	Albany Close	PE25 2ND	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£1.08	£0.00	£104.57	~	~	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11449	HM02893	DW02702008	Desktop	8	3	Albany Close	PE25 2ND	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£1.08	£0.00	£104.57	C	Feb-23	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11450	HM02894	DW02702010	Desktop	10	3	Albany Close	PE25 2ND	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£1.08	£0.00	£104.57	~	~	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11451	HM02895	DW02702019	Desktop	19	3	Albany Close	PE25 2NE	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£101.34	£1.08	£0.00	£105.19	D	Feb-23	MVT	£55,397	£85,332	£85,332	PPK	LL167050	
11452	HM02896	DW02702028	Desktop	28	3	Albany Close	PE25 2NE	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£103.35	£1.08	£0.00	£104.21	~	~	MVT	£55,397	£85,332	£85,332	PPK	LL167050	
11456	HM02854	DW02702007	Desktop	7	3	Albany Road	PE25 2NQ	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£100.70	£1.08	£0.00	£104.57	C	Feb-23	MVT	£55,397	£85,332	£85,332	PPK	LL167050	
11454	HM02899	DW02702038	Desktop	38	3	Albany Close	PE25 2NE	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£101.34	£1.08	£0.00	£105.19	D	Jan-31	MVT	£55,397	£85,332	£85,332	PPK	LL167050	
11455	HM02900	DW02702040	Desktop	40	3	Albany Close	PE25 2NE	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£101.34	£1.08	£0.00	£105.19	D	Feb-23	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11457	HM02855	DW02702012	Desktop	12	3	Albany Road	PE25 2NQ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£1.08	£0.00	£104.57	D	Feb-23	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11458	HM02856	DW02702013	Desktop	13	3	Albany Road	PE25 2NQ	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£99.41	£1.09	£0.00	£105.19	C	Jan-31	MVT	£55,397	£85,332	£85,332	PPK	LL167050	
11459	HM02857	DW02702014	Desktop	14	3	Albany Road	PE25 2NH	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£101.34	£1.08	£0.00	£105.19	D	Feb-23	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11460	HM02858	DW02702017	Desktop	17	3	Albany Road	PE25 2NH	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£101.34	£1.08	£0.00	£105.19	C	Feb-23	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11461	HM02859	DW02702018	Desktop	18	3	Albany Road	PE25 2NH	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£1.08	£0.00	£104.57	C	Feb-23	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11462	HM02860	DW02702025	Desktop	25	3	Albany Road	PE25 2NH	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£101.34	£1.08	£0.00	£105.19	D	Feb-23	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11463	HM02861	DW02702026	Desktop	26	3	Albany Road	PE25 2NH	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£101.34	£1.08	£0.00	£104.57	D	Feb-23	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11464	HM02862	DW02702027	Desktop	27	3	Albany Road	PE25 2NH	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£101.34	£1.08	£0.00	£105.19	D	Feb-23	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11465	HM02863	DW02702028	Desktop	28	3	Albany Road	PE25 2NL	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£1.08	£0.00	£104.57	D	Feb-23	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11466	HM02864	DW02702030	Desktop	30	3	Albany Road	PE25 2NL	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£101.34	£1.08	£0.00	£104.57	C	Feb-23	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11467	HM02865	DW02702032	Desktop	32	3	Albany Road	PE25 2NL	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£1.08	£0.00	£104.21	~	~	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11468	HM02866	DW02702033	Desktop	33	3	Albany Road	PE25 2NL	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£101.34	£1.08	£0.00	£105.19	C	Feb-23	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11469	HM02867	DW02702034	Desktop	34	3	Albany Road	PE25 2NL	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£99.48	£1.08	£0.00	£104.21	C	Jan-31	MVT	£49,078	£82,357	£82,357	PPK	LL167050	
11470	HM02868	DW02702038	Desktop	38	3	Albany Road	PE25 2NL	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£99.38	£1.08	£0.00	£103.23	C	Jan-27	MVT	£55,397	£85,332	£85,332	PPK	LL167050	
11471	HM02869	DW02702042	Desktop	42	3	Albany Road	PE25 2NL	House	3	Trad	GN	Social Rent	Starter	~	Weekly 52	£100.09	£1.08	£0.00	£103.56	C	Sep-23	MVT	£55,397	£85,332	£85,332	PPK	LL167050	
11472	HM02870	DW02702043	Desktop	43	3	Albany Road	PE25 2NL	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£99.48	£1.08	£0.00	£104.21	C	Jan-23	MVT	£55,397	£85,332	£85,332	PPK	LL167050	
11473	HM02871	DW02702045	Desktop	45	3	Albany Road	PE25 2NL	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£108.06	£1.08	£0.00	£112.21	~	~	MVT	£65,047	£100,197	£100,197	PPK	LL167050	
11474	HM02872	DW02702046	Desktop	46	3	Albany Road	PE25 2NL	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£90.07	£1.08	£0.00	£93.56	C	Oct-26	MVT	£28,592	£44,043	£44,043	PPK	LL167050	
11475	HM02873	DW02702047	Desktop	48	3	Albany Road	PE25 2NL	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£107.19	£1.08	£14.83	£93.56	D	Mar-27	MVT	£38,204	£50,503	£50,503	PPK	LL167050	
11476	HM02874	DW02702049	Desktop	49	3	Albany Road	PE25 2NL	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£100.71	£1.08	£0.00	£104.57	D	Feb-23	MVT	£55,397	£85,332	£85,332	PPK	LL167050	
11477	HM02875	DW02702050	Desktop	50	3	Albany Road																						

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Desc	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number		
																							EUH SH 2023	(Before adjusting for security allocation)				
11689	HM03159	DWO70650022	Desktop	22		Gloicester Close	PE25 3PS	Flat	1	Trfd	GN	Social Rent	Assured	~	Weekly 52	£82.03	£3.82	£0.00	£85.20	D	Nov-25	MVT	£24.303	£37.436	PPK	LL167066		
11690	HM03160	DWO70650023	Desktop	23		Gloicester Close	PE25 3PS	Flat	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£90.10	£3.81	£0.00	£93.56	C	Apr-30	MVT	£28.592	£44.043	PPK	LL167066		
8062	HM11350	DWO70650001	Desktop	1		Hudson Way	PE25 2JL	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£90.32	£1.96	£0.00	£93.56	C	Feb-32	MVT	£50.036	£77.074	Reval22	LL191687		
8063	HM11351	DWO70650002	Desktop	2		Hudson Way	PE25 2JL	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£90.32	£1.97	£0.00	£93.56	C	Feb-32	MVT	£50.036	£77.074	Reval22	LL191687		
8064	HM11352	DWO70650003	Desktop	3		Hudson Way	PE25 2JL	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£90.32	£1.97	£0.00	£93.56	C	Feb-32	MVT	£50.036	£77.074	Reval22	LL191687		
8065	HM11353	DWO70650004	Desktop	4		Hudson Way	PE25 2JL	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£90.32	£1.97	£0.00	£93.56	C	Feb-32	MVT	£50.036	£77.074	Reval22	LL191687		
8066	HM11354	DWO70650005	Desktop	5		Hudson Way	PE25 2JL	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£90.32	£1.97	£0.00	£93.56	C	Feb-32	MVT	£50.036	£77.074	Reval22	LL191687		
8067	HM11355	DWO70650006	Desktop	6		Hudson Way	PE25 2JL	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£90.32	£1.96	£0.00	£93.56	C	Feb-32	MVT	£50.036	£77.074	Reval22	LL191687		
8068	HM11356	DWO70650007	Desktop	7		Hudson Way	PE25 2JL	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£95.55	£1.96	£0.00	£98.87	C	Jan-32	MVT	£57.542	£86.836	Reval22	LL191687		
8069	HM11357	HL07065109	Desktop	9		Hudson Way	PE25 2JL	Bung	2	Trfd	Other	Business	Business Tenancy - ELDC Homes	~	Weekly 52	£81.51	£0.00	£0.00	~	~	~	~	n/a	n/a	n/a	Reval22	LL191687	
8070	HM11358	DWO7065010	Desktop	10		Hudson Way	PE25 2JL	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£95.22	£1.97	£0.00	£98.87	~	~	~	MVT	£57.542	£86.836	Reval22	LL191687	
8071	HM11359	DWO7065011	Desktop	11		Hudson Way	PE25 2JL	Bung	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£101.99	£1.96	£0.00	£105.91	~	~	~	MVT	£56.470	£86.884	Reval22	LL191687	
8072	HM11360	DWO7065012	Desktop	12		Hudson Way	PE25 2JL	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£95.20	£1.96	£0.00	£98.87	C	Oct-26	MVT	£57.542	£86.836	Reval22	LL191687		
8073	HM11361	DWO7065014	Desktop	14		Hudson Way	PE25 2JL	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£95.20	£1.97	£0.00	£98.87	D	Feb-32	MVT	£57.542	£86.836	Reval22	LL191687		
8074	HM11362	DWO7065015	Desktop	15		Hudson Way	PE25 2JL	Bung	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£100.40	£1.96	£0.00	£105.91	~	~	~	MVT	£56.470	£86.884	Reval22	LL191687	
8075	HM11363	DWO7065016	Desktop	16		Hudson Way	PE25 2JL	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£95.22	£1.96	£0.00	£98.87	D	Jul-27	MVT	£57.542	£86.836	Reval22	LL191687		
8076	HM11364	DWO7065017	Desktop	17		Hudson Way	PE25 2JL	Bung	3	Trfd	Other	Business	Business Tenancy - ELDC Homes	~	Weekly 52	£81.51	£0.00	£0.00	~	~	~	~	MVT	n/a	n/a	n/a	Reval22	LL191687
8077	HM11365	DWO7065019	Desktop	19		Hudson Way	PE25 2JL	Bung	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£102.36	£1.96	£0.00	£105.91	D	Sep-25	MVT	£56.470	£86.884	Reval22	LL191687		
8078	HM11366	DWO7065021	Desktop	21		Hudson Way	PE25 2JL	Bung	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£100.40	£1.96	£0.00	£105.91	C	Oct-25	MVT	£56.470	£86.884	Reval22	LL191687		
8079	HM11367	DWO7065023	Desktop	23		Hudson Way	PE25 2JL	Bung	3	Trfd	Other	Business	Business Tenancy - ELDC Homes	~	Weekly 52	£81.51	£0.00	£0.00	~	~	~	~	MVT	n/a	n/a	n/a	Reval22	LL191687
8080	HM11368	DWO7065025	Desktop	25		Hudson Way	PE25 2JL	Bung	3	Trfd	Other	Business	Business Tenancy - ELDC Homes	~	Weekly 52	£81.51	£0.00	£0.00	~	~	~	~	MVT	n/a	n/a	n/a	Reval22	LL191687
11624	HM02746	DWO70140003	Desktop	3		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£0.86	£0.00	£104.57	C	Feb-32	MVT	£53.828	£90.327	£90.327	PPK	LL167056	
11625	HM02747	DWO70140004	Desktop	4		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£102.34	£0.86	£0.00	£105.19	C	Feb-32	MVT	£53.828	£90.327	£90.327	PPK	LL167056	
11626	HM02748	DWO70140006	Desktop	6		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£117.03	£0.86	£0.00	£104.57	~	~	~	MVT	£60.758	£93.590	PPK	LL167056	
11627	HM02749	DWO70140007	Desktop	7		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£0.86	£0.00	£104.57	D	Jan-32	MVT	£53.828	£90.327	£90.327	PPK	LL167056	
11628	HM02750	DWO70140008	Desktop	8		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£0.86	£0.00	£104.57	C	Jan-32	MVT	£53.828	£90.327	£90.327	PPK	LL167056	
11629	HM02751	DWO70140009	Desktop	9		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£0.86	£0.00	£104.57	~	~	~	MVT	£53.828	£90.327	£90.327	PPK	LL167056
11630	HM02752	DWO70140010	Desktop	10		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£0.86	£0.00	£104.57	D	Jan-32	MVT	£53.828	£90.327	£90.327	PPK	LL167056	
11631	HM02753	DWO70140012	Desktop	12		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£95.01	£0.21	£0.00	£105.19	C	Jan-32	MVT	£60.758	£93.590	£93.590	PPK	LL167056	
11632	HM02754	DWO70140014	Desktop	14		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£101.34	£0.86	£0.00	£105.19	C	Jan-32	MVT	£60.758	£93.590	£93.590	PPK	LL167056	
11633	HM02755	DWO70140015	Desktop	15		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£101.34	£0.86	£0.00	£105.19	~	~	~	MVT	£53.828	£90.327	£90.327	PPK	LL167056
11634	HM02756	DWO70140016	Desktop	16		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£101.34	£0.86	£0.00	£105.19	~	~	~	MVT	£60.758	£93.590	£93.590	PPK	LL167056
11635	HM02757	DWO70140017	Desktop	17		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£101.34	£0.86	£0.00	£105.19	D	Jan-32	MVT	£60.758	£93.590	£93.590	PPK	LL167056	
11636	HM02758	DWO70140019	Desktop	19		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Affordable	Assured	~	Weekly 52	£116.69	£0.84	£11.50	£105.19	C	Jul-24	MVT	£80.758	£107.319	£107.319	PPK	LL167056	
11637	HM02759	DWO70140021	Desktop	21		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£101.34	£0.86	£0.00	£105.19	C	Oct-28	MVT	£60.758	£93.590	£93.590	PPK	LL167056	
11638	HM02760	DWO70140022	Desktop	22		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£125.17	£0.84	£0.00	£105.19	D	Feb-32	MVT	£80.758	£107.319	£107.319	PPK	LL167056	
11639	HM02761	DWO70140023	Desktop	23		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£100.71	£0.86	£0.00	£104.57	C	Mar-28	MVT	£60.758	£93.590	£93.590	PPK	LL167056	
11640	HM02763	DWO70140029	Desktop	29		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£0.86	£0.00	£104.57	C	Jan-32	MVT	£53.828	£90.327	£90.327	PPK	LL167056	
11641	HM02764	DWO70140031	Desktop	31		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52	£100.71	£0.86	£0.00	£104.57	C	Dec-32	MVT	£60.758	£93.590	£93.590	PPK	LL167056	
11642	HM02765	DWO70140032	Desktop	32		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£100.71	£0.86	£0.00	£104.57	C	Dec-32	MVT	£60.758	£93.590	£93.590	PPK	LL167056	
11643	HM02766	DWO70140033	Desktop	33		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£99.15	£0.86	£0.00	£105.19	D	Feb-25	MVT	£60.758	£93.590	£93.590	PPK	LL167056	
11644	HM02767	DWO70140034	Desktop	34		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Affordable	5yr Fixed Term	~	Weekly 52	£125.17	£0.84	£0.00	£105.19	D	Jan-32	MVT	£80.758	£107.319	£107.319	PPK	LL167056	
11645	HM02768	DWO70140036	Desktop	36		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Affordable	5yr Fixed Term	~	Weekly 52	£121.96	£0.84	£16.77	£105.19	C	Mar-25	MVT	£80.758	£107.319	£107.319	PPK	LL167056	
11646	HM02769	DWO70140040	Desktop	40		Lady Matilda's Drive	PE25 1ES	House	3	Trfd	GN	Social Rent	Secure - Transferred Assured	~	Weekly 52													

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number	
																							EUV SH 2023	(Before adjusting for security allocation)			
9307	HM10007	100P0C00062	Full	62	Pickwell Way										Weekly	£103.91	£3.51	£115.65	£92.26	B	Apr-28	EUV	£74,612	£93,816	£74,612	Reval22	LL365982
9308	HM10008	100P0C00064	Full	64	Pickwell Way										Weekly	£103.91	£3.51	£115.65	£92.26	B	Apr-28	EUV	£74,612	£93,816	£74,612	Reval22	LL365982
8351	HM13730	100P0C00066	Full	66	Pickwell Way										Weekly	£132.79	£3.51	£121.31	£101.48	B	Jan-28	EUV	£84,904	£106,757	£84,904	Reval22	LL365982
8352	HM13731	100P0C00066	Full	68	Pickwell Way										Weekly	£132.79	£3.51	£121.31	£101.48	B	Jan-28	EUV	£84,904	£106,757	£84,904	Reval22	LL365982
8353	HM13732	100P0C00070	Full	70	Pickwell Way										Weekly	£104.99	£3.51	£123.37	£92.26	B	Jan-28	EUV	£74,612	£93,816	£74,612	Reval22	LL365982
8354	HM13733	100P0C00072	Full	72	Pickwell Way										Weekly	£132.79	£3.51	£121.31	£101.48	B	Oct-27	EUV	£84,904	£106,757	£84,904	Reval22	LL365982
8307	HM13687	100P0C00076	Full	76	Pickwell Way										Weekly	£132.79	£3.51	£121.31	£101.48	B	Oct-27	EUV	£84,904	£106,757	£84,904	Reval22	LL365982
8306	HM13682	100P0C00076	Full	77	Pickwell Way										Weekly	£102.83	£3.72	£105.36	£92.26	B	Oct-27	EUV	£74,612	£93,816	£74,612	Reval22	LL365982
8308	HM13683	100P0C00078	Full	78	Pickwell Way										Weekly	£112.59	£3.72	£120.33	£92.26	B	Oct-27	EUV	£74,612	£93,816	£74,612	Reval22	LL365982
8309	HM13684	100P0C00080	Full	80	Pickwell Way										Weekly	£104.77	£3.72	£121.51	£92.26	B	Oct-27	EUV	£74,612	£93,816	£74,612	Reval22	LL365982
8310	HM13685	100P0C00082	Full	82	Pickwell Way										Weekly	£122.79	£3.72	£121.31	£101.48	B	Oct-27	EUV	£84,904	£106,757	£84,904	Reval22	LL365982
8311	HM13686	100P0C00084	Full	84	Pickwell Way										Weekly	£85.15	£3.75	£75.44	£77.61	B	Oct-27	EUV	£36,020	£45,291	£36,020	Reval22	LL365982
8312	HM13687	100P0C00086	Full	86	Pickwell Way										Weekly	£82.03	£3.72	£74.57	£77.61	B	Oct-27	EUV	£36,020	£45,291	£36,020	Reval22	LL365982
8313	HM13688	100P0C00088	Full	88	Pickwell Way										Weekly	£82.03	£3.72	£74.57	£77.61	B	Oct-27	EUV	£36,020	£45,291	£36,020	Reval22	LL365982
8314	HM13689	100P0C00090	Full	90	Pickwell Way										Weekly	£82.03	£3.72	£74.57	£77.61	B	Oct-27	EUV	£36,020	£45,291	£36,020	Reval22	LL365982
8315	HM13690	100P0C00092	Full	92	Pickwell Way										Weekly	£122.79	£3.72	£121.31	£101.48	B	Oct-27	EUV	£84,904	£106,757	£84,904	Reval22	LL365982
8316	HM13691	100P0C00094	Full	94	Pickwell Way										Weekly	£102.83	£3.72	£105.37	£92.26	B	Oct-27	EUV	£74,612	£93,816	£74,612	Reval22	LL365982
8317	HM13692	100P0C00096	Full	96	Pickwell Way										Weekly	£122.79	£3.72	£121.31	£101.48	B	Oct-27	EUV	£84,904	£106,757	£84,904	Reval22	LL365982
8318	HM13693	100P0C00098	Full	98	Pickwell Way										Weekly	£122.79	£3.72	£121.31	£101.48	B	Oct-27	EUV	£84,904	£106,757	£84,904	Reval22	LL365982
8319	HM13694	100P0C00100	Full	100	Pickwell Way										Weekly	£122.79	£3.72	£121.31	£101.48	B	Oct-27	EUV	£84,904	£106,757	£84,904	Reval22	LL365982
8320	HM13695	100P0C00102	Full	102	Pickwell Way										Weekly	£82.03	£3.72	£74.57	£77.61	B	Oct-27	EUV	£36,020	£45,291	£36,020	Reval22	LL365982
8321	HM13696	100P0C00104	Full	104	Pickwell Way										Weekly	£102.83	£3.72	£105.37	£92.26	B	Oct-27	EUV	£74,612	£93,816	£74,612	Reval22	LL365982
8322	HM13697	100P0C00106	Full	106	Pickwell Way										Weekly	£122.79	£3.72	£121.31	£101.48	B	Oct-27	EUV	£84,904	£106,757	£84,904	Reval22	LL365982
8081	HM11369	DWO7063001	Desktop	1	Primmose Close										Weekly	£91.68	£1.96	£0.00	£95.19	C	Feb-23	MVT	£50,036	£77,074	£77,074	Reval22	LL191687
8082	HM11370	DWO7063002	Desktop	2	Primmose Close										Weekly	£91.68	£1.96	£0.00	£95.19	C	Feb-23	MVT	£50,036	£77,074	£77,074	Reval22	LL191687
8083	HM11371	DWO7063003	Desktop	3	Primmose Close										Weekly	£91.68	£1.96	£0.00	£95.19	C	Feb-23	MVT	£50,036	£77,074	£77,074	Reval22	LL191687
8084	HM11372	DWO7063004	Desktop	4	Primmose Close										Weekly	£91.68	£1.96	£0.00	£95.19	C	Feb-23	MVT	£50,036	£77,074	£77,074	Reval22	LL191687
8085	HM11373	DWO7063005	Desktop	5	Primmose Close										Weekly	£101.00	£1.96	£0.00	£105.91	C	Apr-28	MVT	£56,470	£86,984	£86,984	Reval22	LL191687
8086	HM11374	DWO7063006	Desktop	6	Primmose Close										Weekly	£101.00	£1.96	£0.00	£105.91	C	Apr-28	MVT	£56,470	£86,984	£86,984	Reval22	LL191687
8087	HM11375	DWO7063007	Desktop	7	Primmose Close										Weekly	£101.00	£1.96	£0.00	£105.91	C	Apr-28	MVT	£56,470	£86,984	£86,984	Reval22	LL191687
8088	HM11376	DWO7063008	Desktop	8	Primmose Close										Weekly	£101.00	£1.96	£0.00	£105.91	C	Apr-28	MVT	£56,470	£86,984	£86,984	Reval22	LL191687
11666	HM02999	DWO7039005	Desktop	5	Queens Road										Weekly	£99.74	£0.00	£0.00	£104.56	C	Jan-25	MVT	£53,610	£82,580	£82,580	Reval22	PPK
11667	HM03000	DWO7039006	Desktop	6	Queens Road										Weekly	£99.74	£0.00	£0.00	£104.56	C	Jan-25	MVT	£53,610	£82,580	£82,580	Reval22	PPK
11668	HM03001	DWO7039007	Desktop	7	Queens Road										Weekly	£101.07	£0.00	£0.00	£104.56	C	Jan-25	MVT	£53,610	£82,580	£82,580	Reval22	PPK
11669	HM03002	DWO7039009	Desktop	9	Queens Road										Weekly	£99.38	£0.00	£0.00	£103.23	D	Feb-23	MVT	£47,495	£79,700	£79,700	Reval22	PPK
11670	HM03003	DWO7039010	Desktop	10	Queens Road										Weekly	£99.38	£0.00	£0.00	£103.23	D	Feb-23	MVT	£47,495	£79,700	£79,700	Reval22	PPK
11671	HM03004	DWO7039011	Desktop	15	Queens Road										Weekly	£99.38	£0.00	£0.00	£103.23	D	Feb-23	MVT	£47,495	£79,700	£79,700	Reval22	PPK
11672	HM03005	DWO7039017	Desktop	17	Queens Road										Weekly	£99.38	£0.00	£0.00	£103.23	D	Feb-23	MVT	£47,495	£79,700	£79,700	Reval22	PPK
11673	HM03006	DWO7062001	Desktop	1	Richmond Court										Weekly	£88.25	£66.96	£0.00	£91.63	C	Jan-23	MVT	£26,085	£36,785	£36,785	Reval22	PPK
11674	HM03007	DWO7062002	Desktop	2	Richmond Court										Weekly	£88.25	£66.96	£0.00	£91.63	C	Jan-23	MVT	£26,085	£36,785	£36,785	Reval22	PPK
11675	HM03008	DWO7062003	Desktop	3	Richmond Court										Weekly	£88.25	£66.96	£0.00	£91.63	C	Jan-23	MVT	£26,085	£36,785	£36,785	Reval22	PPK
11676	HM03009	DWO7062004	Desktop	4	Richmond Court										Weekly	£88.25	£66.96	£0.00	£91.63	C	Jan-23	MVT	£26,085	£36,785	£36,785	Reval22	PPK
11677	HM03010	DWO7062005	Desktop	5	Richmond Court										Weekly	£88.25	£66.96	£0.00	£91.63	C	Jan-23	MVT	£26,085	£36,785	£36,785	Reval22	PPK
11678	HM03011	DWO7062006	Desktop	6	Richmond Court										Weekly	£88.25	£66.96	£0.00	£91.63	C	Jan-23	MVT	£26,085	£36,785	£36,785	Reval22	PPK
11679	HM03012	DWO7062007	Desktop	7	Richmond Court										Weekly	£88.25	£66.96	£0.00	£91.63	C	Jan-23	MVT	£26,085	£36,785	£36,785	Reval22	PPK
11680	HM03013	DWO7062008	Desktop	8	Richmond Court										Weekly	£88.25	£66.96	£0.00	£91.63	C	Jan-23	MVT	£26,085	£36,785	£36,785	Reval22	PPK
11681	HM03014	DWO7062009	Desktop	9	Richmond Court										Weekly	£88.25	£66.96	£0.00	£91.63	C	Jan-23	MVT	£26,085	£36,785	£36,785	Reval22	PPK
11682	HM03015	DWO7062010	Desktop	10	Richmond Court																						

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where retained app)	Frequency of Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number			
																							EUV SH 2023	(Before adjusting for security allocation)					
7938	HM10134	DW071817003	Desktop		3	York Way	LN4 3JH	Bung	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£106.15	£1.69	£0.00	£110.22	C	Jun-32	EUV	£67,994	£95,222	£67,994	Reval22	LL216197		
7939	HM10135	DW071817004	Desktop		4	York Way	LN4 3JH	Bung	3	Trfd	GN	Social Rent	Assured	~	Weekly 52	£106.15	£1.69	£0.00	£110.22	C	Jun-32	EUV	£67,994	£95,222	£67,994	Reval22	LL216197		
7898	HM10092	S0071817005	Desktop		5	York Way	LN4 3JH	Bung	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£80.95	£6.41	£0.00	~	~	~	~	~	EUV	£78,811	£78,811	£78,811	Reval22	LL216197
7899	HM10093	S0071817006	Desktop		6	York Way	LN4 3JH	Bung	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£104.84	£8.00	£0.00	~	~	~	~	~	EUV	£78,811	£78,811	£78,811	Reval22	LL216197
7900	HM10094	S0071817007	Desktop		7	York Way	LN4 3JH	Bung	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£80.95	£6.41	£0.00	~	~	~	~	~	EUV	£78,811	£78,811	£78,811	Reval22	LL216197
7901	HM10095	S0071817008	Desktop		8	York Way	LN4 3JH	Bung	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£80.95	£6.41	£0.00	~	~	~	~	~	EUV	£61,701	£61,701	£61,701	Reval22	LL216197
7902	HM10097	S0071817009	Desktop		9	York Way	LN4 3JH	Bung	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£80.95	£6.41	£0.00	~	~	~	~	~	EUV	£61,701	£61,701	£61,701	Reval22	LL216197
7903	HM10136	DW071817011	Desktop		11	York Way	LN4 3JH	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£95.53	£1.68	£0.00	£99.20	C	Oct-29	EUV	£61,157	£85,916	£61,157	Reval22	LL216197		
7941	HM10137	DW071817012	Desktop		12	York Way	LN4 3JH	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£95.54	£1.69	£0.00	£99.20	C	Dec-32	EUV	£61,157	£85,916	£61,157	Reval22	LL216197		
7942	HM10138	DW071817013	Desktop		13	York Way	LN4 3JH	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£95.54	£1.68	£0.00	£99.20	C	Dec-32	EUV	£61,157	£85,916	£61,157	Reval22	LL216197		
7943	HM10139	DW071817014	Desktop		14	York Way	LN4 3JH	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£95.54	£1.69	£0.00	£99.20	C	Jun-32	EUV	£61,157	£85,916	£61,157	Reval22	LL216197		
7944	HM10140	DW071817015	Desktop		15	York Way	LN4 3JH	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£95.54	£1.69	£0.00	£99.20	C	Jun-32	EUV	£61,157	£85,916	£61,157	Reval22	LL216197		
7945	HM10141	DW071817016	Desktop		16	York Way	LN4 3JH	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£95.54	£1.69	£0.00	£99.20	C	Jun-32	EUV	£61,157	£85,916	£61,157	Reval22	LL216197		
7946	HM10142	DW071817017	Desktop		17	York Way	LN4 3JH	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£95.54	£1.69	£0.00	£99.20	C	Jun-32	EUV	£61,157	£85,916	£61,157	Reval22	LL216197		
7947	HM10143	DW071817018	Desktop		18	York Way	LN4 3JH	Bung	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£95.54	£1.68	£0.00	£99.20	D	Nov-30	EUV	£61,157	£85,916	£61,157	Reval22	LL216197		
7948	HM10144	DW071817019	Desktop		19	York Way	LN4 3JH	Bung	1	Trfd	GN	Social Rent	Assured	~	Weekly 52	£94.94	£1.69	£0.00	£88.19	C	Jun-32	EUV	£54,320	£76,311	£54,320	Reval22	LL216197		
7949	HM10145	DW071817020	Desktop		20	York Way	LN4 3JH	Bung	1	Trfd	GN	Social Rent	Assured	~	Weekly 52	£94.94	£1.69	£0.00	£88.19	C	Dec-32	EUV	£54,320	£76,311	£54,320	Reval22	LL216197		
7903	HM10098	S0071817021	Desktop		21	York Way	LN4 3JH	Bung	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	£78.46	£6.41	£0.00	~	~	~	~	~	EUV	£76,219	£76,219	£76,219	Reval22	LL216197
7904	HM10099	S0071817022	Desktop		22	York Way	LN4 3JH	Bung	2	Trfd	SO	Shared O/S	Assured	50.00%	Weekly 52	£52.30	£6.41	£0.00	~	~	~	~	~	EUV	£33,875	£33,875	£33,875	Reval22	LL216197
3051	HD02219	DW180010026	Full		26	Dawson Road	NG34 8TR	House	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£90.09	£0.00	£0.00	£93.56	~	~	~	~	MVT	£48,629	£69,127	£69,127	Reval22	LS2703
3052	HD02220	DW180010028	Full		28	Dawson Road	NG34 8TR	House	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£90.09	£0.00	£0.00	£93.56	~	~	~	~	MVT	£48,629	£69,127	£69,127	Reval22	LS2703
2906	HD02017	S018040033	Full		33	Hawks Way	NG34 7UR	House	2	Trfd	SO	Shared O/S	Assured	48.00%	Weekly 52	£97.71	£5.83	£0.00	~	~	~	~	~	EUV	£44,539	£44,539	£44,539	Reval22	LL107351
2907	HD02018	S018040035	Full		35	Hawks Way	NG34 7UR	House	2	Trfd	SO	Shared O/S	Assured	48.00%	Weekly 52	£97.71	£5.83	£0.00	~	~	~	~	~	EUV	£44,539	£44,539	£44,539	Reval22	LL107351
2908	HD02019	S018040039	Full		39	Hawks Way	NG34 7UR	House	2	Trfd	SO	Shared O/S	Assured	48.00%	Weekly 52	£97.71	£5.83	£0.00	~	~	~	~	~	EUV	£44,539	£44,539	£44,539	Reval22	LL107351
2909	HD02020	S018040056	Full		56	Hawks Way	NG34 7UR	House	2	Trfd	SO	Shared O/S	Assured	48.00%	Weekly 52	£97.71	£5.83	£0.00	~	~	~	~	~	EUV	£44,539	£44,539	£44,539	Reval22	LL107351
3053	HD02221	DW180010018	Full		18	Ruflin Drive	NG34 8TS	House	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£92.64	£0.00	£0.00	£96.18	D	Sep-25	MVT	£48,629	£69,127	£69,127	Reval22	LS2703		
3054	HD02222	DW180010018	Full		18	Ruflin Drive	NG34 8TS	House	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£92.64	£0.00	£0.00	£96.18	D	~	MVT	£48,629	£69,127	£69,127	Reval22	LS2703		
3055	HD02223	DW180020021	Full		21	Ruflin Drive	NG34 8TS	House	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£92.64	£0.00	£0.00	£96.18	D	~	MVT	£48,629	£69,127	£69,127	Reval22	LS2703		
3056	HD02224	DW180020023	Full		23	Ruflin Drive	NG34 8TS	House	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£92.95	£0.00	£0.00	£96.18	D	Jun-24	MVT	£48,629	£69,127	£69,127	Reval22	LS2703		
3057	HD02225	DW180030001	Full		3	Smeton Court	NG34 8TT	House	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£96.89	£0.00	£0.00	£99.53	D	~	MVT	£48,629	£66,567	£66,567	Reval22	LS2703		
3058	HD02226	DW180030007	Full		7	Smeton Court	NG34 8TT	House	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£96.19	£0.00	£0.00	£99.53	D	May-32	MVT	£46,828	£66,567	£66,567	Reval22	LS2703		
9507	HW10520	S00MALL20004	Desktop		4	Mallard Court	LN4 3JH	House	3	Trfd	SO	Shared O/S	Assured	65.00%	Weekly 52	£64.44	£5.54	£0.00	~	~	~	~	~	EUV	£54,373	£54,373	£54,373	Reval22	LL216197
9508	HW10521	S00MALL20005	Desktop		5	Mallard Court	LN4 3JH	House	3	Trfd	SO	Shared O/S	Assured	65.00%	Weekly 52	£64.44	£5.54	£0.00	~	~	~	~	~	EUV	£54,373	£54,373	£54,373	Reval22	LL216197
8006	HM10308	S002400001	Desktop		1	Porthouse Drive	LN4 3JH	Flat	2	Trfd	GN	Social Rent	Assured	75.00%	Weekly 52	£82.65	£8.01	£0.00	~	~	~	~	~	EUV	£80,366	£80,366	£80,366	Reval22	LL194457
8007	HM10309	DW230020002	Desktop		2	Porthouse Drive	LN4 3JH	Flat	2	Trfd	GN	Social Rent	Assured	75.00%	Weekly 52	£93.29	£16.01	£0.00	£96.87	D	Aug-29	EUV	£60,017	£84,315	£60,017	Reval22	LL194457		
8008	HM10310	DW230020003	Desktop		3	Porthouse Drive	LN4 3JH	Flat	2	Trfd	GN	Social Rent	Assured	50.00%	Weekly 52	£89.70	£8.01	£0.00	£96.87	D	~	EUV	£61,701	£84,315	£61,701	Reval22	LL194457		
8009	HM10311	DW230020004	Desktop		4	Porthouse Drive	LN4 3JH	Flat	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£93.62	£16.01	£0.00	£96.87	D	Jun-32	EUV	£60,017	£84,315	£60,017	Reval22	LL194457		
8010	HM10312	S0230020005	Desktop		5	Porthouse Drive	LN4 3JH	Flat	2	Trfd	GN	Shared O/S	Assured	75.00%	Weekly 52	£83.61	£8.01	£0.00	~	~	~	~	~	EUV	£61,701	£61,701	£61,701	Reval22	LL194457
8011	HM10313	DW230020006	Desktop		6	Porthouse Drive	LN4 3JH	Flat	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£93.62	£16.01	£0.00	£96.87	D	~	EUV	£61,701	£84,315	£61,701	Reval22	LL194457		
8012	HM10314	DW230020007	Desktop		7	Porthouse Drive	LN4 3JH	Flat	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£99.74	£6.15	£0.00	£103.56	C	Jun-30	EUV	£63,816	£89,652	£63,816	Reval22	LL194457		
8013	HM10315	DW230020008	Desktop		8	Porthouse Drive	LN4 3JH	Flat	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£93.62	£16.01	£0.00	£96.87	D	~	EUV	£60,017	£84,315	£60,017	Reval22	LL194457		
8014	HM10316	DW230020009	Desktop		9	Porthouse Drive	LN4 3JH	Flat	2	Trfd	GN	Social Rent	Assured	~	Weekly 52	£99.73	£6.15	£0.00	£103.56	C	Jul-32	EUV	£63,816	£89,652	£63,816	Reval22	LL194457		
8015	HM10317	DW230020010	Desktop																										

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bids	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number		
																							EUH SH 2023	(Before adjusting for security allocation)				
10709	HM03535	DW080970005	Desktop	5	Station Road	Little Steeping	SP15LJ	Lincolnshire	PE23 5BH	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£102.66	£6.70	£0.00	£106.23	D	Oct-25	MVT	£61,831	£95,242	£95,242	PPK	LL166668
10710	HM03536	DW080970006	Desktop	6	Station Road	Little Steeping	SP15LJ	Lincolnshire	PE23 5BH	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£102.31	£6.70	£0.00	£106.23	E	Sep-20	MVT	£54,778	£91,921	£91,921	PPK	LL166668
10711	HM03537	DW080970007	Desktop	7	Station Road	Little Steeping	SP15LJ	Lincolnshire	PE23 5BQ	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£102.00	£10.48	£0.00	£105.91	D	May-20	MVT	£61,473	£94,692	£94,692	PPK	LL166669
10712	HM03538	DW080970008	Desktop	8	Station Road	Little Steeping	SP15LJ	Lincolnshire	PE23 5BQ	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£101.83	£10.48	£0.00	£105.91	D	May-20	MVT	£61,473	£94,692	£94,692	PPK	LL166669
10713	HM03539	DW080970009	Desktop	9	Station Road	Little Steeping	SP15LJ	Lincolnshire	PE23 5BQ	House	3	Trad	GN	Affordable	5yr Fixed Term	Weekly 52	£102.15	£10.19	£0.00	£105.56	~	~	MVT	£73,158	£97,218	£97,218	PPK	LL166669
10714	HM03540	DW080970010	Desktop	10	Station Road	Little Steeping	SP15LJ	Lincolnshire	PE23 5BQ	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£100.35	£10.50	£0.00	£104.21	~	~	MVT	£60,401	£93,040	£93,040	PPK	LL166669
11358	HM03443	DW080790000	Desktop	5	Haghabry Road	Old Bolingbroke	SP15LJ	Lincolnshire	PE23 4AJ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£99.00	£0.00	£0.00	£102.87	~	Nov-32	MVT	£52,878	£88,733	£88,733	PPK	LL167035
11358	HM03549	DW080790006	Desktop	6	Haghabry Road	Old Bolingbroke	SP15LJ	Lincolnshire	PE23 4AJ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£99.09	£0.00	£0.00	£102.87	~	~	MVT	£52,878	£88,733	£88,733	PPK	LL167035
11359	HM03460	DW080790007	Desktop	7	Haghabry Road	Old Bolingbroke	SP15LJ	Lincolnshire	PE23 4AJ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£99.09	£0.00	£0.00	£102.87	E	Nov-31	MVT	£52,878	£88,733	£88,733	PPK	LL167035
11360	HM03461	DW080790008	Desktop	8	Haghabry Road	Old Bolingbroke	SP15LJ	Lincolnshire	PE23 4AJ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£99.09	£0.00	£0.00	£102.87	E	Oct-25	MVT	£52,878	£88,733	£88,733	PPK	LL167035
11361	HM03462	DW080790009	Desktop	9	Haghabry Road	Old Bolingbroke	SP15LJ	Lincolnshire	PE23 4AJ	House	3	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£99.00	£0.00	£0.00	£102.87	D	Mar-25	MVT	£52,878	£88,733	£88,733	PPK	LL167035
11362	HM03463	DW080790010	Desktop	10	Haghabry Road	Old Bolingbroke	SP15LJ	Lincolnshire	PE23 4AJ	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£99.38	£0.00	£0.00	£103.23	E	Nov-32	MVT	£60,044	£92,489	£92,489	PPK	LL167035
11363	HM03464	DW080790012	Desktop	12	Haghabry Road	Old Bolingbroke	SP15LJ	Lincolnshire	PE23 4AJ	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£99.73	£0.00	£0.00	£103.56	~	~	MVT	£60,044	£92,489	£92,489	PPK	LL167035
11364	HM03465	DW080790013	Desktop	13	Haghabry Road	Old Bolingbroke	SP15LJ	Lincolnshire	PE23 4AJ	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£100.35	£0.00	£0.00	£104.21	D	Mar-25	MVT	£60,041	£93,040	£93,040	PPK	LL167035
11365	HM03466	DW080790014	Desktop	14	Haghabry Road	Old Bolingbroke	SP15LJ	Lincolnshire	PE23 4AJ	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£100.36	£0.00	£0.00	£104.21	D	Jan-31	MVT	£60,041	£93,040	£93,040	PPK	LL167035
11781	HM03286	DW080340001	Desktop	1	Spilly Road	Skendleby	SP15LJ	Lincolnshire	PE23 4QA	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£89.71	£8.96	£0.00	£95.19	D	Mar-26	MVT	£53,968	£83,130	£83,130	PPK	LL167070
11782	HM03287	DW080340002	Desktop	2	Spilly Road	Skendleby	SP15LJ	Lincolnshire	PE23 4QA	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£97.80	£13.98	£0.00	£101.20	C	Apr-31	MVT	£58,971	£92,838	£92,838	PPK	LL167070
11783	HM03288	DW080340005	Desktop	5	Spilly Road	Skendleby	SP15LJ	Lincolnshire	PE23 4QA	Bung	2	Trad	GN	Social Rent	Secure - Transferred Assured	Weekly 52	£95.23	£8.97	£0.00	£102.19	~	~	MVT	£50,978	£85,545	£85,545	PPK	LL167070
11784	HM03289	DW080340006	Desktop	6	Spilly Road	Skendleby	SP15LJ	Lincolnshire	PE23 4QA	Bung	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£110.31	£8.43	£14.39	£95.92	D	Nov-23	MVT	£78,858	£104,794	£104,794	PPK	LL167070
11785	HM03285	DW080330003	Desktop	2	The Village	Skendleby	SP15LJ	Lincolnshire	PE23 4QE	House	3	Trad	GN	Affordable	5yr Fixed Term	Weekly 52	£102.56	£0.00	£0.00	£103.56	D	Sep-25	MVT	£73,632	£97,849	£97,849	PPK	LL167070
12429	HM03541	DW080990001	Desktop	1	Black Horse Bridge	Thorne Bank	SP15LJ	Lincolnshire	PE23 5BG	House	4	Trad	GN	Social Rent	Assured	Weekly 52	£105.47	£20.13	£0.00	£111.93	~	~	MVT	£63,618	£97,995	£97,995	PPK	LL167107
12430	HM03542	DW080990002	Desktop	2	Black Horse Bridge	Thorne Bank	SP15LJ	Lincolnshire	PE23 5BG	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£100.35	£20.13	£0.00	£104.21	E	Nov-32	MVT	£60,401	£93,040	£93,040	PPK	LL167107
12431	HM03543	DW080990005	Desktop	5	Black Horse Bridge	Thorne Bank	SP15LJ	Lincolnshire	PE23 5BG	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£100.35	£20.13	£0.00	£104.21	D	Mar-25	MVT	£60,401	£93,040	£93,040	PPK	LL167107
12432	HM03544	DW080990007	Desktop	7	Black Horse Bridge	Thorne Bank	SP15LJ	Lincolnshire	PE23 5BG	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£100.35	£20.13	£0.00	£104.21	D	Mar-25	MVT	£60,401	£93,040	£93,040	PPK	LL167107
12433	HM03545	DW080990008	Desktop	8	Black Horse Bridge	Thorne Bank	SP15LJ	Lincolnshire	PE23 5BG	House	3	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£106.27	£20.13	£2.06	£104.21	D	Aug-26	MVT	£76,008	£101,006	£101,006	PPK	LL167107
12045	HM03352	DW080500001	Desktop	3	Tenfold Road	Tonyn Al Saints	SP15LJ	Lincolnshire	PE23 5AG	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£97.80	£12.77	£0.00	£106.27	E	Jul-27	MVT	£75,533	£100,375	£100,375	PPK	LL167110
12026	HM03355	DW080500001	Desktop	2	The Square	Tonyn Al Saints	SP15LJ	Lincolnshire	PE23 5AG	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£92.95	£12.51	£0.00	£96.18	E	Jan-31	MVT	£66,414	£92,489	£92,489	PPK	LL167110
12027	HM03356	DW080500002	Desktop	2	The Square	Tonyn Al Saints	SP15LJ	Lincolnshire	PE23 5AG	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£100.06	£12.51	£0.00	£103.88	~	~	MVT	£60,401	£93,040	£93,040	PPK	LL167110
12028	HM03357	DW080500003	Desktop	3	The Square	Tonyn Al Saints	SP15LJ	Lincolnshire	PE23 5AG	House	3	Trad	GN	Affordable	5yr Fixed Term	Weekly 52	£103.72	£12.51	£0.00	£104.57	E	Nov-32	MVT	£74,308	£98,481	£98,481	PPK	LL167110
12029	HM03358	DW080500004	Desktop	4	The Square	Tonyn Al Saints	SP15LJ	Lincolnshire	PE23 5AG	House	3	Trad	GN	Affordable	5yr Fixed Term	Weekly 52	£99.28	£12.51	£0.00	£103.88	~	~	MVT	£60,401	£93,040	£93,040	PPK	LL167110
12030	HM03359	DW080500005	Desktop	5	The Square	Tonyn Al Saints	SP15LJ	Lincolnshire	PE23 5AG	House	3	Trad	GN	Affordable	5yr Fixed Term	Weekly 52	£99.09	£12.51	£0.00	£102.87	D	Nov-32	MVT	£59,686	£91,939	£91,939	PPK	LL167110
12031	HM03360	DW080500006	Desktop	6	The Square	Tonyn Al Saints	SP15LJ	Lincolnshire	PE23 5AG	House	3	Trad	GN	Social Rent	Assured	Weekly 52	£99.41	£12.51	£0.00	£103.23	D	Mar-25	MVT	£60,044	£92,489	£92,489	PPK	LL167110
12032	HM03361	DW080500007	Desktop	7	The Square	Tonyn Al Saints	SP15LJ	Lincolnshire	PE23 5AG	House	3	Trad	GN	Affordable	5yr Fixed Term	Weekly 52	£99.41	£12.51	£0.00	£103.23	D	Mar-25	MVT	£60,044	£92,489	£92,489	PPK	LL167110
12033	HM03363	DW080500009	Desktop	9	The Square	Tonyn Al Saints	SP15LJ	Lincolnshire	PE23 5AG	House	3	Trad	GN	Affordable	5yr Fixed Term	Weekly 52	£102.93	£12.51	£0.00	£103.56	E	Mar-25	MVT	£73,633	£97,849	£97,849	PPK	LL167110
12034	HM03364	DW080500010	Desktop	10	The Square	Tonyn Al Saints	SP15LJ	Lincolnshire	PE23 5AG	House	3	Trad	GN	Affordable	5yr Fixed Term	Weekly 52	£102.93	£12.51	£0.37	£102.56	~	~	MVT	£73,633	£97,849	£97,849	PPK	LL167110
12035	HM03365	DW080500011	Desktop	11	The Square	Tonyn Al Saints	SP15LJ	Lincolnshire	PE23 5AG	House	3	Trad	GN	Affordable	5yr Fixed Term	Weekly 52	£97.80	£12.51	£0.00	£95.83	~	~	MVT	£60,401	£93,040	£93,040	PPK	LL167110
12154	HM00016	DW101300001	Desktop	1	Hanly Lane	Welton In Marsh	SP15LJ	Lincolnshire	PE23 5TQ	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.36	£6.90	£0.00	£95.92	D	Nov-32	MVT	£55,755	£85,883	£85,883	PPK	LL167130
12155	HM00017	DW101300002	Desktop	2	Hanly Lane	Welton In Marsh	SP15LJ	Lincolnshire	PE23 5TQ	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.37	£6.91	£0.00	£95.92	D	Jun-24	MVT	£55,755	£85,883	£85,883	PPK	LL167130
12156	HM00018	DW101300003	Desktop	3	Hanly Lane	Welton In Marsh	SP15LJ	Lincolnshire	PE23 5TQ	Bung	2	Trad	GN	Social Rent	Assured	Weekly 52	£92.37	£6.91	£0.00	£95.92	D	Jun-24	MVT	£55,755	£85,883	£85,883	PPK	LL167130
12157	HM00019	DW101300004	Desktop	4	Hanly Lane	Welton In Marsh	SP15LJ	Lincolnshire	PE23 5TQ	Bung	2	Trad	GN	Affordable	Assured	Weekly 52	£101.04	£6.72	£1.52	£95.92	E	Nov-29	MVT	£72,208	£95,956	£95,956	PPK	LL167130
12158	HM00020	DW101300001	Desktop	1	Willoughby Road	Welton In Marsh																						

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number				
																							EUV SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)			
11863	HM04431	DW120110031	Desktop	31	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£87.84	£3.03	£0.00	£93.21	D	Nov-24	MVT	£52,896	£1,479	£1,479	PPK	LL167077		
11864	HM04432	DW120110032	Desktop	32	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£90.09	£3.03	£0.00	£93.21	C	Mar-31	MVT	£54,325	£83,681	£83,681	PPK	LL167077		
11865	HM04433	DW120110033	Desktop	33	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£89.77	£3.03	£0.00	£93.21	C	Mar-26	MVT	£54,325	£83,681	£83,681	PPK	LL167077		
11866	HM04434	DW120110034	Desktop	34	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£89.77	£3.03	£0.00	£93.21	C	Mar-26	MVT	£54,325	£83,681	£83,681	PPK	LL167077		
11867	HM04435	DW120110035	Desktop	35	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£89.77	£3.03	£0.00	£93.21	C	Dec-24	MVT	£53,610	£82,580	£82,580	PPK	LL167077		
11868	HM04590	SC120110036	Desktop	36	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	Other	Leasehold	Former Right to Buy	0.00%	Weekly	n/a	£2.22	£0.00	£0.00	£0.00	D	Jun-32	MVT	n/a	n/a	n/a	PPK	LL173523
11869	HM04436	DW120110037	Desktop	37	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£89.77	£2.62	£0.00	£93.21	C	Jul-32	MVT	£53,610	£83,681	£83,681	PPK	LL167077		
11870	HM04437	DW120110038	Desktop	38	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£89.77	£2.62	£0.00	£93.21	C	Jul-32	MVT	£54,325	£83,681	£83,681	PPK	LL167077		
11871	HM04438	DW120110039	Desktop	39	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£89.77	£2.62	£0.00	£93.21	C	Jul-32	MVT	£54,325	£83,681	£83,681	PPK	LL167077		
11872	HM04439	DW120110040	Desktop	40	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£89.77	£2.62	£0.00	£93.21	C	Dec-31	MVT	£53,610	£82,580	£82,580	PPK	LL167077		
11873	HM04440	DW120110041	Desktop	41	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£89.77	£2.62	£0.00	£93.21	C	Dec-31	MVT	£53,610	£82,580	£82,580	PPK	LL167077		
11874	HM04591	SC120110042	Desktop	42	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	Other	Leasehold	Former Right to Buy	0.00%	Weekly	n/a	£2.22	£0.00	£0.00	£0.00	C	May-26	MVT	n/a	n/a	n/a	PPK	LL173523
11875	HM04441	DW120110043	Desktop	43	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£90.08	£2.36	£0.00	£93.21	D	Jan-28	MVT	£54,325	£83,681	£83,681	PPK	LL167077		
11876	HM04442	DW120110044	Desktop	44	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£89.77	£2.62	£0.00	£93.21	C	Nov-25	MVT	£56,112	£80,763	£80,763	PPK	LL167077		
11877	HM04443	DW120110045	Desktop	45	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£89.77	£2.62	£0.00	£93.21	C	Sep-26	MVT	£48,129	£80,763	£80,763	PPK	LL167077		
11878	HM04444	DW120110046	Desktop	46	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£88.85	£2.61	£0.00	£92.49	C	Feb-25	MVT	£51,109	£78,726	£78,726	PPK	LL167077		
11879	HM04592	SC120110047	Desktop	47	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	Other	Leasehold	Other Leasehold	0.00%	Weekly	n/a	£2.22	£0.00	£0.00	£0.00	C	Nov-26	MVT	n/a	n/a	n/a	PPK	LL173523
11880	HM04445	DW120110048	Desktop	48	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Flat	2	Trfd	GN	Social Rent	Assured	Weekly	£89.08	£2.61	£0.00	£92.49	D	Sep-26	MVT	£53,610	£82,580	£82,580	PPK	LL167077		
11881	HM04446	DW120110050	Desktop	50	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	House	3	Trfd	GN	Social Rent	Assured	Weekly	£99.28	£1.33	£0.00	£102.87	D	Dec-26	MVT	£60,044	£92,489	£92,489	PPK	LL167077		
11882	HM04447	DW120110051	Desktop	51	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	House	3	Trfd	GN	Social Rent	Assured	Weekly	£99.41	£1.33	£0.00	£103.23	C	Oct-30	MVT	£60,044	£92,489	£92,489	PPK	LL167077		
11883	HM04448	DW120110052	Desktop	52	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£87.19	£1.20	£0.00	£96.54	D	Aug-32	MVT	£46,545	£78,106	£78,106	PPK	LL167077		
11884	HM04449	DW120110053	Desktop	53	Old Market Avenue		Spilby	Lincolnshire	PE23 5HX	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£92.98	£1.32	£0.00	£96.54	D	Dec-31	MVT	£49,712	£83,420	£83,420	PPK	LL167077		
11885	HM04450	DW120120001	Desktop	3	St James Walk		Spilby	Lincolnshire	PE23 5HX	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£92.98	£1.32	£0.00	£96.54	D	Jul-32	MVT	£56,112	£86,434	£86,434	PPK	LL167077		
11886	HM04451	DW120120002	Desktop	2	St James Walk		Spilby	Lincolnshire	PE23 5HX	Bung	2	Trfd	GN	Affordable	Assured Lifetime	Weekly	£92.96	£1.28	£0.00	£96.54	D	Aug-26	MVT	£66,507	£88,380	£88,380	PPK	LL167077		
11887	HM04452	DW120120003	Desktop	3	St James Walk		Spilby	Lincolnshire	PE23 5HX	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£93.29	£1.33	£0.00	£96.54	C	Mar-31	MVT	£56,470	£86,984	£86,984	PPK	LL167077		
11888	HM04453	DW120120004	Desktop	4	St James Walk		Spilby	Lincolnshire	PE23 5HX	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£93.29	£1.32	£0.00	£96.54	C	Nov-31	MVT	£49,712	£83,420	£83,420	PPK	LL167077		
11889	HM04454	DW120120005	Desktop	5	St James Walk		Spilby	Lincolnshire	PE23 5HX	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£92.98	£1.33	£0.00	£96.54	D	Apr-24	MVT	£56,112	£86,434	£86,434	PPK	LL167077		
11890	HM04455	DW120120006	Desktop	6	St James Walk		Spilby	Lincolnshire	PE23 5HX	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£92.98	£1.32	£0.00	£96.54	D	Nov-31	MVT	£49,712	£83,420	£83,420	PPK	LL167077		
10246	HM00288	DW02030001	Desktop	1	Platts Lane		Bucknall	Woodhall Spa	Lincolnshire	LN10 5DP	House	3	Trfd	GN	Social Rent	Assured	Weekly	£100.35	£0.00	£0.00	£104.21	E	Aug-29	MVT	£53,511	£89,796	£89,796	PPK	LL166886	
10247	HM00289	DW02030002	Desktop	2	Bucknall		Bucknall	Woodhall Spa	Lincolnshire	LN10 5DP	House	3	Trfd	GN	Social Rent	Assured	Weekly	£99.71	£0.00	£0.00	£104.21	E	Aug-29	MVT	£53,511	£89,796	£89,796	PPK	LL166886	
10248	HM00292	DW02030010	Desktop	10	Platts Lane		Bucknall	Woodhall Spa	Lincolnshire	LN10 5DP	House	3	Trfd	GN	Social Rent	Assured	Weekly	£100.35	£0.00	£0.00	£104.21	E	Mar-25	MVT	£53,511	£89,796	£89,796	PPK	LL166886	
10674	HM00300	DW02037001	Desktop	1	Blacksmiths Corner	Main Road	Kirby on Bain	Woodhall Spa	Lincolnshire	LN10 0Y5	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£92.98	£8.42	£0.00	£96.54	D	Jan-28	MVT	£56,112	£86,434	£86,434	PPK	LL166664	
10675	HM00301	DW02037002	Desktop	2	Blacksmiths Corner	Main Road	Kirby on Bain	Woodhall Spa	Lincolnshire	LN10 0Y5	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£92.98	£8.42	£0.00	£96.54	D	Jan-28	MVT	£56,112	£86,434	£86,434	PPK	LL166664	
10676	HM00302	DW02037003	Desktop	3	Blacksmiths Corner	Main Road	Kirby on Bain	Woodhall Spa	Lincolnshire	LN10 0Y5	Bung	2	Trfd	GN	Affordable	Assured Lifetime	Weekly	£89.51	£8.18	£0.00	£95.92	D	Apr-32	MVT	£44,132	£85,224	£85,224	PPK	LL166664	
10677	HM00303	DW02037004	Desktop	4	Blacksmiths Corner	Main Road	Kirby on Bain	Woodhall Spa	Lincolnshire	LN10 0Y5	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£92.97	£8.42	£0.00	£95.92	D	Nov-26	MVT	£56,112	£86,434	£86,434	PPK	LL166664	
10678	HM00304	DW02037005	Desktop	5	The Elms	Tattershall Road	Kirby on Bain	Woodhall Spa	Lincolnshire	LN10 6PQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£99.71	£63.37	£0.00	£103.23	D	Jan-31	MVT	£92,489	£139,689	£139,689	PPK	LL166664	
10679	HM00305	DW02038002	Desktop	2	The Elms	Tattershall Road	Kirby on Bain	Woodhall Spa	Lincolnshire	LN10 6PQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£92.97	£63.37	£0.00	£102.87	D	Nov-25	MVT	£59,686	£91,939	£91,939	PPK	LL166664	
10680	HM00306	DW02038005	Desktop	5	The Elms	Tattershall Road	Kirby on Bain	Woodhall Spa	Lincolnshire	LN10 6PQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£100.71	£63.37	£0.00	£104.21	D	Jan-31	MVT	£60,758	£93,590	£93,590	PPK	LL166664	
10681	HM00307	DW02038006	Desktop	6	The Elms	Tattershall Road	Kirby on Bain	Woodhall Spa	Lincolnshire	LN10 6PQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£100.71	£63.37	£0.00	£104.21	D	Jan-31	MVT	£60,758	£93,590	£93,590	PPK	LL166664	
11370	HM00297	DW02036001	Desktop	1	Church Terrace	Main Road	Roughton	Woodhall Spa	Lincolnshire	LN10 0VZ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£101.62	£5.68	£0.00	£105.53	D	Nov-32	MVT	£61,473	£94,692	£94,692	PPK	LL167039	
11371	HM00298	DW02036004	Desktop	4	Church Terrace	Main Road	Roughton	Woodhall Spa	Lincolnshire	LN10 0VZ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£98.78	£5.67	£0.00	£102.19	D	Apr-25	MVT	£59,686	£91,939	£91,939	PPK	LL167039	
11372	HM00299	DW02036005	Desktop	5																										

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc.	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	MV-STT 2023		Last Valuation Report	Title Number								
																			Target Rent	Element of Affordable Rent included			Before adjusting for security allocation	Reflecting security allocation						
8171	HN1205	DW140110001	Desktop		1	Walden Road		Burton Latimer	Kettering	Northamptonshire NN15 5XP	House	4	Trfd	GN	Social Rent	Assured	Weekly	£139.59	£0.22	£0.00	£144.92	B	Dec-32	ELUV	£81.669	£114.733	£81.669	Reval22	NN304579	
8175	HN1208	DW140110002	Desktop		2	Walden Road		Burton Latimer	Kettering	Northamptonshire NN15 5XP	Bungalow	2	Trfd	GN	Social Rent	Assured	Weekly	£114.18	£0.22	£0.00	£115.65	C	Dec-32	ELUV	£81.669	£114.733	£81.669	Reval22	NN304579	
8170	HN12104	DW140110003	Desktop		3	Walden Road		Burton Latimer	Kettering	Northamptonshire NN15 5XP	House	2	Trfd	GN	Social Rent	Assured	Weekly	£113.38	£0.22	£0.00	£115.65	C	Dec-32	ELUV	£81.669	£114.733	£81.669	Reval22	NN304579	
8141	HN12078	DW140110004	Desktop		4	Walden Road		Burton Latimer	Kettering	Northamptonshire NN15 5XP	House	3	Trfd	GN	Social Rent	Assured	Weekly	£113.38	£0.22	£0.00	£115.65	C	Dec-32	ELUV	£81.669	£114.733	£81.669	Reval22	NN304579	
8169	HN12103	DW140110005	Desktop		5	Walden Road		Burton Latimer	Kettering	Northamptonshire NN15 5XP	House	2	Trfd	GN	Social Rent	Assured	Weekly	£113.38	£0.22	£0.00	£115.65	C	Dec-32	ELUV	£81.669	£114.733	£81.669	Reval22	NN304579	
8147	HN12080	SQ240110006	Desktop		6	Walden Road		Burton Latimer	Kettering	Northamptonshire NN15 5XP	House	3	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£78.54	£5.83	£0.00	~	~	~	ELUV	£111.476	£111.476	£111.476	Reval22	NN304579
8148	HN12081	SQ240110007	Desktop		7	Walden Road		Burton Latimer	Kettering	Northamptonshire NN15 5XP	House	3	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£78.54	£5.83	£0.00	~	~	~	ELUV	£111.476	£111.476	£111.476	Reval22	NN304579
8181	HN12115	SQ240110011	Desktop		11	Walden Road		Burton Latimer	Kettering	Northamptonshire NN15 5XP	House	3	Trfd	SO	Shared O/S	Assured	50.00%	Weekly	£44.88	£5.83	£0.00	~	~	~	ELUV	£69.132	£69.132	£69.132	Reval22	NN304579
8149	HN12083	SQ240110012	Desktop		12	Walden Road		Burton Latimer	Kettering	Northamptonshire NN15 5XP	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£67.32	£5.83	£0.00	~	~	~	ELUV	£103.699	£103.699	£103.699	Reval22	NN304579
8180	HN12114	SQ240110013	Desktop		13	Walden Road		Burton Latimer	Kettering	Northamptonshire NN15 5XP	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£67.32	£5.83	£0.00	~	~	~	ELUV	£103.699	£103.699	£103.699	Reval22	NN304579
8150	HN12084	SQ240110014	Desktop		14	Walden Road		Burton Latimer	Kettering	Northamptonshire NN15 5XP	House	3	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£78.54	£5.83	£0.00	~	~	~	ELUV	£111.476	£111.476	£111.476	Reval22	NN304579
8179	HN12113	SQ240110015	Desktop		15	Walden Road		Burton Latimer	Kettering	Northamptonshire NN15 5XP	House	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly	£53.85	£5.83	£0.00	~	~	~	ELUV	£82.959	£82.959	£82.959	Reval22	NN304579
8151	HN12085	SQ240110016	Desktop		16	Walden Road		Burton Latimer	Kettering	Northamptonshire NN15 5XP	House	3	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£78.54	£5.83	£0.00	~	~	~	ELUV	£111.476	£111.476	£111.476	Reval22	NN304579
8178	HN12112	SQ240110017	Desktop		17	Walden Road		Burton Latimer	Kettering	Northamptonshire NN15 5XP	House	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly	£53.85	£5.83	£0.00	~	~	~	ELUV	£82.959	£82.959	£82.959	Reval22	NN304579
2723	HD01646	01269	Full		1	Mason Close		Oundle	Peterborough	Northamptonshire PE8 4DX	Bungalow	2	Trfd	GN	Social Rent	Assured	Weekly	£115.36	£6.00	£0.00	£119.36	D	Feb-32	MVT	£70.242	£99.851	£99.851	Reval22	NN148768	
2724	HD01647	01270	Full		2	Mason Close		Oundle	Peterborough	Northamptonshire PE8 4DX	Bungalow	2	Trfd	GN	Social Rent	Assured	Weekly	£111.35	£6.00	£0.00	£115.63	D	Feb-32	MVT	£70.242	£99.851	£99.851	Reval22	NN148768	
2725	HD01648	01271	Full		3	Mason Close		Oundle	Peterborough	Northamptonshire PE8 4DX	Bungalow	1	Trfd	GN	Social Rent	Assured	Weekly	£99.84	£5.99	£0.00	£103.66	D	Feb-32	MVT	£57.635	£81.929	£81.929	Reval22	NN148768	
2726	HD01649	01272	Full		4	Mason Close		Oundle	Peterborough	Northamptonshire PE8 4DX	Bungalow	1	Trfd	GN	Social Rent	Assured	Weekly	£99.84	£5.99	£0.00	£103.66	D	Feb-32	MVT	£57.635	£81.929	£81.929	Reval22	NN148768	
2727	HD01650	01273	Full		5	Mason Close		Oundle	Peterborough	Northamptonshire PE8 4DX	Bungalow	1	Trfd	GN	Social Rent	Assured	Weekly	£99.84	£5.99	£0.00	£103.66	D	Feb-32	MVT	£57.635	£81.929	£81.929	Reval22	NN148768	
2728	HD01651	01274	Full		6	Mason Close		Oundle	Peterborough	Northamptonshire PE8 4DX	Bungalow	1	Trfd	GN	Social Rent	Assured	Weekly	£101.29	£5.99	£0.00	£105.16	D	Feb-32	MVT	£57.635	£81.929	£81.929	Reval22	NN148768	
2729	HD01652	01275	Full		7	Mason Close		Oundle	Peterborough	Northamptonshire PE8 4DX	Bungalow	2	Trfd	GN	Social Rent	Assured	Weekly	£115.32	£4.59	£0.00	£119.73	D	Feb-32	MVT	£82.850	£117.773	£117.773	Reval22	NN148768	
2730	HD01653	01276	Full		8	Mason Close		Oundle	Peterborough	Northamptonshire PE8 4DX	Bungalow	2	Trfd	GN	Social Rent	Assured	Weekly	£111.35	£6.00	£0.00	£115.63	D	Feb-32	MVT	£106.264	£151.056	£151.056	Reval22	NN148768	
2731	HD01654	01277	Full		9	Mason Close		Oundle	Peterborough	Northamptonshire PE8 4DX	Bungalow	1	Trfd	GN	Social Rent	Assured	Weekly	£99.84	£6.00	£0.00	£103.66	D	Jun-28	MVT	£57.635	£81.929	£81.929	Reval22	NN148768	
2732	HD01655	01278	Full		10	Mason Close		Oundle	Peterborough	Northamptonshire PE8 4DX	Bungalow	2	Trfd	GN	Social Rent	Assured	Weekly	£99.84	£6.00	£0.00	£103.66	D	Apr-25	MVT	£57.635	£81.929	£81.929	Reval22	NN148768	
2733	HD01656	01279	Full		11	Mason Close		Oundle	Peterborough	Northamptonshire PE8 4DX	Bungalow	2	Trfd	GN	Social Rent	Assured	Weekly	£113.36	£6.00	£0.00	£115.63	D	Apr-30	MVT	£70.242	£99.851	£99.851	Reval22	NN148768	
2734	HD01657	01280	Full		12	Mason Close		Oundle	Peterborough	Northamptonshire PE8 4DX	Bungalow	2	Trfd	GN	Social Rent	Assured	Weekly	£119.36	£6.00	£0.00	£119.36	D	Apr-30	MVT	£119.36	£117.773	£117.773	Reval22	NN148768	
3142	HD02390	01349	Full		14	Dovecot Close		Yarwell	Peterborough	Northamptonshire PE8 6PT	Bungalow	2	Trfd	GN	Social Rent	Assured	Weekly	£114.50	£5.12	£0.00	£118.87	D	Feb-25	MVT	£86.452	£122.893	£122.893	Reval22	NN158276	
3143	HD02391	01350	Full		16	Dovecot Close		Yarwell	Peterborough	Northamptonshire PE8 6PT	Bungalow	2	Trfd	GN	Social Rent	Assured	Weekly	£114.14	£5.12	£0.00	£118.51	D	Feb-25	MVT	£86.452	£122.893	£122.893	Reval22	NN158276	
3144	HD02392	01351	Full		18	Dovecot Close		Yarwell	Peterborough	Northamptonshire PE8 6PT	Bungalow	2	Trfd	GN	Social Rent	Assured	Weekly	£114.13	£5.12	£0.00	£118.51	D	Feb-25	MVT	£86.452	£122.893	£122.893	Reval22	NN158276	
3145	HD02393	01352	Full		19	Dovecot Close		Yarwell	Peterborough	Northamptonshire PE8 6PT	Bungalow	2	Trfd	GN	Social Rent	Assured	Weekly	£114.13	£5.12	£0.00	£118.51	D	Feb-25	MVT	£86.452	£122.893	£122.893	Reval22	NN158276	
3146	HD02394	01353	Full		22	Dovecot Close		Yarwell	Peterborough	Northamptonshire PE8 6PT	House	3	Trfd	GN	Social Rent	Assured	Weekly	£124.88	£5.12	£0.00	£129.66	D	Mar-25	MVT	£100.861	£143.376	£143.376	Reval22	NN158276	
3147	HD02395	01354	Full		24	Dovecot Close		Yarwell	Peterborough	Northamptonshire PE8 6PT	House	3	Trfd	GN	Social Rent	Assured	Weekly	£124.88	£5.12	£0.00	£129.66	D	Mar-25	MVT	£100.861	£143.376	£143.376	Reval22	NN158276	
3148	HD02396	01355	Full		24	Dovecot Close		Yarwell	Peterborough	Northamptonshire PE8 6PT	House	3	Trfd	GN	Social Rent	Assured	Weekly	£124.88	£5.12	£0.00	£129.66	D	Mar-25	MVT	£100.861	£143.376	£143.376	Reval22	NN158276	
3149	HD02397	01356	Full		28	Dovecot Close		Yarwell	Peterborough	Northamptonshire PE8 6PT	House	3	Trfd	GN	Social Rent	Assured	Weekly	£106.28	£5.12	£0.00	£122.03	D	Mar-25	MVT	£88.253	£125.454	£125.454	Reval22	NN158276	
3875	HD03873	00695	Full		1	Guyfers Hill Drive		Clifton	Northamptonshire	Northamptonshire NG21 9RT	House	2	Trfd	GN	Social Rent	Assured	Weekly	£99.67	£0.00	£0.00	£106.28	C	Jan-32	ELUV	£66.595	£66.595	£66.595	Reval22	N142107	
3876	HD03874	00696	Full		2	Guyfers Hill Drive		Clifton	Northamptonshire	Northamptonshire NG21 9RT	House	2	Trfd	GN	Social Rent	Assured	Weekly	£99.67	£0.00	£0.00	£106.28	C	Jan-32	ELUV	£66.595	£66.595	£66.595	Reval22	N142107	
3877	HD03875	00697	Full		5	Guyfers Hill Drive		Clifton	Northamptonshire	Northamptonshire NG21 9RT	House	2	Trfd	GN	Affordable	Probationary	Weekly	£101.93	£0.00	£0.00	£102.97	~	~	ELUV	£46.884	£84.111	£66.894	Reval22	N142107	
3878	HD03876	00698	Full		7	Guyfers Hill Drive		Clifton	Northamptonshire	Northamptonshire NG21 9RT	House	2	Trfd	GN	Affordable	5yr Fixed Term	Weekly	£104.16	£0.00	£0.00	£106.28	C	Jan-32	ELUV	£66.894	£84.111	£66.894	Reval22	N142107	
3879	HD03877	00700	Full		2	Guyfers Hill Drive		Clifton	Northamptonshire	Northamptonshire NG21 9RT	House	2	Trfd	SO	Shared O/S	Assured	50.00%	Weekly	£79.85	£5.83	£0.00	~	~	~	ELUV	£60.313	£60.313	£60.313	Reval22	N1414004
3880	HD03878	00703	Full		27	Guyfers Hill Drive		Clifton	Northamptonshire	Northamptonshire NG21 9RT	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£79.85	£5.83	£0.00	~	~	~	ELUV	£60.313	£60.313	£60.313	Reval22	N1414004
3881	HD03879	00705	Full		29	Guyfers Hill Drive		Clifton	Northamptonshire	Northamptonshire NG21 9RT	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£81.32	£5.83	£0.00	~	~	~	ELUV	£60.313	£60.31			

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where retained app)	Frequency of Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number			
																							EUW SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)		
3440	HD02815	02144	Desktop	67	Harebell Gardens	Mill Hill	BNgham	Nottingham	Nottinghamshire	NG13 8TA	House	2	Trfd	GN	Social Rent	Assured	Weekly	£112.66	0.59	0.00	£116.99	D	Jan-32	ELUV	£72.173	£101.392	£72.173	Reval22	NT34267
3441	HD02816	02145	Desktop	69	Harebell Gardens	Mill Hill	BNgham	Nottingham	Nottinghamshire	NG13 8TA	House	2	Trfd	GN	Social Rent	Assured	Weekly	£112.66	0.60	0.00	£116.99	C	Oct-23	ELUV	£72.173	£101.392	£72.173	Reval22	NT34267
3442	HD02817	02146	Desktop	71	Harebell Gardens	Mill Hill	BNgham	Nottingham	Nottinghamshire	NG13 8TA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.59	0.00	£135.28	C	Sep-25	ELUV	£83.569	£117.401	£83.569	Reval22	NT34267
3443	HD02818	02147	Desktop	73	Harebell Gardens	Mill Hill	BNgham	Nottingham	Nottinghamshire	NG13 8TA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.60	0.00	£135.28	D	Jan-32	ELUV	£83.569	£117.401	£83.569	Reval22	NT34267
3444	HD02819	02148	Desktop	75	Harebell Gardens	Mill Hill	BNgham	Nottingham	Nottinghamshire	NG13 8TA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.59	0.00	£135.28	D	Jan-32	ELUV	£83.569	£117.401	£83.569	Reval22	NT34267
3445	HD02820	02149	Desktop	77	Harebell Gardens	Mill Hill	BNgham	Nottingham	Nottinghamshire	NG13 8TA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.60	0.00	£135.28	C	Jan-30	ELUV	£83.569	£117.401	£83.569	Reval22	NT34267
3446	HD02821	02150	Desktop	79	Harebell Gardens	Mill Hill	BNgham	Nottingham	Nottinghamshire	NG13 8TA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.60	0.00	£135.28	D	Jan-32	ELUV	£83.569	£117.401	£83.569	Reval22	NT34267
3447	HD02822	02151	Desktop	81	Harebell Gardens	Mill Hill	BNgham	Nottingham	Nottinghamshire	NG13 8TA	House	2	Trfd	GN	Social Rent	Assured	Weekly	£112.66	0.59	0.00	£116.99	D	Jan-32	ELUV	£72.173	£101.392	£72.173	Reval22	NT34267
2867	HD01976	01481	Desktop	1	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	D	Jan-32	MVT	£78.629	£121.117	£121.117	Reval22	NT24813
2868	HD01977	01482	Desktop	2	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£133.25	0.36	0.00	£135.28	D	Jan-32	MVT	£80.416	£123.870	£123.870	Reval22	NT24813
2869	HD01978	01483	Desktop	3	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	D	Jan-32	MVT	£78.629	£121.117	£121.117	Reval22	NT24813
2870	HD01979	01484	Desktop	4	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	D	Jan-32	MVT	£78.986	£121.668	£121.668	Reval22	NT24813
2871	HD01980	01485	Desktop	5	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Affordable	10yr Fixed Term	Weekly	£138.32	0.35	£3.04	£135.28	C	May-28	MVT	£98.810	£131.308	£131.308	Reval22	NT24813
2872	HD01981	01486	Desktop	6	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	D	Jan-32	MVT	£78.629	£121.117	£121.117	Reval22	NT24813
2873	HD01982	01487	Desktop	7	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	C	Mar-24	MVT	£78.629	£121.117	£121.117	Reval22	NT24813
2874	HD01983	01488	Desktop	8	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	C	May-31	MVT	£78.986	£121.668	£121.668	Reval22	NT24813
2875	HD01984	01489	Desktop	9	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	~	~	MVT	£78.629	£121.117	£121.117	Reval22	NT24813
2876	HD01985	01490	Desktop	10	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Affordable	Assured Lifetime	Weekly	£147.81	0.00	£12.53	£135.28	C	May-28	MVT	£105.936	£140.777	£140.777	Reval22	NT24813
2877	HD01986	01491	Desktop	11	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	2	Trfd	GN	Social Rent	Assured	Weekly	£116.20	0.36	0.00	£120.66	D	Jan-32	MVT	£70.051	£107.904	£107.904	Reval22	NT24813
2878	HD01987	01492	Desktop	12	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	2	Trfd	GN	Affordable	10yr Fixed Term	Weekly	£125.70	0.35	£5.04	£120.66	C	Feb-25	MVT	£89.784	£119.313	£119.313	Reval22	NT24813
2879	HD01988	01493	Desktop	14	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Affordable	10yr Fixed Term	Weekly	£143.91	0.35	£8.63	£135.28	D	Jan-32	MVT	£103.086	£136.989	£136.989	Reval22	NT24813
2880	HD01989	01494	Desktop	15	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	D	Jan-32	MVT	£78.629	£121.117	£121.117	Reval22	NT24813
2881	HD01990	01495	Desktop	16	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	2	Trfd	GN	Social Rent	Assured	Weekly	£116.20	0.36	0.00	£120.66	D	Jan-32	MVT	£70.051	£107.904	£107.904	Reval22	NT24813
2882	HD01991	01496	Desktop	17	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	2	Trfd	GN	Social Rent	Assured	Weekly	£116.20	0.36	0.00	£120.66	D	Jan-32	MVT	£70.051	£107.904	£107.904	Reval22	NT24813
2883	HD01992	01497	Desktop	18	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£122.19	0.36	0.00	£135.28	D	Jan-32	MVT	£73.625	£113.910	£113.910	Reval22	NT24813
2884	HD01993	01498	Desktop	19	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	D	Jan-32	MVT	£83.569	£117.401	£117.401	Reval22	NT24813
2885	HD01994	01499	Desktop	20	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	D	Jan-32	MVT	£78.629	£121.117	£121.117	Reval22	NT24813
2886	HD01995	01500	Desktop	21	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	D	Jan-32	MVT	£78.629	£121.117	£121.117	Reval22	NT24813
2887	HD01996	01501	Desktop	22	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	C	Dec-22	MVT	£78.629	£121.117	£121.117	Reval22	NT24813
2888	HD01997	01502	Desktop	23	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	~	~	MVT	£78.629	£121.117	£121.117	Reval22	NT24813
2889	HD01998	01503	Desktop	24	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	C	May-24	MVT	£78.629	£121.117	£121.117	Reval22	NT24813
2890	HD01999	01504	Desktop	25	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	D	Jan-32	MVT	£78.629	£121.117	£121.117	Reval22	NT24813
2891	HD02000	01505	Desktop	26	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	C	Apr-26	MVT	£78.629	£121.117	£121.117	Reval22	NT24813
2892	HD02001	01506	Desktop	27	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	~	~	MVT	£78.629	£121.117	£121.117	Reval22	NT24813
2893	HD02002	01507	Desktop	28	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Affordable	5yr Fixed Term	Weekly	£134.94	0.35	0.00	£135.28	C	Dec-24	MVT	£96.435	£128.151	£128.151	Reval22	NT24813
2894	HD02003	01508	Desktop	29	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£140.11	0.35	0.00	£135.28	C	Jan-30	MVT	£98.810	£131.308	£131.308	Reval22	NT24813
2895	HD02004	01509	Desktop	30	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Affordable	Assured	Weekly	£133.25	0.36	0.00	£135.28	C	Jul-25	MVT	£80.416	£123.870	£123.870	Reval22	NT24813
2896	HD02005	01510	Desktop	31	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£128.87	0.36	0.00	£135.28	C	Jan-32	MVT	£77.914	£120.016	£120.016	Reval22	NT24813
2897	HD02006	01511	Desktop	32	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Affordable	Assured Lifetime	Weekly	£128.87	0.36	0.00	£135.28	C	Jan-32	MVT	£77.914	£120.016	£120.016	Reval22	NT24813
2898	HD02007	01512	Desktop	33	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13 8RQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£130.28	0.36	0.00	£135.28	D	Jan-32	MVT	£78.629	£121.117	£121.117	Reval22	NT24813
2899	HD02008	01513	Desktop	34	Harvest Close	BNgham	BNgham	Nottingham	Nottinghamshire	NG13																			

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Desc	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPG Band	EPG Expiry	Basic security	EVW SH 2023	EVW SH 2023 (Before adjusting for security allocation)	EVW SH 2023 (Reflecting security allocation)	Last Valuation Report	Title Number				
9574	HW10645	10006MPO10012	Full	12	Empson Crescent			Winley	Oxfordshire	OX28 6ND	House	3	Trad	GN	Affordable	10yr Fixed Term	Assured	75.00%	Weekly	£237.28	£3.78	£88.71	£148.57	B	May-29	EVW	£156,943	£137,138	£156,943	Reval22	ON126743
9867	HW11003	10006MPO10013	Full	15	Empson Crescent			Winley	Oxfordshire	OX28 6ND	House	3	Trad	SO	Shared O/S	Assured	75.00%	Weekly	£140.14	£9.08	£0.00	~	B	Nov-29	EVW	£141,505	£141,505	£141,505	Reval22	ON126743	
9868	HW11004	10006MPO10015	Full	15	Empson Crescent			Winley	Oxfordshire	OX28 6ND	House	3	Trad	SO	Shared O/S	Assured	75.00%	Weekly	£144.52	£9.08	£0.00	~	B	Nov-29	EVW	£141,505	£141,505	£141,505	Reval22	ON126743	
9869	HW11117	10008MPO10013	Full	13	Empson Crescent			Winley	Oxfordshire	OX28 6ND	House	3	Trad	SO	Shared O/S	Assured	65.00%	Weekly	£122.63	£9.08	£0.00	~	B	Jan-30	EVW	£107,760	£107,760	£107,760	Reval22	ON126743	
9886	HW11133	10008MPO10015	Full	19	Empson Crescent			Winley	Oxfordshire	OX28 6ND	House	3	Trad	SO	Shared O/S	Assured	65.00%	Weekly	£92.99	£9.08	£0.00	~	B	Jan-30	EVW	£107,760	£107,760	£107,760	Reval22	ON126743	
9887	HW11134	10006MPO10021	Full	21	Empson Crescent			Winley	Oxfordshire	OX28 6ND	House	3	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£70.07	£9.08	£0.00	~	B	Jan-30	EVW	£82,892	£82,892	£82,892	Reval22	ON126743	
9888	HW11135	10008MPO10013	Full	13	Empson Crescent			Winley	Oxfordshire	OX28 6ND	House	3	Trad	SO	Shared O/S	Assured	75.00%	Weekly	£141.505	£9.08	£0.00	~	B	Jan-30	EVW	£141,505	£141,505	£141,505	Reval22	ON126743	
9889	HW11136	10006MPO10025	Full	25	Empson Crescent			Winley	Oxfordshire	OX28 6ND	House	3	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£125.25	£9.08	£0.00	~	B	Jan-30	EVW	£122,637	£122,637	£122,637	Reval22	ON126743	
9890	HW11137	10006MPO10027	Full	27	Empson Crescent			Winley	Oxfordshire	OX28 6ND	House	3	Trad	SO	Shared O/S	Assured	75.00%	Weekly	£144.51	£9.08	£0.00	~	B	Jan-30	EVW	£141,505	£141,505	£141,505	Reval22	ON126743	
9568	HW10628	1000P0010001	Full	1	Point Place			Winley	Oxfordshire	OX28 6YJ	Flat	2	Trad	GN	Affordable	Probationary	75.00%	Weekly	£139.86	£4.43	£69.99	£123.87	B	Apr-29	EVW	£108,059	£135,872	£108,059	Reval22	ON126743	
9813	HW10619	1000P0010002	Full	2	Point Place			Winley	Oxfordshire	OX28 6YJ	Flat	2	Trad	SO	Shared O/S	Assured	75.00%	Weekly	£191.41	£9.55	£0.00	~	B	Oct-29	EVW	£7,428	£7,428	£7,428	Reval22	ON126743	
9521	HW10556	1000P0010003	Full	3	Point Place			Winley	Oxfordshire	OX28 6YJ	House	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly	£217.99	£3.78	£90.10	£127.89	B	Dec-28	EVW	£137,904	£173,399	£137,904	Reval22	ON126743	
9676	HW10829	1000P0010004	Full	4	Point Place			Winley	Oxfordshire	OX28 6YJ	House	2	Trad	SO	Shared O/S	Assured Lifetime	60.00%	Weekly	£88.31	£9.08	£0.00	~	B	Aug-29	EVW	£99,471	£99,471	£99,471	Reval22	ON126743	
9522	HW10557	1000P0010005	Full	5	Point Place			Winley	Oxfordshire	OX28 6YJ	House	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly	£217.99	£3.78	£90.10	£127.89	B	Dec-28	EVW	£137,904	£173,399	£137,904	Reval22	ON126743	
9672	HW10825	1000P0010006	Full	6	Point Place			Winley	Oxfordshire	OX28 6YJ	House	2	Trad	SO	Shared O/S	Assured	40.00%	Weekly	£88.31	£9.08	£0.00	~	B	Aug-29	EVW	£66,314	£66,314	£66,314	Reval22	ON126743	
9523	HW10558	1000P0010007	Full	7	Point Place			Winley	Oxfordshire	OX28 6YJ	House	2	Trad	GN	Affordable	Probationary	40.00%	Weekly	£217.99	£3.78	£90.10	£127.89	B	Dec-28	EVW	£137,904	£173,399	£137,904	Reval22	ON126743	
9673	HW10826	1000P0010008	Full	8	Point Place			Winley	Oxfordshire	OX28 6YJ	House	3	Trad	SO	Shared O/S	Assured	40.00%	Weekly	£146.93	£9.08	£0.00	~	B	Jun-29	EVW	£141,505	£141,505	£141,505	Reval22	ON126743	
9524	HW10559	1000P0010009	Full	9	Point Place			Winley	Oxfordshire	OX28 6YJ	House	2	Trad	GN	Affordable	Assured	~	Weekly	£183.88	£3.78	£55.99	£127.89	B	Dec-28	EVW	£137,904	£173,399	£137,904	Reval22	ON126743	
9674	HW10827	1000P0010010	Full	10	Point Place			Winley	Oxfordshire	OX28 6YJ	House	2	Trad	SO	Shared O/S	Assured	65.00%	Weekly	£95.69	£9.08	£0.00	~	B	Jun-29	EVW	£107,760	£107,760	£107,760	Reval22	ON126743	
9525	HW10560	1000P0010011	Full	11	Point Place			Winley	Oxfordshire	OX28 6YJ	House	3	Trad	GN	Affordable	10yr Fixed Term	Assured	~	Weekly	£215.39	£3.78	£66.33	£150.06	B	Jan-29	EVW	£156,943	£197,338	£156,943	Reval22	ON126743
9675	HW10828	1000P0010012	Full	12	Point Place			Winley	Oxfordshire	OX28 6YJ	House	2	Trad	SO	Shared O/S	Assured	65.00%	Weekly	£95.69	£9.08	£0.00	~	B	Jun-29	EVW	£107,760	£107,760	£107,760	Reval22	ON126743	
9526	HW10561	1000P0010013	Full	13	Point Place			Winley	Oxfordshire	OX28 6YJ	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly	£234.87	£3.78	£84.81	£150.06	B	Jan-29	EVW	£156,943	£197,338	£156,943	Reval22	ON126743	
9659	HW10798	1000P0010014	Full	14	Point Place			Winley	Oxfordshire	OX28 6YJ	House	3	Trad	SO	Shared O/S	Assured	75.00%	Weekly	£146.93	£9.08	£0.00	~	B	Jun-29	EVW	£141,505	£141,505	£141,505	Reval22	ON126743	
9527	HW10562	1000P0010015	Full	15	Point Place			Winley	Oxfordshire	OX28 6YJ	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly	£234.87	£3.78	£84.81	£150.06	B	Jan-29	EVW	£156,943	£197,338	£156,943	Reval22	ON126743	
9660	HW10799	1000P0010016	Full	16	Point Place			Winley	Oxfordshire	OX28 6YJ	House	2	Trad	SO	Shared O/S	Assured	65.00%	Weekly	£95.69	£9.08	£0.00	~	B	Jun-29	EVW	£107,760	£107,760	£107,760	Reval22	ON126743	
9528	HW10563	1000P0010017	Full	17	Point Place			Winley	Oxfordshire	OX28 6YJ	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly	£234.87	£3.78	£84.81	£150.06	B	Jan-29	EVW	£156,943	£197,338	£156,943	Reval22	ON126743	
9661	HW10800	1000P0010018	Full	18	Point Place			Winley	Oxfordshire	OX28 6YJ	House	3	Trad	SO	Shared O/S	Assured	65.00%	Weekly	£95.69	£9.08	£0.00	~	B	Jun-29	EVW	£107,760	£107,760	£107,760	Reval22	ON126743	
9529	HW10564	1000P0010019	Full	19	Point Place			Winley	Oxfordshire	OX28 6YJ	House	3	Trad	GN	Affordable	Probationary	~	Weekly	£234.87	£3.78	£84.81	£150.06	B	Dec-28	EVW	£156,943	£197,338	£156,943	Reval22	ON126743	
9656	HW10785	1000P0010020	Full	20	Point Place			Winley	Oxfordshire	OX28 6YJ	Flat	1	Trad	SO	Shared O/S	Assured	65.00%	Weekly	£76.16	£9.55	£0.00	~	B	Jun-29	EVW	£88,355	£88,355	£88,355	Reval22	ON126743	
9530	HW10565	1000P0010021	Full	21	Point Place			Winley	Oxfordshire	OX28 6YJ	House	3	Trad	GN	Affordable	Probationary	~	Weekly	£191.29	£3.78	£69.10	£150.06	B	Jan-29	EVW	£156,943	£197,338	£156,943	Reval22	ON126743	
9657	HW10786	1000P0010022	Full	22	Point Place			Winley	Oxfordshire	OX28 6YJ	Flat	1	Trad	SO	Shared O/S	Assured	65.00%	Weekly	£74.01	£9.55	£0.00	~	B	Jun-29	EVW	£88,355	£88,355	£88,355	Reval22	ON126743	
9531	HW10566	1000P0010023	Full	23	Point Place			Winley	Oxfordshire	OX28 6YJ	Flat	1	Trad	GN	Affordable	Assured	~	Weekly	£155.01	£4.43	£44.54	£110.47	B	Mar-29	EVW	£87,477	£109,992	£87,477	Reval22	ON126743	
9532	HW10567	1000P0010024	Full	24	Point Place			Winley	Oxfordshire	OX28 6YJ	Flat	1	Trad	GN	Affordable	Assured	~	Weekly	£70.07	£9.55	£0.00	~	B	Mar-29	EVW	£87,477	£109,992	£87,477	Reval22	ON126743	
9533	HW10568	1000P0010027	Full	27	Point Place			Winley	Oxfordshire	OX28 6YJ	Flat	2	Trad	GN	Affordable	Assured Lifetime	~	Weekly	£168.53	£4.32	£43.64	£124.89	B	Mar-29	EVW	£108,059	£135,872	£108,059	Reval22	ON126743	
9534	HW10569	1000P0010029	Full	29	Point Place			Winley	Oxfordshire	OX28 6YJ	Flat	2	Trad	GN	Affordable	Assured	~	Weekly	£120.70	£4.32	£0.00	£124.89	B	Mar-29	EVW	£108,059	£135,872	£108,059	Reval22	ON126743	
9535	HW10570	1000P0010030	Full	30	Point Place			Winley	Oxfordshire	OX28 6YJ	Flat	2	Trad	GN	Affordable	Assured	~	Weekly	£184.12	£4.32	£0.00	£124.89	B	Mar-29	EVW	£108,059	£135,872	£108,059	Reval22	ON126743	
9536	HW10571	1000P0010033	Full	33	Point Place			Winley	Oxfordshire	OX28 6YJ	Flat	2	Trad	GN	Affordable	Assured	~	Weekly	£191.87	£4.43	£66.98	£124.89	B	Mar-29	EVW	£108,059	£135,872	£108,059	Reval22	ON126743	
9537	HW10572	1000P0010035	Full	35	Point Place			Winley	Oxfordshire	OX28 6YJ	Flat	1	Trad	GN	Affordable	Probationary	~	Weekly	£170.65	£4.43	£60.18	£110.47	B	Mar-29	EVW	£87,477	£109,992	£87,477	Reval22	ON126743	
9538	HW10573	1000P0010037	Full	37	Point Place			Winley	Oxfordshire	OX28 6YJ	Flat	1	Trad	GN	Affordable	Probationary	~	Weekly	£138.19	£4.43	£0.00	£110.47	B	Mar-29	EVW	£87,477	£109,992	£87,477	Reval22	ON126743	
9361	HW10110	10008G010011	Desktop	11	Bevy Gardens			Greatham	Oakham	Rutland	LE15 7WB	House	2	Trad																	

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number					
																							EUH SH 2023	(Before adjusting for security allocation)							
9162	HW05156	PN0300043	Full	43	Pine Tree Close	Burntwood	Staffordshire	WS7 4TE	House	3	Trad	GN	Social Rent	Assured	Weekly	£131.97	£5.91	£0.00	£139.10	E	Mar-30	MVT	£77.447	£110.992	£110.092	Reval22	SF564073				
9163	HW05157	PN0300044	Full	45	Pine Tree Close	Burntwood	Staffordshire	WS7 4TE	House	3	Trad	GN	Social Rent	Assured	Weekly	£133.96	£5.91	£0.00	£139.10	E	Mar-30	MVT	£77.447	£110.992	£110.092	Reval22	SF564073				
9164	HW05158	PN0300047	Full	47	Pine Tree Close	Burntwood	Staffordshire	WS7 4TE	House	3	Trad	GN	Social Rent	Assured	Weekly	£125.19	£5.59	£0.00	£119.10	E	Mar-30	MVT	£77.447	£110.092	£110.092	Reval22	SF564073				
8943	HW05177	WYN0200401	Full	11	Wyndham Wood Close	Fradley	Staffordshire	WS13 8UZ	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£105.08	£8.85	£0.00	£107.31	C	Oct-27	EUV	£53.763	£76.682	£53.763	Reval22	SF436162				
8944	HW05179	WYN0200405	Full	45	Wyndham Wood Close	Fradley	Staffordshire	WS13 8UZ	Bung	1	Trad	GN	Social Rent	Assured	Weekly	£104.39	£8.85	£0.00	£107.31	C	Oct-27	EUV	£53.763	£76.682	£53.763	Reval22	SF436162				
8945	HW05180	WYN0200401	Full	11	Wyndham Wood Close	Fradley	Staffordshire	WS13 8UZ	Bung	2	Trad	GN	Social Rent	Assured	Weekly	£105.08	£8.85	£0.00	£107.31	C	Oct-27	EUV	£53.763	£76.682	£53.763	Reval22	SF436162				
9039	HW03446	GRE0500047	Full	2	Greenhill Mews	Greenhill	Staffordshire	WS13 6LF	House	2	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£61.38	£12.21	£0.00	~	~	~	C	Feb-26	MVT	£52.581	£52.581	£52.581	Reval22	SF433201	
9040	HW03448	GRE0500044	Full	4	Greenhill Mews	Greenhill	Staffordshire	WS13 6LF	House	2	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£49.71	£13.31	£0.00	~	~	~	C	Jan-24	EUV	£51.034	£51.034	£51.034	Reval22	SF433201	
9041	HW03449	GRE0500046	Full	6	Greenhill Mews	Greenhill	Staffordshire	WS13 6LF	House	2	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£63.38	£12.21	£0.00	~	~	~	~	~	~	~	~	~	~	Reval22	SF433201
9042	HW03451	GRE0500048	Full	8	Greenhill Mews	Greenhill	Staffordshire	WS13 6LF	House	2	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£49.71	£13.31	£0.00	~	~	~	~	~	~	~	~	~	~	Reval22	SF433201
9043	HW03452	GRE0500049	Full	9	Greenhill Mews	Greenhill	Staffordshire	WS13 6LF	House	2	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£46.46	£13.31	£0.00	~	~	~	~	~	~	~	~	~	~	Reval22	SF433201
9044	HW03453	GRE0500010	Full	10	Greenhill Mews	Greenhill	Staffordshire	WS13 6LF	House	2	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£49.71	£13.31	£0.00	~	~	~	~	~	~	~	~	~	~	Reval22	SF433201
9045	HW03454	GRE0500011	Full	11	Greenhill Mews	Greenhill	Staffordshire	WS13 6LF	House	2	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£49.71	£13.31	£0.00	~	~	~	~	~	~	~	~	~	~	Reval22	SF433201
9046	HW03455	GRE0500012	Full	12	Greenhill Mews	Greenhill	Staffordshire	WS13 6LF	House	2	Trad	Other	Leasehold	Other Leasehold	0.00%	Weekly	n/a	£13.31	£0.00	~	~	~	~	~	~	~	~	~	~	Reval22	SF433201
9268	HW06094	GRE0500014	Full	14	Greenhill Mews	Greenhill	Staffordshire	WS13 6LF	House	2	Trad	Other	Leasehold	Former SO (Staircase)	0.00%	Weekly	n/a	£13.31	£0.00	~	~	~	~	~	~	~	~	~	~	Reval22	SF433201
9047	HW03456	GRE0500015	Full	15	Greenhill Mews	Greenhill	Staffordshire	WS13 6LF	House	2	Trad	Other	Leasehold	Former SO (Staircase)	0.00%	Weekly	n/a	£13.31	£0.00	~	~	~	~	~	~	~	~	~	~	Reval22	SF433201
9309	HW10009	1000PAR40007	Desktop	7	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£120.79	£6.49	£5.60	£115.19	B	Apr-28	EUV	£85.515	£114.519	£85.515	Reval22	SF628006			
9310	HW10010	1000PAR40009	Desktop	9	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£120.79	£6.49	£5.60	£115.19	B	Apr-28	EUV	£85.515	£114.519	£85.515	Reval22	SF628006			
9311	HW10011	1000PAR40010	Desktop	10	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£125.79	£6.49	£5.60	£115.19	B	Apr-28	EUV	£89.274	£119.553	£89.274	Reval22	SF628006			
9312	HW10012	1000PAR40011	Desktop	11	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£120.79	£6.49	£5.60	£115.19	B	Apr-28	EUV	£85.515	£114.519	£85.515	Reval22	SF628006			
9313	HW10013	1000PAR40012	Desktop	12	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£120.79	£6.49	£5.60	£115.19	B	Apr-28	EUV	£85.515	£114.519	£85.515	Reval22	SF628006			
9314	HW10014	1000PAR40013	Desktop	14	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£120.79	£6.49	£5.60	£115.19	B	Apr-28	EUV	£85.515	£114.519	£85.515	Reval22	SF628006			
9315	HW10015	1000PAR40015	Desktop	15	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£125.59	£6.49	£10.80	£115.19	B	Apr-28	EUV	£89.274	£119.553	£89.274	Reval22	SF628006			
9316	HW10016	1000PAR40016	Desktop	16	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	1	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£102.68	£6.49	£4.07	£98.61	B	Apr-28	EUV	£72.829	£97.530	£72.829	Reval22	SF628006			
9317	HW10017	1000PAR40017	Desktop	17	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£125.79	£6.49	£5.60	£115.19	B	Apr-28	EUV	£110.674	£119.553	£110.674	Reval22	SF628006			
9318	HW10018	1000PAR40018	Desktop	18	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	1	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£102.68	£6.49	£4.07	£98.61	B	Apr-28	EUV	£72.829	£97.530	£72.829	Reval22	SF628006			
9319	HW10019	1000PAR40019	Desktop	19	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£120.79	£6.49	£5.60	£115.19	B	Apr-28	EUV	£85.515	£114.519	£85.515	Reval22	SF628006			
9320	HW10020	1000PAR40020	Desktop	20	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	1	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£98.99	£6.49	£0.38	£98.61	B	Apr-28	EUV	£70.010	£93.755	£70.010	Reval22	SF628006			
9321	HW10021	1000PAR40021	Desktop	21	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£98.99	£6.49	£0.38	£98.61	B	Apr-28	EUV	£70.010	£93.755	£70.010	Reval22	SF628006			
9322	HW10050	1000PAR40022	Desktop	22	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£134.81	£6.49	£19.62	£115.19	B	Apr-28	EUV	£95.382	£127.733	£95.382	Reval22	SF628006			
9323	HW10051	1000PAR40023	Desktop	23	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	1	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£94.25	£6.49	£0.00	£98.61	B	Apr-28	EUV	£66.721	£89.530	£66.721	Reval22	SF628006			
9324	HW10052	1000PAR40024	Desktop	24	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	1	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£94.25	£6.49	£0.00	£98.61	B	Apr-28	EUV	£66.721	£89.530	£66.721	Reval22	SF628006			
9325	HW10053	1000PAR40025	Desktop	25	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	1	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£102.68	£6.49	£4.07	£98.61	B	Apr-28	EUV	£72.829	£97.530	£72.829	Reval22	SF628006			
9326	HW10054	1000PAR40026	Desktop	26	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£122.49	£6.49	£7.30	£115.19	C	Feb-30	EUV	£86.925	£116.407	£86.925	Reval22	SF628006			
9327	HW10062	1000PAR40027	Desktop	27	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	1	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£120.79	£6.49	£5.60	£115.19	B	Apr-28	EUV	£85.515	£114.519	£85.515	Reval22	SF628006			
9346	HW10083	1000PAR40028	Desktop	28	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	1	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£94.25	£6.49	£0.00	£98.61	B	Apr-28	EUV	£66.721	£89.530	£66.721	Reval22	SF628006			
9344	HW10084	1000PAR40029	Desktop	29	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	1	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£120.79	£6.49	£5.60	£115.19	B	Apr-28	EUV	£85.515	£114.519	£85.515	Reval22	SF628006			
9345	HW10085	1000PAR40030	Desktop	30	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	1	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£98.61	£6.49	£0.00	£98.61	B	Apr-28	EUV	£66.721	£89.530	£66.721	Reval22	SF628006			
9335	HW10064	1000PAR40031	Desktop	31	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	2	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£124.69	£6.49	£5.60	£115.19	B	Apr-28	EUV	£118.395	£128.395	£118.395	Reval22	SF628006			
9348	HW10085	1000PAR40032	Desktop	32	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	1	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£92.01	£6.49	£0.00	£98.61	B	Apr-28	EUV	£65.311	£87.643	£65.311	Reval22	SF628006			
9336	HW10065	1000PAR40033	Desktop	33	Parkside Court	Leitchfield	Staffordshire	WS13 7FG	Flat	1	Trad	GN	Affordable	10yr Fixed Term	~	Weekly	£94.25	£6.49	£0.00	£98.61	B	Apr-28	EUV	£66.721	£89.530						

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number	
																							EUV SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)
9143	HW04648	MAC0400054	Desktop	54	Macgregor Tlth	Starfordshire	B79 7FE	Flat	2	Trad	Supported	Social Rent	Assured	~	Weekly	£107.22	£58.92	£0.00	£107.22	E	Aug-30	MVT	£67.347	£94.371	£94.371	Reval22	WF330506
9144	HW04649	MAC0400055	Desktop	55	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£86.79	£37.29	£0.00	£107.22	E	Aug-30	MVT	£54.542	£76.915	£76.915	Reval22	WF330506
9145	HW04650	MAC0400056	Desktop	56	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£96.42	£58.92	£0.00	£96.43	E	Aug-30	MVT	£60.707	£85.609	£85.609	Reval22	WF330506
9146	HW04651	MAC0400057	Desktop	57	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£96.43	£58.92	£0.00	£96.43	E	Aug-30	MVT	£60.707	£85.609	£85.609	Reval22	WF330506
9147	HW04652	MAC0400058	Desktop	58	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£96.43	£58.92	£0.00	£96.43	E	Aug-30	MVT	£60.707	£85.609	£85.609	Reval22	WF330506
9148	HW04653	MAC0400059	Desktop	59	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£96.43	£58.92	£0.00	£96.43	E	Aug-30	MVT	£60.707	£85.609	£85.609	Reval22	WF330506
9149	HW04654	MAC0400060	Desktop	60	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£96.43	£58.92	£0.00	£96.43	E	Aug-30	MVT	£60.707	£85.609	£85.609	Reval22	WF330506
9150	HW04655	MAC0400061	Desktop	61	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£96.43	£58.92	£0.00	£96.43	E	Aug-30	MVT	£60.707	£85.609	£85.609	Reval22	WF330506
9151	HW04656	MAC0400062	Desktop	62	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£96.42	£57.52	£0.00	£96.43	E	Aug-30	MVT	£60.707	£85.609	£85.609	Reval22	WF330506
9152	HW04657	MAC0400063	Desktop	63	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£96.51	£37.29	£0.00	£107.22	E	Aug-30	MVT	£60.707	£85.609	£85.609	Reval22	WF330506
9153	HW04658	MAC0400064	Desktop	64	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£96.76	£58.92	£0.00	£96.43	E	Aug-30	MVT	£60.707	£85.609	£85.609	Reval22	WF330506
9154	HW04659	MAC0400065	Desktop	65	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£96.42	£58.92	£0.00	£96.43	E	Aug-30	MVT	£60.707	£85.609	£85.609	Reval22	WF330506
9155	HW04660	MAC0400066	Desktop	66	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured Shorthold	~	Weekly	£96.43	£58.92	£0.00	£96.43	C	Sep-30	MVT	£60.707	£85.609	£85.609	Reval22	WF330506
9156	HW04661	MAC0400067	Desktop	67	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£97.09	£34.20	£0.00	£96.43	E	Aug-30	MVT	£54.542	£76.915	£76.915	Reval22	WF330506
9157	HW04662	MAC0400068	Desktop	68	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£96.76	£58.92	£0.00	£96.43	E	Aug-30	MVT	£60.707	£85.609	£85.609	Reval22	WF330506
9158	HW04663	MAC0400069	Desktop	69	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£96.42	£58.92	£0.00	£96.43	E	Aug-30	MVT	£60.707	£85.609	£85.609	Reval22	WF330506
9159	HW04664	MAC0400070	Desktop	70	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£96.79	£37.29	£0.00	£96.43	E	Aug-30	MVT	£54.542	£76.915	£76.915	Reval22	WF330506
9160	HW04665	MAC0400071	Desktop	71	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£96.42	£58.92	£0.00	£96.43	E	Aug-30	MVT	£60.707	£85.609	£85.609	Reval22	WF330506
9161	HW04666	MAC0400072	Desktop	72	Macgregor Tlth	Starfordshire	B79 7FE	Flat	1	Trad	Supported	Social Rent	Assured	~	Weekly	£96.43	£58.92	£0.00	£96.43	E	Aug-30	MVT	£60.707	£85.609	£85.609	Reval22	WF330506
5220	HF06036	2225016	Desktop	16	Avon Way	Warrwickshire	B50 4GP	House	2	Trad	SO	Shared O/S	Assured	60.00%	Weekly	£16.69	£7.64	£0.00	~	B	Feb-28	EUV	£59.230	£59.230	£59.230	Reval22	WK496170
5221	HF06037	2225018	Desktop	18	Avon Way	Warrwickshire	B50 4GP	House	2	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£63.91	£7.64	£0.00	~	B	Feb-28	EUV	£41.479	£41.479	£41.479	Reval22	WK496170
5222	HF06038	2225020	Desktop	20	Avon Way	Warrwickshire	B50 4GP	House	3	Trad	SO	Shared O/S	Assured	70.00%	Weekly	£106.47	£7.64	£0.00	~	B	Feb-28	EUV	£96.785	£96.785	£96.785	Reval22	WK496188
5223	HF06039	2225024	Desktop	24	Avon Way	Warrwickshire	B50 4GP	House	3	Trad	SO	Shared O/S	Assured	60.00%	Weekly	£82.17	£7.64	£0.00	~	B	Mar-28	EUV	£63.878	£63.878	£63.878	Reval22	WK499189
5224	HF06031	2225026	Desktop	26	Avon Way	Warrwickshire	B50 4GP	House	2	Trad	SO	Shared O/S	Assured	50.00%	Weekly	£63.91	£7.64	£0.00	~	B	Mar-28	EUV	£41.479	£41.479	£41.479	Reval22	WK497187
5225	HF06032	2225028	Desktop	28	Avon Way	Warrwickshire	B50 4GP	House	2	Trad	SO	Shared O/S	Assured	70.00%	Weekly	£89.48	£7.64	£0.00	~	B	Mar-28	EUV	£81.300	£81.300	£81.300	Reval22	WK497186
5226	HF06033	2225030	Desktop	30	Avon Way	Warrwickshire	B50 4GP	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly	£129.22	~	£0.00	£129.22	B	Jan-28	EUV	£79.770	£121.064	£79.770	Reval22	WK501217
5227	HF06034	2225031	Desktop	31	Avon Way	Warrwickshire	B50 4GP	House	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly	£124.45	£5.23	£0.00	£129.22	B	Jan-28	EUV	£79.770	£121.064	£79.770	Reval22	WK501218
5228	HF06035	2225033	Desktop	33	Avon Way	Warrwickshire	B50 4GP	House	2	Trad	GN	Social Rent	Sw Fixed Term	~	Weekly	£124.45	£5.23	£0.00	£129.22	B	Nov-28	EUV	£79.770	£121.064	£79.770	Reval22	WK501789
5229	HF06036	2225035	Desktop	35	Avon Way	Warrwickshire	B50 4GP	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly	£116.71	£5.23	£0.00	£129.22	B	Nov-28	EUV	£74.832	£105.147	£74.832	Reval22	WK501791
5230	HF06037	2225037	Desktop	37	Avon Way	Warrwickshire	B50 4GP	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly	£129.22	~	£0.00	£129.22	B	Nov-28	EUV	£79.770	£121.064	£79.770	Reval22	WK501792
5231	HF06038	2225041	Desktop	41	Avon Way	Warrwickshire	B50 4GP	House	2	Trad	GN	Social Rent	Sw Fixed Term	~	Weekly	£98.45	£7.87	£0.00	£102.22	B	Jun-28	EUV	£63.056	£88.584	£63.056	Reval22	WK500023
5232	HF06039	2225043	Desktop	43	Avon Way	Warrwickshire	B50 4GP	House	1	Trad	GN	Social Rent	Sw Fixed Term	~	Weekly	£98.45	£7.87	£0.00	£102.22	B	Jun-28	EUV	£63.056	£88.584	£63.056	Reval22	WK500023
5233	HF06040	2225045	Desktop	45	Avon Way	Warrwickshire	B50 4GP	House	2	Trad	GN	Social Rent	Sw Fixed Term	~	Weekly	£134.99	£6.99	£0.00	£140.15	B	May-28	EUV	£86.607	£121.670	£86.607	Reval22	WK500576
5234	HF06041	2225047	Desktop	47	Avon Way	Warrwickshire	B50 4GP	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly	£134.99	£6.99	£0.00	£140.15	B	May-28	EUV	£86.607	£121.670	£86.607	Reval22	WK500577
5235	HF06042	2225049	Desktop	49	Avon Way	Warrwickshire	B50 4GP	House	3	Trad	GN	Social Rent	Assured Lifetime	~	Weekly	£134.99	£6.99	£0.00	£140.15	B	May-28	EUV	£86.607	£121.670	£86.607	Reval22	WK500578
5236	HF06043	2225051	Desktop	51	Avon Way	Warrwickshire	B50 4GP	House	3	Trad	GN	Social Rent	Sw Fixed Term	~	Weekly	£134.99	£6.99	£0.00	£140.15	B	May-28	EUV	£86.607	£121.670	£86.607	Reval22	WK500579
5237	HF06044	2225053	Desktop	53	Avon Way	Warrwickshire	B50 4GP	House	3	Trad	GN	Social Rent	Sw Fixed Term	~	Weekly	£98.45	£7.87	£0.00	£102.22	B	May-28	EUV	£63.056	£88.584	£63.056	Reval22	WK498942
5238	HF06045	2225055	Desktop	55	Avon Way	Warrwickshire	B50 4GP	House	3	Trad	GN	Social Rent	Sw Fixed Term	~	Weekly	£134.99	£6.99	£0.00	£140.15	B	May-28	EUV	£86.607	£121.670	£86.607	Reval22	WK498943
5239	HF06046	2225057	Desktop	57	Avon Way	Warrwickshire	B50 4GP	House	3	Trad	GN	Social Rent	Sw Fixed Term	~	Weekly	£98.45	£7.87	£0.00	£102.22	B	May-28	EUV	£63.056	£88.584	£63.056	Reval22	WK498944
5240	HF06047	2225059	Desktop	59	Avon Way	Warrwickshire	B50 4GP	House	3	Trad	GN	Social Rent	Sw Fixed Term	~	Weekly	£97.72	£4.08	£0.00	£101.47	B	May-27	EUV	£62.676	£88.051	£62.676	Reval22	WK491392
5241	HF06048	2225061	Desktop	61	Avon Way	Warrwickshire	B50 4GP	House	3	Trad	GN	Social Rent	Sw Fixed Term	~	Weekly	£97.72	£4.08	£0.00	£101.47	B	May-27	EUV	£62.676	£88.051	£62.676	Reval22	WK491392
5242	HF06049	2225063	Desktop	63	Avon Way	Warrwickshire	B50 4GP	House	3	Trad	GN	Social Rent	Sw Fixed Term	~	Weekly	£97.72	£4.08	£0.00	£101.47	B	May-27	EUV	£62.676	£88.051	£62.676	Reval22	WK491392
5243	HF06050	2225065	Desktop	65	Avon Way	Warrwickshire	B50 4GP	House	3	Trad	GN	Social Rent	Sw Fixed Term</														

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AB Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number			
																							EUH SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)		
12507	HF06191	2237008	Desktop	8	Pickard Place	Wellenbourne	Warwick	Warwicks	CV35 9UR	Mais	1	Trfd	GN	Social Rent	Sw Fixed Term	~	Weekly 52	€98.45	€7.03	€0.00	€102.22	B	Jun-28	EUV	€63,056	€88,544	€63,056	Objdb2	WKS00631
12508	HF06192	2237010	Desktop	10	Pickard Place	Wellenbourne	Warwick	Warwicks	CV35 9UR	House	3	Trfd	GN	Social Rent	Sw Fixed Term	~	Weekly 52	€99.44	€4.39	€0.00	€103.22	B	Jun-28	EUV	€63,816	€89,652	€63,816	Objdb2	WKS00631
12509	HF06193	2237012	Desktop	12	Pickard Place	Wellenbourne	Warwick	Warwicks	CV35 9UR	House	3	Trfd	GN	Social Rent	Sw Fixed Term	~	Weekly 52	€144.09	€4.39	€0.00	€149.11	B	Jun-28	EUV	€92,205	€129,675	€92,205	Objdb2	WKS00631
12510	HF06194	2237014	Desktop	14	Pickard Place	Wellenbourne	Warwick	Warwicks	CV35 9UR	House	3	Trfd	GN	Social Rent	Sw Fixed Term	~	Weekly 52	€149.11	€4.39	€0.00	€149.11	B	Jun-28	EUV	€92,205	€129,675	€92,205	Objdb2	WKS00631
12511	HF06195	2237016	Desktop	16	Pickard Place	Wellenbourne	Warwick	Warwicks	CV35 9UR	House	3	Trfd	GN	Social Rent	Sw Fixed Term	~	Weekly 52	€143.00	€4.39	€0.00	€149.11	B	Jun-28	EUV	€91,925	€129,141	€91,925	Objdb2	WKS00631
12512	HF06196	2237018	Desktop	18	Pickard Place	Wellenbourne	Warwick	Warwicks	CV35 9UR	House	3	Trfd	GN	Social Rent	Sw Fixed Term	~	Weekly 52	€126.82	€4.39	€0.00	€139.28	B	Jun-28	EUV	€81,289	€114,199	€81,289	Objdb2	WKS00631
12513	HF06197	2237020	Desktop	20	Pickard Place	Wellenbourne	Warwick	Warwicks	CV35 9UR	House	3	Trfd	GN	Social Rent	Sw Fixed Term	~	Weekly 52	€131.88	€4.39	€0.00	€149.11	B	Jun-28	EUV	€81,289	€114,199	€81,289	Objdb2	WKS00631
12455	HW06987	1000ALB020001	Desktop	1	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	€167.18	€9.00	€37.90	€129.28	D	May-25	EUV	€118,406	€158,565	€118,406	Objdb2	WKS7377
12454	HW06988	1000ALB020002	Desktop	2	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	€153.57	€9.40	€24.29	€129.28	C	May-25	EUV	€108,538	€145,352	€108,538	Objdb2	WKS7377
12453	HW06989	1000ALB020003	Desktop	3	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	€167.38	€9.60	€38.10	€129.28	C	May-25	EUV	€118,406	€158,565	€118,406	Objdb2	WKS7377
12452	HW06990	1000ALB020004	Desktop	4	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	€167.38	€9.60	€38.12	€132.06	D	May-25	EUV	€118,406	€158,565	€118,406	Objdb2	WKS7377
12451	HW06983	1000ALB020005	Desktop	5	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	€153.36	€9.60	€33.50	€139.86	D	May-25	EUV	€108,538	€145,352	€108,538	Objdb2	WKS7377
12449	HW06981	1000ALB020006	Desktop	6	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	€144.24	€9.60	€12.08	€132.06	C	May-25	EUV	€101,960	€136,542	€101,960	Objdb2	WKS7377
12450	HW06982	1000ALB020007	Desktop	7	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	€167.38	€9.60	€38.10	€129.28	C	May-25	EUV	€118,406	€158,565	€118,406	Objdb2	WKS7377
12448	HW06980	1000ALB020008	Desktop	8	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	€158.41	€9.60	€26.35	€132.06	C	May-25	EUV	€112,297	€150,385	€112,297	Objdb2	WKS7377
12446	HW06978	1000ALB020009	Desktop	9	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	€167.38	€9.60	€38.12	€132.06	C	May-25	EUV	€118,406	€158,565	€118,406	Objdb2	WKS7377
12445	HW06977	1000ALB020010	Desktop	10	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	€143.33	€9.60	€3.47	€139.86	D	May-25	EUV	€101,490	€135,913	€101,490	Objdb2	WKS7377
12447	HW06979	1000ALB020011	Desktop	11	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	€158.87	€9.40	€20.01	€139.86	C	May-25	EUV	€113,237	€151,644	€113,237	Objdb2	WKS7377
12456	HW06988	1000ALB020012	Desktop	12	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	€153.36	€9.60	€24.08	€129.28	B	May-25	EUV	€108,538	€145,352	€108,538	Objdb2	WKS7377
12457	HW06989	1000ALB020014	Desktop	14	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	€126.46	€9.60	€6.18	€129.28	B	May-25	EUV	€95,852	€128,363	€95,852	Objdb2	WKS7377
12464	HW06998	1000ALB020015	Desktop	15	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	SO	Shared O/S	Assured	50.00%	Weekly 52	€92.86	€5.83	€0.00	~	~	May-25	EUV	€60,145	€60,145	€60,145	Objdb2	WKS7377
12463	HW06996	1000ALB020016	Desktop	16	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	SO	Shared O/S	Assured	70.00%	Weekly 52	€93.15	€5.83	€0.00	~	~	May-25	EUV	€60,145	€60,145	€60,145	Objdb2	WKS7377
12462	HW06999	1000ALB020017	Desktop	17	Albert Court	Albert Street	Warwick	Warwicks	CV34 4AF	Mais	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	€122.66	€5.83	€0.00	~	~	May-25	EUV	€120,390	€120,390	€120,390	Objdb2	WKS7377
12458	HW06990	1000ALB010009	Desktop	9	Albert Street	Albert Street	Warwick	Warwicks	CV34 4IX	Mais	2	Trfd	SO	Shared O/S	Assured	15.00%	Weekly 52	€24.47	€5.83	€0.00	~	~	May-25	EUV	€4,770	€4,770	€4,770	Objdb2	WKS7377
12459	HW06992	1000ALB010015	Desktop	15	Albert Street	Albert Street	Warwick	Warwicks	CV34 4IX	Mais	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	n/a	€0.00	€0.00	~	~	May-25	EUV	n/a	n/a	n/a	Objdb2	WKS7377
12460	HW06993	1000ALB010017	Desktop	17	Albert Street	Albert Street	Warwick	Warwicks	CV34 4IX	Mais	2	Trfd	SO	Shared O/S	Assured	65.00%	Weekly 52	€125.65	€5.83	€0.00	~	~	May-25	EUV	€120,556	€120,556	€120,556	Objdb2	WKS7377
12461	HW06994	1000ALB010019	Desktop	19	Albert Street	Albert Street	Warwick	Warwicks	CV34 4IX	Mais	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly 52	€137.65	€5.83	€0.00	~	~	May-25	EUV	€133,771	€133,771	€133,771	Objdb2	WKS7377
5335	HF05791	2201003	Desktop	3	Battersby Close		Warwick	Warwicks	CV34 7AS	House	3	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	€147.85	€3.51	€0.00	€153.52	B	Dec-26	EUV	€94,964	€133,410	€94,964	Reval12	WKS48843
5336	HF05792	2201004	Desktop	4	Battersby Close		Warwick	Warwicks	CV34 7AS	House	3	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	€201.38	€3.45	€0.00	€177.67	B	Feb-27	EUV	€142,838	€191,285	€142,838	Reval12	WKS49502
5337	HF05793	2201005	Desktop	5	Battersby Close		Warwick	Warwicks	CV34 7AS	House	3	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	€131.50	€3.51	€0.00	€136.74	B	Dec-26	EUV	€84,328	€118,468	€84,328	Reval12	WKS48843
5338	HF05794	2201006	Desktop	6	Battersby Close		Warwick	Warwicks	CV34 7AS	House	3	Trfd	GN	Affordable	Assured Lifetime	~	Weekly 52	€167.66	€3.45	€0.00	€127.69	B	Feb-27	EUV	€118,875	€159,195	€118,875	Reval12	WKS49502
5339	HF05795	2201007	Desktop	7	Battersby Close		Warwick	Warwicks	CV34 7AS	House	3	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	€136.21	€3.51	€0.00	€135.07	B	Dec-26	EUV	€87,367	€122,477	€87,367	Reval12	WKS48843
5340	HF05796	2201008	Desktop	8	Battersby Close		Warwick	Warwicks	CV34 7AS	House	3	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	€101.82	€3.45	€0.00	€142.83	B	Dec-26	EUV	€69,252	€142,838	€69,252	Reval12	WKS49502
5341	HF05797	2201009	Desktop	9	Battersby Close		Warwick	Warwicks	CV34 7AS	House	3	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	€149.35	€3.51	€0.00	€155.74	B	Dec-26	EUV	€95,724	€134,477	€95,724	Reval12	WKS48843
7720	HF20951	2273001	Desktop	1	Cox Gardens		Warwick	Warwicks	CV34 7AT	House	3	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	€149.47	€6.18	€0.00	€150.69	B	Jan-30	EUV	€95,724	€134,477	€95,724	Reval12	WKS11020
7719	HF20952	2273002	Desktop	2	Cox Gardens		Warwick	Warwicks	CV34 7AT	House	3	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	€131.82	€6.18	€0.00	€140.61	B	Jan-30	EUV	€81,289	€114,199	€81,289	Reval12	WKS11020
7718	HF20949	2273003	Desktop	3	Cox Gardens		Warwick	Warwicks	CV34 7AT	House	3	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	€126.67	€6.18	€0.00	€149.40	B	Jan-30	EUV	€81,289	€114,199	€81,289	Reval12	WKS11020
7717	HF20948	2273004	Desktop	4	Cox Gardens		Warwick	Warwicks	CV34 7AT	House	3	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	€149.47	€6.18	€0.00	€150.69	B	Jan-30	EUV	€95,724	€134,477	€95,724	Reval12	WKS11020
7716	HF20947	2273005	Desktop	5	Cox Gardens		Warwick	Warwicks	CV34 7AT	House	3	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	€131.82	€6.18	€0.00	€140.61	B	Jan-30	EUV	€81,289	€114,199	€81,289	Reval12	WKS11020
7715	HF20946	2273006	Desktop	6	Cox Gardens		Warwick	Warwicks	CV34 7AT	House	3	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	€138.86	€6.18	€0.00</									

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where retained)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent	MV-STT 2023		MV-STT 2023		Last Valuation Report	Title Number				
																			Target Rent	EPC Band	EPC Expiry	Basic secured			EUV \$H 2023	(Before adjusting for security allocation)	(reflecting security allocation)	
5599	HF06108	2229030	Desktop	30	Palmer Crescent	Warwick	Warwickschire	CV34 7BD	House	2	Trfd	SO	Shared O/S	Assured	65.00%	Weekly	£17.54	£5.12	£0.00	~	B	Mar-28	ELV	£125,821	£125,821	£125,821	Reval22	WM494891
5600	HF06109	2229032	Desktop	32	Palmer Crescent	Warwick	Warwickschire	CV34 7BD	House	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly	£83.04	£5.12	£0.00	~	B	Mar-28	ELV	£116,143	£116,143	£116,143	Reval22	WM494891
5601	HF06110	2229034	Desktop	34	Palmer Crescent	Warwick	Warwickschire	CV34 7BD	House	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly	£88.86	£5.12	£0.00	~	B	Mar-28	ELV	£116,143	£116,143	£116,143	Reval22	WM494891
5602	HF06111	2229036	Desktop	36	Palmer Crescent	Warwick	Warwickschire	CV34 7BD	House	3	Trfd	SO	Shared O/S	Assured	45.00%	Weekly	£120.60	£5.12	£0.00	~	B	Mar-28	ELV	£102,463	£102,463	£102,463	Reval22	WM494891
5603	HF06112	2229038	Desktop	38	Palmer Crescent	Warwick	Warwickschire	CV34 7BD	House	2	Trfd	SO	Shared O/S	Assured	70.00%	Weekly	£106.94	£5.12	£0.00	~	B	Jan-28	ELV	£135,500	£135,500	£135,500	Reval22	WM494891
5604	HF06113	2229040	Desktop	40	Palmer Crescent	Warwick	Warwickschire	CV34 7BD	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£114.57	£5.12	£0.00	~	B	Jan-28	ELV	£145,178	£145,178	£145,178	Reval22	WM494891
5605	HF06114	2229042	Desktop	42	Palmer Crescent	Warwick	Warwickschire	CV34 7BD	House	3	Trfd	SO	Shared O/S	Assured	65.00%	Weekly	£120.60	£5.12	£0.00	~	B	Jan-28	ELV	£148,389	£148,389	£148,389	Reval22	WM494891
5606	HF06115	2229044	Desktop	44	Palmer Crescent	Warwick	Warwickschire	CV34 7BD	House	2	Trfd	SO	Shared O/S	Assured	70.00%	Weekly	£106.94	£5.12	£0.00	~	B	Apr-28	ELV	£135,500	£135,500	£135,500	Reval22	WM494891
5607	HF06116	2229046	Desktop	46	Palmer Crescent	Warwick	Warwickschire	CV34 7BD	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£114.57	£5.12	£0.00	~	B	Apr-28	ELV	£145,178	£145,178	£145,178	Reval22	WM494891
5608	HF06117	2229048	Desktop	48	Palmer Crescent	Warwick	Warwickschire	CV34 7BD	House	2	Trfd	SO	Shared O/S	Assured	70.00%	Weekly	£106.94	£5.12	£0.00	~	B	Apr-28	ELV	£135,500	£135,500	£135,500	Reval22	WM494891
5609	HF06011	2223000	Desktop	30	Peabody Way	Warwick	Warwickschire	CV34 7BE	Bung	2	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly	£138.08	£3.51	£0.00	~	B	Apr-28	ELV	£106,360	£149,419	£106,360	Reval22	WKS03801
5608	HF06012	2223032	Desktop	32	Peabody Way	Warwick	Warwickschire	CV34 7BE	Bung	2	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly	£138.08	£3.51	£0.00	~	B	Apr-28	ELV	£106,360	£149,419	£106,360	Reval22	WKS03801
5420	HF05887	2210003	Desktop	3	Pease Close	Warwick	Warwickschire	CV34 7BA	House	3	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£150.48	£8.40	£0.00	~	B	Apr-27	ELV	£146,215	£146,215	£146,215	Reval22	WM493116
5421	HF05888	2210004	Desktop	4	Pease Close	Warwick	Warwickschire	CV34 7BA	House	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly	£97.08	£8.40	£0.00	~	B	Apr-27	ELV	£116,143	£116,143	£116,143	Reval22	WM493116
5422	HF05889	2210005	Desktop	5	Pease Close	Warwick	Warwickschire	CV34 7BA	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£121.35	£8.40	£0.00	~	B	Sep-27	ELV	£145,178	£145,178	£145,178	Reval22	WM493116
5423	HF05890	2210006	Desktop	6	Pease Close	Warwick	Warwickschire	CV34 7BA	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£121.35	£8.40	£0.00	~	B	Sep-27	ELV	£145,178	£145,178	£145,178	Reval22	WM493116
5424	HF05891	2210007	Desktop	7	Pease Close	Warwick	Warwickschire	CV34 7BA	House	3	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£145.63	£8.40	£0.00	~	B	Sep-27	ELV	£171,103	£171,103	£171,103	Reval22	WM493116
5425	HF05892	2210008	Desktop	8	Pease Close	Warwick	Warwickschire	CV34 7BA	House	2	Trfd	SO	Shared O/S	Assured	50.00%	Weekly	£80.91	£8.40	£0.00	~	B	Sep-27	ELV	£96,785	£96,785	£96,785	Reval22	WM493116
5426	HF05893	2210009	Desktop	9	Pease Close	Warwick	Warwickschire	CV34 7BA	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£121.35	£8.40	£0.00	~	B	Sep-27	ELV	£145,178	£145,178	£145,178	Reval22	WM493116
5427	HF05894	2210010	Desktop	10	Pease Close	Warwick	Warwickschire	CV34 7BA	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£121.35	£8.40	£0.00	~	B	Sep-27	ELV	£145,178	£145,178	£145,178	Reval22	WM493116
5428	HF05895	2210011	Desktop	11	Pease Close	Warwick	Warwickschire	CV34 7BA	House	3	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£145.63	£8.40	£0.00	~	B	Sep-27	ELV	£171,103	£171,103	£171,103	Reval22	WM493116
5661	HF06198	2238002	Desktop	2	Randall Close	Warwick	Warwickschire	CV34 7BF	House	2	Trfd	SO	Shared O/S	Assured	50.00%	Weekly	£79.50	£4.98	£0.00	~	B	Jul-28	ELV	£96,785	£96,785	£96,785	Reval22	WM499208
5662	HF06199	2238004	Desktop	4	Randall Close	Warwick	Warwickschire	CV34 7BF	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£129.25	£4.98	£0.00	~	B	Jul-28	ELV	£145,178	£145,178	£145,178	Reval22	WM499208
5663	HF06200	2238006	Desktop	6	Randall Close	Warwick	Warwickschire	CV34 7BF	House	4	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly	£166.18	£3.51	£0.00	~	B	Jul-28	ELV	£140,547	£197,447	£140,547	Reval22	WM499451
5664	HF06201	2238008	Desktop	8	Randall Close	Warwick	Warwickschire	CV34 7BF	House	4	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly	£166.18	£3.51	£0.00	~	B	Jul-28	ELV	£140,547	£197,447	£140,547	Reval22	WM499451
5665	HF06202	2238010	Desktop	10	Randall Close	Warwick	Warwickschire	CV34 7BF	House	3	Trfd	SO	Shared O/S	Assured	65.00%	Weekly	£120.60	£4.98	£0.00	~	B	Jul-28	ELV	£148,289	£148,289	£148,289	Reval22	WM499451
5666	HF06203	2238012	Desktop	12	Randall Close	Warwick	Warwickschire	CV34 7BF	House	3	Trfd	SO	Shared O/S	Assured	65.00%	Weekly	£100.31	£4.98	£0.00	~	B	Jul-28	ELV	£125,821	£125,821	£125,821	Reval22	WM499451
5667	HF06204	2238014	Desktop	14	Randall Close	Warwick	Warwickschire	CV34 7BF	House	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly	£92.59	£4.98	£0.00	~	B	Jul-29	ELV	£116,143	£116,143	£116,143	Reval22	WM499443
5668	HF06205	2238016	Desktop	16	Randall Close	Warwick	Warwickschire	CV34 7BF	House	3	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£140.30	£4.98	£0.00	~	B	Jul-28	ELV	£171,103	£171,103	£171,103	Reval22	WM499446
5669	HF06206	2238018	Desktop	18	Randall Close	Warwick	Warwickschire	CV34 7BF	House	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly	£120.60	£4.98	£0.00	~	B	Jul-28	ELV	£116,143	£116,143	£116,143	Reval22	WM499446
5670	HF06207	2238020	Desktop	20	Randall Close	Warwick	Warwickschire	CV34 7BF	House	2	Trfd	SO	Shared O/S	Assured	70.00%	Weekly	£108.03	£4.98	£0.00	~	B	Jul-29	ELV	£135,500	£135,500	£135,500	Reval22	WM499424
5671	HF06208	2238022	Desktop	22	Randall Close	Warwick	Warwickschire	CV34 7BF	House	2	Trfd	SO	Shared O/S	Assured	50.00%	Weekly	£93.53	£4.98	£0.00	~	B	Jul-28	ELV	£96,785	£96,785	£96,785	Reval22	WM499426
5672	HF06209	2238024	Desktop	2	Taylor Way	Warwick	Warwickschire	CV34 7BJ	House	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly	£107.26	£4.98	£0.00	~	B	Nov-28	ELV	£116,143	£116,143	£116,143	Reval22	WM498480
5673	HF06210	2238026	Desktop	4	Taylor Way	Warwick	Warwickschire	CV34 7BJ	House	2	Trfd	SO	Shared O/S	Assured	75.00%	Weekly	£137.96	£4.98	£0.00	~	B	Nov-28	ELV	£171,103	£171,103	£171,103	Reval22	WM498480
5674	HF06211	2239005	Desktop	5	Taylor Way	Warwick	Warwickschire	CV34 7BJ	House	2	Trfd	SO	Shared O/S	Assured	70.00%	Weekly	£106.94	£4.98	£0.00	~	B	May-28	ELV	£135,500	£135,500	£135,500	Reval22	WM494891
5675	HF06212	2239006	Desktop	7	Taylor Way	Warwick	Warwickschire	CV34 7BJ	House	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly	£107.26	£4.98	£0.00	~	B	Nov-28	ELV	£116,143	£116,143	£116,143	Reval22	WM494891
5676	HF06213	2239007	Desktop	7	Taylor Way	Warwick	Warwickschire	CV34 7BJ	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly	£91.66	£4.98	£0.00	~	B	Apr-28	ELV	£116,143	£116,143	£116,143	Reval22	WM494891
5677	HF06214	2239008	Desktop	8	Taylor Way	Warwick	Warwickschire	CV34 7BJ	House	3	Trfd	SO	Shared O/S	Assured	65.00%	Weekly	£119.56	£4.98	£0.00	~	B	Nov-28	ELV	£148,289	£148,289	£148,289	Reval22	WM498480
5678	HF06215	2239009	Desktop	9	Taylor Way	Warwick	Warwickschire	CV34 7BJ	House	2	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly	£119.56	£4.98	£0.00	~	B	Nov-28	ELV	£148,289	£148,289	£148,289	Reval22	WM498480
5679	HF06216	2239012	Desktop	12	Taylor Way	Warwick	Warwickschire	CV34 7BJ	Bung	2	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly	£138.86	£3.51	£0.00	~	B	Nov-28	ELV	£106,360	£149,419	£106,360	Reval22	WM498480
7493	HF20266	2271001	Desktop	1	Vickers Way	Warwick	Warwickschire	CV34 7AQ	Flat	1	Trfd	GN	Social Rent	Sy Fixed Term	~	Weekly	£106.28	£14.32	£0.00	~	B	Jul-29	ELV	£67,994	£95,522	£67,994	Reval22	WKS03031
7494	HF20267	2271																										

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number		
																							EUH SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)	
9207	HW05260	SUN010001	Desktop	21	Sunderland Road	BR	West Midlands	B14 6JQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£115.82	£0.23	£0.00	£128.66	D	Dec-31	EVU	£74,452	£104,593	£74,452	Reval22	WM053161	
9177	HW05214	SUN010002	Desktop	22	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£114.99	£1.67	£0.00	£120.47	~	~	EVU	£73,692	£103,526	£73,692	Reval22	WM076861	
9184	HW05221	SUN010004	Desktop	24	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£116.01	£1.47	£0.00	£120.47	C	Apr-25	EVU	£74,452	£104,593	£74,452	Reval22	WM076861	
9188	HW05212	SUN010003	Desktop	25	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£114.99	£1.67	£0.00	£120.47	C	Aug-31	EVU	£74,452	£104,593	£74,452	Reval22	WM076861	
9200	HW05242	SUN010007	Desktop	27	Sunderland Road	BR	West Midlands	B14 6JQ	House	2	Trfd	GN	Shared O/S	Assured	50.00%	Weekly	£67.68	£5.83	£0.00	~	~	~	EVU	£43,899	£43,899	£43,899	Reval22	WM053161
9186	HW05223	SUN010002	Desktop	28	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£108.43	£13.36	£0.00	£120.47	D	Dec-31	EVU	£69,514	£97,656	£69,514	Reval22	WM076861	
9222	HW05343	SUN010029	Desktop	30	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Shared O/S	Assured	40.00%	Weekly	£115.82	£1.70	£0.00	£128.66	~	~	EVU	£74,452	£104,593	£74,452	Reval22	WM053161
9187	HW05224	SUN010003	Desktop	30	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£108.43	£14.76	£0.00	£120.47	D	Aug-31	EVU	£69,514	£97,656	£69,514	Reval22	WM076861	
9222	HW05344	SUN010031	Desktop	31	Sunderland Road	BR	West Midlands	B14 6JQ	House	3	Trfd	GN	Shared O/S	Assured	25.00%	Weekly	£41.30	£5.83	£0.00	~	~	~	EVU	£13,308	£13,308	£13,308	Reval22	WM053161
9188	HW05225	SUN010002	Desktop	32	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£108.43	£13.36	£0.00	£120.47	C	Mar-32	EVU	£69,514	£97,656	£69,514	Reval22	WM076861	
9189	HW05226	SUN010004	Desktop	34	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£108.43	£14.76	£0.00	£120.47	C	Mar-32	EVU	£69,514	£97,656	£69,514	Reval22	WM076861	
9190	HW05227	SUN010006	Desktop	36	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£108.43	£14.76	£0.00	£120.47	D	Mar-32	EVU	£69,514	£97,656	£69,514	Reval22	WM076861	
9191	HW05228	SUN010008	Desktop	38	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£115.82	£1.70	£0.00	£128.66	D	Dec-31	EVU	£74,452	£104,593	£74,452	Reval22	WM076861	
9192	HW05229	SUN010040	Desktop	40	Sunderland Road	BR	West Midlands	B14 6JQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£115.82	£1.70	£0.00	£128.66	D	Aug-31	EVU	£74,452	£104,593	£74,452	Reval22	WM076861	
9193	HW05230	SUN010042	Desktop	42	Sunderland Road	BR	West Midlands	B14 6JQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£115.82	£1.70	£0.00	£128.66	C	May-32	EVU	£74,452	£104,593	£74,452	Reval22	WM076861	
9194	HW05231	SUN010044	Desktop	44	Sunderland Road	BR	West Midlands	B14 6JQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£115.82	£1.70	£0.00	£128.66	D	Aug-31	EVU	£74,452	£104,593	£74,452	Reval22	WM076861	
9195	HW05232	SUN010046	Desktop	46	Sunderland Road	BR	West Midlands	B14 6JQ	House	3	Trfd	GN	Social Rent	Assured	Weekly	£115.82	£1.70	£0.00	£128.66	D	Aug-31	EVU	£74,452	£104,593	£74,452	Reval22	WM076861	
9196	HW05233	SUN010048	Desktop	48	Sunderland Road	BR	West Midlands	B14 6JQ	House	4	Trfd	GN	Social Rent	Assured	Weekly	£125.28	£1.70	£0.00	£139.19	D	Jan-31	EVU	£80,530	£113,132	£80,530	Reval22	WM076861	
9197	HW05234	SUN010050	Desktop	50	Sunderland Road	BR	West Midlands	B14 6JQ	House	2	Trfd	GN	Social Rent	Assured	Weekly	£113.84	£1.80	£0.00	£118.21	D	Aug-28	EVU	£72,933	£102,459	£72,933	Reval22	WM076861	
9198	HW05235	SUN010052	Desktop	52	Sunderland Road	BR	West Midlands	B14 6JQ	House	2	Trfd	GN	Social Rent	Assured	Weekly	£106.39	£1.70	£0.00	£118.21	D	Aug-31	EVU	£68,374	£96,055	£68,374	Reval22	WM053161	
9199	HW05236	SUN010054	Desktop	54	Sunderland Road	BR	West Midlands	B14 6JQ	House	2	Trfd	GN	Social Rent	Assured	Weekly	£106.39	£1.70	£0.00	£118.21	~	~	EVU	£68,374	£96,055	£68,374	Reval22	WM076861	
7836	HM04915	SUN020056	Desktop	54	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£108.43	£13.92	£0.00	£120.47	D	Aug-31	EVU	£69,514	£97,656	£69,514	Reval22	WM053161	
7837	HM04916	SUN020058	Desktop	58	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£108.43	£12.51	£0.00	£120.47	D	Jun-21	EVU	£69,514	£97,656	£69,514	Reval22	WM053161	
7838	HM04917	SUN020060	Desktop	60	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£108.43	£11.68	£0.00	£120.47	D	Dec-31	EVU	£69,514	£97,656	£69,514	Reval22	WM053161	
7839	HM04918	SUN020062	Desktop	62	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£116.01	£15.75	£0.00	£120.47	D	Oct-28	EVU	£74,452	£104,593	£74,452	Reval22	WM053161	
7840	HM04919	SUN020064	Desktop	64	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£120.47	£6.78	£0.00	£120.47	~	~	EVU	£69,514	£97,656	£69,514	Reval22	WM053161	
7841	HM04920	SUN020066	Desktop	66	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£108.43	£6.78	£0.00	£120.47	D	Aug-31	EVU	£69,514	£97,656	£69,514	Reval22	WM053161	
7842	HM04921	SUN020068	Desktop	68	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£108.43	£6.78	£0.00	£120.47	D	Mar-32	EVU	£69,514	£97,656	£69,514	Reval22	WM053161	
7843	HM04922	SUN020070	Desktop	70	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Social Rent	Assured	Weekly	£108.43	£6.78	£0.00	£120.47	D	Mar-32	EVU	£69,514	£97,656	£69,514	Reval22	WM053161	
9224	HW05346	SUN020077	Desktop	70	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Shared O/S	Assured	25.00%	Weekly	£108.43	£6.78	£0.00	£120.47	~	~	EVU	£69,514	£97,656	£69,514	Reval22	WM053161
9224	HW05346	SUN020079	Desktop	70	Sunderland Road	BR	West Midlands	B14 6JQ	Bung	2	Trfd	GN	Shared O/S	Assured	70.00%	Weekly	£108.96	£5.83	£0.00	~	~	~	EVU	£88,721	£98,721	£88,721	Reval22	WM053161
9225	HW05347	SUN020081	Desktop	81	Sunderland Road	BR	West Midlands	B14 6JQ	House	2	Trfd	SO	Shared O/S	Assured	30.00%	Weekly	£33.10	£5.83	£0.00	~	~	~	EVU	£12,859	£12,859	£12,859	Reval22	WM053161
9226	HW05348	SUN020083	Desktop	81	Sunderland Road	BR	West Midlands	B14 6JQ	House	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly	£88.24	£6.88	£0.00	~	~	~	EVU	£79,399	£79,399	£79,399	Reval22	WM053161
9225	HW05264	SUN020085	Desktop	85	Sunderland Road	BR	West Midlands	B14 6JQ	House	2	Trfd	SO	Shared O/S	Assured	Weekly	£123.93	£1.67	£0.00	£128.66	C	Sep-23	EVU	£79,399	£111,511	£79,399	Reval22	WM053161	
9222	HW05265	SUN020087	Desktop	87	Sunderland Road	BR	West Midlands	B14 6JQ	House	2	Trfd	SO	Shared O/S	Assured	Weekly	£104.04	£0.00	£0.00	£118.21	D	Aug-31	EVU	£66,855	£99,921	£66,855	Reval22	WM053161	
9227	HW05266	SUN020089	Desktop	89	Sunderland Road	BR	West Midlands	B14 6JQ	House	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly	£88.12	£5.83	£0.00	~	~	~	EVU	£76,322	£76,322	£76,322	Reval22	WM053161
9228	HW05350	SUN020093	Desktop	93	Sunderland Road	BR	West Midlands	B14 6JQ	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly	£91.86	£5.83	£0.00	~	~	~	EVU	£71,345	£71,345	£71,345	Reval22	WM053161
8993	HW03115	WAR010040	Desktop	40	Wardour Drive	BR	West Midlands	B37 7UA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£114.05	£0.00	£0.00	£126.71	C	Dec-31	MVT	£78,629	£121,117	£121,117	Reval22	WM051980	
8994	HW03116	WAR010042	Desktop	42	Wardour Drive	BR	West Midlands	B37 7UA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£114.05	£0.00	£0.00	£126.71	C	Dec-31	MVT	£78,629	£121,117	£121,117	Reval22	WM051980	
8995	HW03117	WAR010044	Desktop	44	Wardour Drive	BR	West Midlands	B37 7UA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£114.05	£0.00	£0.00	£126.71	D	Dec-23	MVT	£78,629	£121,117	£121,117	Reval22	WM051980	
8996	HW03118	WAR010046	Desktop	46	Wardour Drive	BR	West Midlands	B37 7UA	House	3	Trfd	GN	Affordable	5yr Fixed Term	Weekly	£135.19	£0.00	£8.48	£126.71	D	Oct-31	MVT	£104,511	£138,883	£138,883	Reval22	WM051980	
8997	HW03119	WAR010048	Desktop	48	Wardour Drive	BR	West Midlands	B37 7UA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£114.05	£0.00	£0.00	£126.71	D	Dec-31	MVT	£78,629	£121,117	£121,117	Reval22	WM051980	
8998	HW03120	WAR010049	Desktop	49	Wardour Drive	BR	West Midlands	B37 7UA	House	3	Trfd	GN	Social Rent	Assured	Weekly	£												

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPG Band	EPG Expiry	Basic secured	EUV SH 2023	EUV SH 2023 (before adjusting for security allocation)	EUV SH 2023 (reflecting security allocation)	Last Valuation Report	Title Number	
8789	HW00330	HN2200037	Desktop		37	Hingeston Street	B18 6PU	Flat	1	Trfd	GN	Social Rent	Assured		Weekly 52	£77.20	£6.68	£0.00	£85.77	E	Mar-29	MVT	£46,462	£71,569	£71,569	Reval22	WM306275	
8790	HW00331	HN2200037	Desktop		39	Hingeston Street	B18 6PU	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£94.21	£0.00	£0.00	£94.21	E	Feb-26	MVT	£56,827	£87,535	£87,535	Reval22	WM306275	
8773	HW00314	PT1001046	Desktop		160	Pitsoford Street	B18 6PT	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£97.55	£0.00	£0.00	£108.38	F	Mar-29	MVT	£58,971	£90,838	£90,838	Reval22	WM306275	
8774	HW00315	PT1001046	Desktop		161	Pitsoford Street	B18 6PT	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£97.55	£0.00	£0.00	£108.38	F	Mar-29	MVT	£58,971	£90,838	£90,838	Reval22	WM306275	
8775	HW00316	PT1001046	Desktop		162	Pitsoford Street	B18 6PT	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£94.03	£0.00	£0.00	£108.38	F	Jun-25	MVT	£50,545	£84,482	£84,482	Reval22	WM306275	
8776	HW00317	PT1001046	Desktop		166	Pitsoford Street	B18 6PT	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£97.55	£0.00	£0.00	£108.38	F	Jun-25	MVT	£58,971	£90,838	£90,838	Reval22	WM306275	
8777	HW00318	PT1001046	Desktop		167	Pitsoford Street	B18 6PT	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£97.55	£0.00	£0.00	£108.38	F	Jun-25	MVT	£58,971	£90,838	£90,838	Reval22	WM306275	
9019	HW03147	BR4900108	Full		10	Brandwood Park Road	B14 6QY	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£115.82	£0.00	£0.00	£128.66	E	Jun-30	MVT	£68,441	£97,291	£97,291	Reval22	WM841412	
9020	HW03148	BR4900110	Full		10	Brandwood Park Road	B14 6QY	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£115.82	£0.00	£0.00	£128.66	E	Jun-30	MVT	£68,441	£97,291	£97,291	Reval22	WM841412	
9021	HW03149	BR4900114	Full		114	Brandwood Park Road	B14 6QY	House	4	Trfd	GN	Social Rent	Assured		Weekly 52	£125.28	£0.00	£0.00	£139.19	E	Jun-30	MVT	£79,248	£112,652	£112,652	Reval22	WM841412	
8870	HW01077	BA2001010	Desktop		10	Ballard Walk	B17 6BU	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£112.04	£0.00	£0.00	£124.51	C	Nov-23	MVT	£67,549	£104,951	£104,951	Reval22	WM643908	
8865	HW02552	BA5010006	Desktop		2	Bassett's Grove	B37 6DR	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£134.33	£0.00	£0.00	£127.05	C	Dec-31	MVT	£68,979	£106,253	£106,253	Reval22	WM784841	
8866	HW02553	BA5010006	Desktop		4	Bassett's Grove	B37 6DR	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£103.62	£0.00	£0.00	£115.12	C	Dec-31	MVT	£62,545	£96,343	£96,343	Reval22	WM784841	
8867	HW02554	BA5010006	Desktop		6	Bassett's Grove	B37 6DR	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£103.62	£0.00	£0.00	£115.12	C	Dec-31	MVT	£62,545	£96,343	£96,343	Reval22	WM784841	
8868	HW02555	BA5010008	Desktop		8	Bassett's Grove	B37 6DR	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£103.62	£0.00	£0.00	£115.12	D	Dec-31	MVT	£62,545	£96,343	£96,343	Reval22	WM784841	
8869	HW02556	BA5010010	Desktop		10	Bassett's Grove	B37 6DR	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£103.62	£0.00	£0.00	£115.12	D	Dec-31	MVT	£62,545	£96,343	£96,343	Reval22	WM784841	
8870	HW02557	BA5010012	Desktop		12	Bassett's Grove	B37 6DR	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£114.53	£0.00	£0.00	£127.05	C	Sep-31	MVT	£68,979	£106,253	£106,253	Reval22	WM784841	
9057	HW03733	W5010002	Desktop		2	Wishaw Grove	B37 6DS	House	3	Trfd	GN	Shared O/S	Assured	50.00%	Weekly 52	£54.12	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~
8861	HW02548	W5010004	Desktop		4	Wishaw Grove	B37 6DS	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£108.88	£0.00	£0.00	£115.12	~	~	~	~	~	~	~	~	~
9058	HW03765	YOR040005	Desktop		5	Yorkwood Drive	B37 6DU	House	2	Trfd	SO	Shared O/S	Assured	50.00%	Weekly 52	£45.89	£5.83	£0.00	~	~	~	~	~	~	~	~	~	
8863	HW02550	W5010008	Desktop		8	Wishaw Grove	B37 6DS	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£114.33	£0.00	£0.00	£127.05	C	Sep-31	MVT	£68,979	£106,253	£106,253	Reval22	WM784841	
8864	HW02551	W5010010	Desktop		10	Wishaw Grove	B37 6DS	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£103.62	£0.00	£0.00	£117.05	C	Sep-31	MVT	£62,545	£96,343	£96,343	Reval22	WM784841	
9059	HW03766	YOR040005	Desktop		5	Yorkwood Drive	B37 6DU	House	2	Trfd	SO	Shared O/S	Assured	50.00%	Weekly 52	£45.89	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~
8865	HW02552	W5010002	Desktop		2	Wishaw Grove	B37 6DS	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£54.12	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~
8866	HW02553	W5010004	Desktop		4	Wishaw Grove	B37 6DS	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£108.88	£0.00	£0.00	£115.12	~	~	~	~	~	~	~	~	~
8867	HW02554	W5010006	Desktop		6	Wishaw Grove	B37 6DS	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£108.88	£0.00	£0.00	£115.12	~	~	~	~	~	~	~	~	~
8868	HW02555	W5010008	Desktop		8	Wishaw Grove	B37 6DS	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£114.33	£0.00	£0.00	£127.05	C	Sep-31	MVT	£68,979	£106,253	£106,253	Reval22	WM784841	
8869	HW02556	W5010010	Desktop		10	Wishaw Grove	B37 6DS	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£103.62	£0.00	£0.00	£117.05	C	Sep-31	MVT	£62,545	£96,343	£96,343	Reval22	WM784841	
8870	HW02557	W5010012	Desktop		12	Wishaw Grove	B37 6DS	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£114.53	£0.00	£0.00	£127.05	C	Sep-31	MVT	£68,979	£106,253	£106,253	Reval22	WM784841	
8871	HW02558	YOR040011	Desktop		11	Yorkwood Drive	B37 6DU	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£103.62	£0.00	£0.00	£115.12	C	Mar-32	MVT	£62,545	£96,343	£96,343	Reval22	WM784841	
8872	HW02559	YOR040012	Desktop		12	Yorkwood Drive	B37 6DU	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£103.62	£0.00	£0.00	£115.12	C	Mar-32	MVT	£62,545	£96,343	£96,343	Reval22	WM784841	
8873	HW02560	YOR040017	Desktop		17	Yorkwood Drive	B37 6DU	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£114.33	£0.00	£0.00	£127.05	C	Sep-31	MVT	£68,979	£106,253	£106,253	Reval22	WM784841	
8851	HW01058	C50100005	Desktop		5	Costock Close	B37 7GG	House	2	Trfd	GN	Affordable	10yr Fixed Term		Weekly 52	£136.64	£0.00	£23.15	£113.49	C	Aug-27	MVT	£96,792	£129,621	£96,792	Reval22	WM796518	
8865	HW01072	C50100007	Desktop		7	Costock Close	B37 7GG	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£114.61	£0.00	£0.00	£127.31	C	Sep-31	MVT	£73,692	£103,526	£73,692	Reval22	WM796518	
8866	HW01073	C50100008	Desktop		8	Costock Close	B37 7GG	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£114.61	£0.00	£0.00	£127.31	C	Sep-31	MVT	£73,692	£103,526	£73,692	Reval22	WM796518	
8869	HW01076	C50100009	Desktop		9	Costock Close	B37 7GG	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£114.61	£0.00	£0.00	£127.31	C	Mar-24	MVT	£73,692	£103,526	£73,692	Reval22	WM796518	
8832	HW01039	C50100010	Desktop		10	Costock Close	B37 7GG	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£109.31	£0.00	£0.00	£113.49	C	Sep-29	MVT	£70,274	£98,723	£70,274	Reval22	WM796518	
8833	HW01040	C50100011	Desktop		11	Costock Close	B37 7GG	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£109.31	£0.00	£0.00	£113.49	C	Sep-29	MVT	£70,274	£98,723	£70,274	Reval22	WM796518	
8835	HW01042	C50100012	Desktop		12	Costock Close	B37 7GG	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£102.15	£0.00	£0.00	£113.49	C	Sep-31	MVT	£65,335	£91,786	£65,335	Reval22	WM796518	
8837	HW01044	C50100013	Desktop		13	Costock Close	B37 7GG	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£102.15	£0.00	£0.00	£113.49	C	Sep-31	MVT	£65,335	£91,786	£65,335	Reval22	WM796518	
8838	HW01045	C50100014	Desktop		14	Costock Close	B37 7GG	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	£114.61	£0.00	£0.00	£127.31	C	Sep-31	MVT	£73,692	£103,526	£73,692	Reval22	WM796518	
8840	HW01047	C50100015	Desktop		15	Costock Close	B37 7GG	House	3	Trfd	GN	Affordable	10yr Fixed Term		Weekly 52	£136.79	£0.00	£9.48	£117.31	D	Dec-24	MVT	£96,792	£129,621	£96,792	Reval22	WM796518	
8843	HW01050	C50100017	Desktop		17	Costock Close	B37 7GG	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£114.61	£0.00	£0.00	£127.31	~	~	~	~	~	~	~	~	~
8844	HW01051	C50100018	Desktop		18	Costock Close	B37 7GG	House	3	Trfd	GN	Social Rent	Assured		Weekly 52	£114.61	£0.00	£0.00	£127.31	~	~	~	~	~	~	~	~	~
8847	HW01054	ENV010002	Desktop</																									

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AB Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number					
																							EUV SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)				
12466	HW04429	BR03200166	Desktop	166		Bromwood Road	B34 6QJ	House	2	Trfd	GN	Social Rent	Assured		Weekly	£101.25	£0.00	£0.00	£112.48	C	Mar-32	EUV	£64,956	£64,956	02/20/22	WM927966					
8956	HW01919	BR00800273	Desktop	273		Browfield Road	B34 7EA	House	2	Trfd	GN	Social Rent	Assured		Weekly	£104.46	£0.00	£0.00	£112.48	D	Oct-24	MVT	£62,903	£96,894	09/24/21	Reval12	WM947291				
12467	HW04430	CL1400002	Desktop	2		Cole Hall Lane	B34 6HN	House	3	Trfd	GN	Social Rent	Assured		Weekly	£101.25	£0.00	£0.00	£112.48	D	Mar-32	EUV	£75,971	£106,728	£75,971	02/20/22	WM927966				
12468	HW04431	CL1400002	Desktop	4		Cole Hall Lane	B34 6HN	House	3	Trfd	GN	Social Rent	Assured		Weekly	£101.25	£0.00	£0.00	£112.48	D	Mar-32	EUV	£75,971	£106,728	£75,971	02/20/22	WM927966				
12469	HW04432	CL1400002	Desktop	6		Cole Hall Lane	B34 6HN	House	3	Trfd	GN	Social Rent	Assured		Weekly	£117.73	£1.40	£0.00	£125.24	C	Mar-32	EUV	£91,166	£128,074	£91,166	02/20/22	WM927966				
12470	HW04433	CL1400002	Desktop	8		Cole Hall Lane	B34 6HN	House	3	Trfd	GN	Social Rent	Assured		Weekly	£110.61	£0.00	£0.00	£122.89	D	Mar-32	EUV	£91,166	£128,074	£91,166	02/20/22	WM927966				
12471	HW04434	CL1400002	Desktop	10		Cole Hall Lane	B34 6HN	House	3	Trfd	GN	Social Rent	Assured		Weekly	£110.61	£0.00	£0.00	£122.89	D	Mar-32	EUV	£91,166	£128,074	£91,166	02/20/22	WM927966				
12472	HW04435	CL1400002	Desktop	12		Cole Hall Lane	B34 6HN	House	3	Trfd	GN	Social Rent	Assured		Weekly	£101.25	£0.00	£0.00	£112.48	C	Mar-32	EUV	£75,971	£106,728	£75,971	02/20/22	WM927966				
12473	HW04436	CL1400002	Desktop	14		Cole Hall Lane	B34 6HN	House	3	Trfd	GN	Social Rent	Assured		Weekly	£114.12	£0.00	£0.00	£122.89	~	~	~	~	~	~	~	~	~	~	~	~
12474	HW04437	CL1400002	Desktop	16		Cole Hall Lane	B34 6HN	House	4	Trfd	GN	Social Rent	Assured		Weekly	£116.34	£0.00	£0.00	£135.59	C	Mar-32	EUV	£104,461	£148,751	£104,461	02/20/22	WM927966				
12475	HW04482	CL1400018	Desktop	18		Cole Hall Lane	B34 6HN	House	2	Trfd	GN	Intermediate	Assured/Shared	100.00%	Weekly	£138.28	£0.00	£0.00	~	~	~	~	~	~	~	~	~	~	~		
12476	HW04483	CL1400020	Desktop	20		Cole Hall Lane	B34 6HN	House	3	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£79.66	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~			
12477	HW04484	CL1400022	Desktop	22		Cole Hall Lane	B34 6HN	House	4	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£92.45	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~			
12478	HW04485	CL1400024	Desktop	24		Cole Hall Lane	B34 6HN	House	3	Trfd	SO	Shared/OVS	Assured	50.00%	Weekly	£55.35	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
12479	HW04486	CL1400026	Desktop	26		Cole Hall Lane	B34 6HN	House	3	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£82.85	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
12480	HW04487	CL1400028	Desktop	28		Cole Hall Lane	B34 6HN	House	4	Trfd	SO	Shared/OVS	Assured	65.00%	Weekly	£72.90	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
12481	HW04488	CL1400030	Desktop	30		Cole Hall Lane	B34 6HN	House	3	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£79.66	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
12482	HW04489	CL1400032	Desktop	32		Cole Hall Lane	B34 6HN	House	2	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£66.90	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
12483	HW04490	CL1400034	Desktop	34		Cole Hall Lane	B34 6HN	House	2	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£67.71	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
12484	HW04491	CL1400036	Desktop	36		Cole Hall Lane	B34 6HN	House	2	Trfd	SO	Shared/OVS	Assured	60.00%	Weekly	£50.92	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
12485	HW04492	CL1400038	Desktop	38		Cole Hall Lane	B34 6HN	House	3	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£57.31	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
12486	HW04493	CL1400040	Desktop	40		Cole Hall Lane	B34 6HN	House	3	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£66.90	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
12487	HW04494	CL1400042	Desktop	42		Cole Hall Lane	B34 6HN	House	2	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£62.11	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
12488	HW04495	CL1400044	Desktop	44		Cole Hall Lane	B34 6HN	House	3	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£73.30	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
12489	HW04496	CL1400046	Desktop	46		Cole Hall Lane	B34 6HN	House	3	Trfd	SO	Shared/OVS	Assured	50.00%	Weekly	£48.77	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
12490	HW04497	CL1400048	Desktop	48		Cole Hall Lane	B34 6HN	House	3	Trfd	SO	Shared/OVS	Assured	70.00%	Weekly	£52.42	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
9074	HW04498	DAR0200102	Desktop	102		Darby Avenue	B34 6JN	House	2	Trfd	SO	Shared/OVS	Assured	40.00%	Weekly	£29.61	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
9075	HW04499	DAR0200104	Desktop	104		Darby Avenue	B34 6JN	House	2	Trfd	SO	Shared/OVS	Assured	50.00%	Weekly	£39.13	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
9076	HW04500	DAR0200106	Desktop	106		Darby Avenue	B34 6JN	House	2	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£67.62	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
9077	HW04501	DAR0200108	Desktop	108		Darby Avenue	B34 6JN	House	2	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£67.62	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
9078	HW04502	DAR0200110	Desktop	110		Darby Avenue	B34 6JN	House	2	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£95.91	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
9079	HW04504	DAR0200114	Desktop	114		Darby Avenue	B34 6JN	House	3	Trfd	SO	Shared/OVS	Assured	65.00%	Weekly	£70.98	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
9080	HW04505	DAR0200116	Desktop	116		Darby Avenue	B34 6JN	House	3	Trfd	SO	Shared/OVS	Assured	55.00%	Weekly	£54.21	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
9081	HW04506	DAR0200118	Desktop	118		Darby Avenue	B34 6JN	House	3	Trfd	SO	Shared/OVS	Assured	60.00%	Weekly	£50.92	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
9082	HW04507	DAR0200120	Desktop	120		Darby Avenue	B34 6JN	House	2	Trfd	SO	Shared/OVS	Assured	60.00%	Weekly	£58.79	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
9083	HW04508	DAR0200122	Desktop	122		Darby Avenue	B34 6JN	House	2	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£103.48	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~	~		
9088	HW01921	FRE010022	Desktop	22		Fresley Road	B34 7QA	House	2	Trfd	GN	Social Rent	Assured		Weekly	£101.25	£0.00	£0.00	£112.48	C	Sep-31	MVT	£61,116	£94,141	£94,141	02/20/22	WM978479				
9084	HW04510	GAL0500037	Desktop	37		Galloway Avenue	B34 6JL	House	2	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£73.30	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~			
9085	HW04512	GAL0500039	Desktop	39		Galloway Avenue	B34 6JL	House	2	Trfd	SO	Shared/OVS	Assured	55.00%	Weekly	£58.33	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~			
9086	HW04513	GAL0500043	Desktop	43		Galloway Avenue	B34 6JL	House	2	Trfd	SO	Shared/OVS	Assured	30.00%	Weekly	£37.25	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~			
9087	HW04514	GAL0500045	Desktop	45		Galloway Avenue	B34 6JL	House	3	Trfd	SO	Shared/OVS	Assured	50.00%	Weekly	£58.33	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~			
9088	HW04515	GAL0500047	Desktop	47		Galloway Avenue	B34 6JL	House	2	Trfd	SO	Shared/OVS	Assured	75.00%	Weekly	£66.90	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~			
9066	HW04438	GAL0400049	Desktop	49		Galloway Avenue	B34 6JL	House	2	Trfd	GN	Social Rent	Assured		Weekly	£105.99	£0.00	£0.00	£112.48	C	Mar-32	MVT	£73,481	£110,106	£110,106	02/20/22	WM926210				
9067	HW04439	GAL0400051	Desktop	51		Galloway Avenue	B34 6JL	House	3	Trfd	GN	Social Rent	Assured		Weekly	£114.12	£0.00	£0.00	£122.89	D	Mar-32	MVT	£85,777	£132,128	£132,128	02/20/22	WM926210				
9089	HW04516	GAL0500055	Desktop	55		Galloway Avenue	B34 6JL	House	3	Trfd	GN	Shared/OVS	Assured	30.00%	Weekly	£48.33	£5.83	£0.00	~	~	~	~	~	~	~	~	~	~			
9090	HW04517	GAL0500057	Desktop	57		Galloway Avenue	B34 6																								

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AB Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number				
																							EUV SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)			
7068	HF14717	BURNHA061	Desktop	61	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AS	House	2	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£121.46	£6.15	£0.00	£126.12	D	Mar-26	EUV	£102.561	£144.383	£102.561	Reval22	WR176305
7069	HF14718	BURNHA061	Desktop	63	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AS	House	3	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£136.23	£6.15	£0.00	£141.45	B	Oct-27	EUV	£123.454	£173.433	£123.454	Reval22	WR176305
7070	HF14719	BURNHA061	Desktop	65	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AS	House	3	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£136.23	£6.47	£0.00	£141.65	B	Oct-27	EUV	£123.454	£173.433	£123.454	Reval22	WR176305
7071	HF14720	BURNHA061	Desktop	67	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AS	House	3	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£121.46	£6.15	£0.00	£126.12	B	Aug-27	EUV	£102.561	£144.083	£102.561	Reval22	WR176209
7072	HF14721	BURNHA069	Desktop	69	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AS	House	4	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£154.29	£6.16	£0.00	£159.45	B	Aug-27	EUV	£138.648	£194.779	£138.648	Reval22	WR176209
7073	HF14722	BURNHA071	Desktop	71	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AS	House	4	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£121.46	£6.15	£0.00	£126.12	B	Aug-27	EUV	£102.561	£144.083	£102.561	Reval22	WR176209
7074	HF14723	BURNHA071	Desktop	73	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AS	House	4	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£121.46	£6.15	£0.00	£126.12	B	Aug-27	EUV	£102.561	£144.083	£102.561	Reval22	WR176209
7075	HF14724	BURNHA075	Desktop	75	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AS	House	4	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£153.76	£6.15	£0.00	£159.65	B	Aug-27	EUV	£138.648	£194.779	£138.648	Reval22	WR176209
7076	HF14725	BURNHA077	Desktop	77	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AS	Flat	1	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£88.39	£7.61	£0.00	£101.81	B	Aug-27	EUV	£55.079	£77.378	£55.079	Reval22	WR176209
7077	HF14727	BURNHA079	Desktop	79	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AS	Flat	1	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£88.05	£7.61	£0.00	£101.81	B	Aug-27	EUV	£55.079	£77.378	£55.079	Reval22	WR176209
7078	HF14728	BURNHA081	Desktop	81	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AS	House	2	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£121.46	£6.15	£0.00	£126.12	B	Aug-27	EUV	£102.561	£144.083	£102.561	Reval22	WR176209
7079	HF14729	BURNHA082	Desktop	82	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AT	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£91.26	£4.98	£0.00	~	B	Mar-27	EUV	£134.808	£134.808	£134.808	Reval22	WR17898
7080	HF14731	BURNHA086	Desktop	86	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AT	House	3	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£136.23	£3.51	£0.00	£141.45	B	Mar-27	EUV	£123.454	£173.433	£123.454	Reval22	WR172166
7081	HF14732	BURNHA086	Desktop	88	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AT	House	2	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£121.46	£3.51	£0.00	£126.12	B	Mar-27	EUV	£102.561	£144.083	£102.561	Reval22	WR172166
7082	HF14733	BURNHA090	Desktop	90	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AT	House	2	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£121.46	£3.51	£0.00	£126.12	B	Mar-27	EUV	£102.561	£144.083	£102.561	Reval22	WR172166
7083	HF14734	BURNHA092	Desktop	92	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AT	Flat	1	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£88.05	£7.03	£0.00	£101.81	B	Mar-27	EUV	£55.079	£77.378	£55.079	Reval22	WR171621
7084	HF14736	BURNHA094	Desktop	94	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AT	Flat	1	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£88.05	£7.03	£0.00	£101.81	B	Mar-27	EUV	£55.079	£77.378	£55.079	Reval22	WR171621
7085	HF14737	BURNHA096	Desktop	96	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AT	Flat	1	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£88.39	£7.07	£0.00	£101.81	B	Mar-27	EUV	£55.079	£77.378	£55.079	Reval22	WR171621
7086	HF14739	BURNHA098	Desktop	98	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AT	Flat	1	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£88.39	£7.07	£0.00	£101.81	B	Mar-27	EUV	£55.079	£77.378	£55.079	Reval22	WR171621
7087	HF14740	BURNHA100	Desktop	100	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AT	House	2	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£121.46	£3.51	£0.00	£126.12	B	Feb-27	EUV	£102.561	£144.083	£102.561	Reval22	WR171621
7088	HF14741	BURNHA102	Desktop	102	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AT	House	2	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£121.79	£3.51	£0.00	£126.12	B	Feb-27	EUV	£102.561	£144.083	£102.561	Reval22	WR171621
7089	HF14742	BURNHA104	Desktop	104	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AT	House	2	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£121.46	£3.51	£0.00	£126.12	B	Feb-27	EUV	£102.561	£144.083	£102.561	Reval22	WR171621
7090	HF14743	BURNHA106	Desktop	106	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AT	House	3	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£126.71	£3.51	£0.00	£141.45	B	Feb-27	EUV	£123.454	£173.433	£123.454	Reval22	WR171621
7091	HF14745	BURNHA121	Desktop	121	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AS	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£91.26	£4.98	£0.00	~	B	Feb-27	EUV	£134.808	£134.808	£134.808	Reval22	WR171625
7092	HF14746	BURNHA123	Desktop	123	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AS	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£91.26	£4.98	£0.00	~	B	Feb-27	EUV	£134.808	£134.808	£134.808	Reval22	WR171626
7093	HF14747	BURNHA125	Desktop	125	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AS	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£91.26	£4.98	£0.00	~	B	Feb-27	EUV	£134.808	£134.808	£134.808	Reval22	WR166120
7094	HF14748	BURNHA127	Desktop	127	Burnham Road		Wythall	Birmingham	Worcestershire	B47 6AS	House	2	Trfd	SO	Shared O/S	Assured	50.00%	Weekly 52	£69.26	£5.98	£0.00	~	D	Mar-30	EUV	£39.329	£39.329	£39.329	Reval22	WR166121
7241	HF16906	HASTC012	Desktop	12 Hastings Close		Wythall	Birmingham	Worcestershire	B47 6AW	Bung	2	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£129.45	£0.81	£0.00	£138.54	B	Feb-26	EUV	£113.957	£160.092	£113.957	Reval22	WR167884	
7242	HF16907	HASTC013	Desktop	13 Hastings Close		Wythall	Birmingham	Worcestershire	B47 6AW	Bung	2	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£133.79	£1.52	£0.00	£148.28	B	Mar-26	EUV	£113.957	£160.092	£113.957	Reval22	WR167884	
5924	HF07975	3400006	Desktop	2 Wythall		Wythall	Birmingham	Worcestershire	B47 6AA	House	2	Trfd	GN	Social Rent	Assured Lifetime	~	Weekly 52	£88.39	£4.98	£0.00	£101.81	B	Nov-26	EUV	£55.079	£77.378	£55.079	Reval22	WR17008	
5925	HF07975	3400006	Desktop	6 Wythall Mews		Wythall	Birmingham	Worcestershire	B47 6AA	House	3	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£136.23	£5.26	£0.00	£141.45	B	Dec-26	EUV	£123.454	£173.433	£123.454	Reval22	WR170511	
5926	HF07976	3400008	Desktop	8 Wythall Mews		Wythall	Birmingham	Worcestershire	B47 6AA	House	3	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£136.23	£5.26	£0.00	£141.45	B	Dec-26	EUV	£123.454	£173.433	£123.454	Reval22	WR170511	
5927	HF07977	3400010	Desktop	10 Wythall Mews		Wythall	Birmingham	Worcestershire	B47 6AA	House	3	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£121.46	£5.26	£0.00	£126.12	B	Nov-26	EUV	£102.561	£144.083	£102.561	Reval22	WR170511	
5928	HF07978	3400012	Desktop	12 Wythall Mews		Wythall	Birmingham	Worcestershire	B47 6AA	House	3	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£121.46	£5.26	£0.00	£126.12	B	Nov-26	EUV	£102.561	£144.083	£102.561	Reval22	WR170511	
5929	HF07979	3400014	Desktop	14 Wythall Mews		Wythall	Birmingham	Worcestershire	B47 6AA	House	3	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£136.23	£5.26	£0.00	£141.45	B	Nov-26	EUV	£123.454	£173.433	£123.454	Reval22	WR170511	
5930	HF07980	3400016	Desktop	16 Wythall Mews		Wythall	Birmingham	Worcestershire	B47 6AA	House	3	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£121.46	£5.26	£0.00	£126.12	B	Nov-26	EUV	£102.561	£144.083	£102.561	Reval22	WR170511	
5931	HF07981	3400018	Desktop	18 Wythall Mews		Wythall	Birmingham	Worcestershire	B47 6AA	House	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£83.11	£4.99	£0.00	~	B	Nov-26	EUV	£111.995	£111.995	£111.995	Reval22	WR169188	
5932	HF07982	3400020	Desktop	20 Wythall Mews		Wythall	Birmingham	Worcestershire	B47 6AA	House	3	Trfd	SO	Shared O/S	Assured	30.00%	Weekly 52	£48.83	£4.99	£0.00	~	B	Nov-26	EUV	£67.404	£67.404	£67.404	Reval22	WR169189	
5933	HF07983	3400022	Desktop	22 Wythall Mews		Wythall	Birmingham	Worcestershire	B47 6AA	House	2	Trfd	GN	Social Rent	Svr Fixed Term	~	Weekly 52	£138.54	£0.81	£0.00	£138.54	B	Oct-26	EUV	£113.957	£160.092	£113.957	Reval22	WR171996	
5934	HF07984	3400032	Desktop																											

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc.	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPG Band	EPG Expiry	Basic secured	EUV SH 2023	MV-STT 2023 (Before adjusting for security allocation)	MV-STT 2023 (Reflecting security allocation)	Last Valuation Report	Title Number			
5056	HF04725	1413015	Desktop		15	Blueshot Drive	WR6 6DF	House	3	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£126.13	£6.15	£0.00	£130.96	B	Mar-29	ELUV	£104.461	£146.751	£104.461	Reval22	WR189719			
5057	HF04726	1413016	Desktop		16	Blueshot Drive	WR6 6DF	House	3	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£126.13	£6.15	£0.00	£130.96	B	Mar-29	ELUV	£104.461	£146.751	£104.461	Reval22	WR189720			
5058	HF04727	1413017	Desktop		17	Blueshot Drive	WR6 6DF	House	3	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£126.13	£6.15	£0.00	£130.96	B	Mar-29	ELUV	£104.461	£146.751	£104.461	Reval22	WR189721			
5059	HF04728	1413018	Desktop		18	Blueshot Drive	WR6 6DF	House	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£86.79	£6.15	£0.00	£90.91	B	Mar-29	ELUV	£68.734	£96.055	£68.734	Reval22	WR189722			
5060	HF04729	1413019	Desktop		19	Blueshot Drive	WR6 6DF	House	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£86.79	£6.15	£0.00	£90.91	B	Mar-29	ELUV	£68.734	£96.055	£68.734	Reval22	WR189723			
5061	HF04730	1413020	Desktop		20	Blueshot Drive	WR6 6DF	House	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£87.03	£6.15	£0.00	£91.16	B	Mar-29	ELUV	£68.734	£96.055	£68.734	Reval22	WR189724			
5062	HF04731	1413021	Desktop		21	Blueshot Drive	WR6 6DF	House	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£87.03	£6.15	£0.00	£91.16	B	Mar-29	ELUV	£68.734	£96.055	£68.734	Reval22	WR189725			
12649	HF05580	2125001	Desktop		1	Winnington Close	WR6 6AU	Bung	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£122.25	£1.76	£0.00	£126.93	C	Jun-25	ELUV	£96.864	£136.078	£96.864	OD50bb	WR57514			
12650	HF05581	2125002	Desktop		2	Winnington Close	WR6 6AU	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£126.17	£1.76	£0.00	£131.02	D	Jun-25	ELUV	£104.461	£146.751	£104.461	OD50bb	WR57514			
12651	HF05582	2125003	Desktop		5	Winnington Close	WR6 6AU	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£127.80	£1.76	£0.00	£132.07	D	Jun-25	ELUV	£104.461	£146.751	£104.461	OD50bb	WR49319			
12652	HF05584	2125006	Desktop		6	Winnington Close	WR6 6AU	House	3	Trad	SO	Shared O/S	Assured	50.00%	Weekly 52	£58.78	£3.24	£0.00	~	~	~	ELUV	£95.057	£95.057	£95.057	OD50bb	WR49319			
12653	HF05585	2125007	Desktop		7	Winnington Close	WR6 6AU	House	3	Trad	SO	Shared O/S	Assured	50.00%	Weekly 52	£54.10	£3.24	£0.00	~	~	~	ELUV	£95.057	£95.057	£95.057	OD50bb	WR49319			
12654	HF05586	2125008	Desktop		8	Winnington Close	WR6 6AU	Bung	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£122.68	£1.77	£0.00	£126.94	C	Jun-25	ELUV	£96.864	£136.078	£96.864	OD50bb	WR49319			
5692	HF06248	2244003	Desktop		3	Woodmanton Close	WR6 6DG	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£110.27	£6.15	£0.00	£114.22	B	Oct-28	ELUV	£89.266	£125.405	£89.266	Reval22	WR182685			
5693	HF06249	2244004	Desktop		5	Woodmanton Close	WR6 6DG	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£110.01	£6.15	£0.00	£114.22	B	Oct-28	ELUV	£89.266	£125.405	£89.266	Reval22	WR182687			
5694	HF06250	2244007	Desktop		27	Woodmanton Close	WR6 6DG	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£110.39	£6.15	£0.00	£114.22	B	Oct-28	ELUV	£89.266	£125.405	£89.266	Reval22	WR182688			
5695	HF06251	2244009	Desktop		29	Woodmanton Close	WR6 6DG	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£110.39	£6.15	£0.00	£114.22	B	Oct-28	ELUV	£89.266	£125.405	£89.266	Reval22	WR182689			
6927	HF12553	832010	Full		10	Emley Close	WR9 0PR	House	3	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£123.38	£1.76	£0.00	£127.77	~	~	~	~	~	~	~	~	~	~	~
6928	HF12554	832012	Full		12	Emley Close	WR9 0PR	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£124.98	£1.76	£0.00	£129.76	~	~	~	~	~	~	~	~	~	~	
6929	HF12555	832014	Full		14	Emley Close	WR9 0PR	House	3	Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£124.98	£1.76	£0.00	£129.76	~	~	~	~	~	~	~	~	~	~	
6930	HF12556	832018	Full		18	Emley Close	WR9 0PR	House	3	Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£124.98	£1.76	£0.00	£129.76	~	~	~	~	~	~	~	~	~	~	
6931	HF12557	832020	Full		20	Emley Close	WR9 0PR	House	3	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£123.47	£1.77	£0.00	£129.76	D	Dec-27	MVT	£117.071	£166.418	£166.418	Reval22	HW148187			
6932	HF12558	832021	Full		21	Emley Close	WR9 0PR	House	3	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£124.98	£1.76	£0.00	£129.76	C	Oct-24	MVT	£117.071	£166.418	£166.418	Reval22	HW148187			
6933	HF12559	832022	Full		22	Emley Close	WR9 0PR	House	3	Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£99.95	£1.76	£0.00	£101.70	~	~	~	~	~	~	~	~	~		
6934	HF12560	832023	Full		23	Emley Close	WR9 0PR	Bung	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£94.62	£1.76	£0.00	£98.25	~	~	~	~	~	~	~	~	~		
6935	HF12561	832024	Full		24	Emley Close	WR9 0PR	Bung	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£94.62	£1.76	£0.00	£98.25	D	Apr-32	MVT	£99.960	£140.815	£140.815	Reval22	HW148187			
6936	HF12562	832025	Full		25	Emley Close	WR9 0PR	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	£96.02	£1.76	£0.00	£99.72	D	Apr-32	MVT	£99.960	£140.815	£140.815	Reval22	HW148187			
6937	HF12563	832026	Full		26	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£111.57	£3.10	£0.00	£115.44	C	May-32	MVT	£99.960	£140.815	£140.815	Reval22	HW148187			
6938	HF12564	832027	Full		27	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£111.18	£1.76	£0.00	£115.44	~	~	~	~	~	~	~	~	~	~	
6939	HF12565	832028	Full		28	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£111.18	£1.76	£0.00	£115.44	~	~	~	~	~	~	~	~	~	~	
6940	HF12566	832031	Full		31	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.57	£1.77	£0.00	£115.44	E	Mar-28	MVT	£99.960	£140.815	£140.815	Reval22	HW148187			
6941	HF12567	832032	Full		32	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.18	£1.76	£0.00	£115.44	~	~	~	~	~	~	~	~	~	~	
6942	HF12568	832033	Full		33	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.18	£1.76	£0.00	£115.44	~	~	~	~	~	~	~	~	~	~	
6943	HF12569	832034	Full		34	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.18	£1.76	£0.00	£115.44	~	~	~	~	~	~	~	~	~	~	
6944	HF12570	832035	Full		35	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.18	£1.76	£0.00	£115.44	~	~	~	~	~	~	~	~	~	~	
6945	HF12571	832036	Full		36	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.18	£1.76	£0.00	£115.44	~	~	~	~	~	~	~	~	~	~	
6946	HF12572	832037	Full		37	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.18	£1.76	£0.00	£115.44	~	~	~	~	~	~	~	~	~	~	
6947	HF12573	832038	Full		38	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.18	£1.76	£0.00	£115.44	~	~	~	~	~	~	~	~	~	~	
6948	HF12574	832039	Full		39	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.18	£1.76	£0.00	£115.44	~	~	~	~	~	~	~	~	~	~	
6949	HF12575	832040	Full		40	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.18	£1.76	£0.00	£115.44	~	~	~	~	~	~	~	~	~	~	
6950	HF12576	832041	Full		41	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.18	£1.76	£0.00	£115.44	~	~	~	~	~	~	~	~	~	~	
6951	HF12577	832042	Full		42	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.18	£1.76	£0.00	£115.44	~	~	~	~	~	~	~	~	~	~	
6952	HF12578	832043	Full		43	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.18	£1.76	£0.00	£115.44	~	~	~	~	~	~	~	~	~	~	
6953	HF12579	832044	Full		44	Emley Close	WR9 0PR	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.18	£1.76	£0.00	£115.44	~	~	~	~	~	~	~	~	~	~	
6954	HF12580	832045	Full		45	Emley Close	WR9 0PR	House	2	Trad	GN	S																		

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number	
																							EUV SH 2023	(Before adjusting for security allocation)			
6672	HF11532	723004	Full	4	Farmers Court		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£110.79	£1.76	£0.00	£115.02	E	May-32	MVT	£48,365	£77,351	£77,351	Reval22	HW148268
6673	HF11533	723012	Full	12	Farmers Court		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£113.32	£1.76	£0.00	£117.67	D	May-32	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6674	HF11534	723016	Full	16	Farmers Court		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£99.77	£1.76	£0.00	£88.83	C	Jul-32	MVT	£30,618	£43,525	£43,525	Reval22	HW148268
6675	HF11535	723018	Full	18	Farmers Court		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£111.69	£1.76	£0.00	£111.69	C	Jul-32	MVT	£48,365	£77,351	£77,351	Reval22	HW148268
6676	HF11536	723020	Full	20	Farmers Court		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£107.56	£1.76	£0.00	£111.70	C	Jul-32	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6677	HF11537	723032	Full	32	Farmers Court		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£107.56	£1.76	£0.00	£111.70	C	Jul-32	MVT	£48,365	£77,351	£77,351	Reval22	HW148268
6678	HF11538	723034	Full	34	Farmers Court		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£111.69	£1.76	£0.00	£111.70	C	Jul-32	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6679	HF11539	723038	Full	38	Farmers Court		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£107.57	£1.76	£0.00	£111.70	C	Jul-32	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
7705	HF20910	723040	Desktop	40	Farmers Court		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£117.18	£1.77	£0.00	£124.95	C	Aug-29	MVT	£57,184	£88,085	£88,085	Reval22	HW144157
6680	HF11540	723042	Full	42	Farmers Court		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£107.56	£1.76	£0.00	£111.69	C	Jun-32	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6681	HF11541	723048	Full	48	Farmers Court		DR0106	GN	3	Non-Trad	GN	Social Rent	Sy Fixed Term	~	Weekly 52	£101.68	£1.76	£0.00	£105.58	C	~	MVT	£50,430	£71,688	£71,688	Reval22	HW148268
6682	HF11543	723054	Full	54	Farmers Court		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£99.43	£1.76	£0.00	£87.42	C	Jun-29	MVT	£30,618	£43,525	£43,525	Reval22	HW148268
6683	HF11544	723056	Full	56	Farmers Court		DR0106	GN	4	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£125.32	£1.76	£0.00	£130.12	D	Feb-31	MVT	£63,038	£89,610	£89,610	Reval22	HW148268
6684	HF11545	723058	Full	58	Farmers Court		DR0106	GN	4	Non-Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£116.31	£1.76	£0.00	£120.77	E	May-32	MVT	£52,900	£84,603	£84,603	Reval22	HW148268
6685	HF11546	723060	Full	60	Farmers Court		DR0106	GN	4	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£113.40	£1.76	£0.00	£117.74	C	Jul-32	MVT	£63,038	£89,610	£89,610	Reval22	HW148268
6686	HF11547	723062	Full	62	Farmers Court		DR0106	GN	4	Non-Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£119.86	£1.76	£0.00	£124.44	C	~	MVT	£63,038	£89,610	£89,610	Reval22	HW148268
6689	HF11563	723090	Full	90	Farmers Green		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£110.79	£1.76	£0.00	£115.02	C	~	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6690	HF11564	726094	Full	94	Farmers Green		DR0106	GN	1	Non-Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£99.43	£1.76	£0.00	£87.42	C	~	MVT	£30,618	£43,525	£43,525	Reval22	HW148268
6691	HF11565	726096	Full	96	Farmers Green		DR0106	GN	1	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£99.44	£1.76	£0.00	£87.42	C	~	MVT	£30,618	£43,525	£43,525	Reval22	HW148268
6692	HF11566	726098	Full	98	Farmers Green		DR0106	GN	2	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£102.32	£1.76	£0.00	£106.24	D	Jul-32	MVT	£50,430	£71,688	£71,688	Reval22	HW148268
6693	HF11567	726104	Full	104	Farmers Green		DR0106	GN	2	Non-Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£104.91	£1.76	£0.00	£108.93	D	Jul-32	MVT	£42,320	£67,682	£67,682	Reval22	HW148268
6694	HF11568	726106	Full	106	Farmers Green		DR0106	GN	2	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£102.32	£1.76	£0.00	£106.24	D	~	MVT	£50,430	£71,688	£71,688	Reval22	HW148268
6695	HF11569	726110	Full	110	Farmers Green		DR0106	GN	1	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£80.08	£1.76	£0.00	£89.16	D	Jul-32	MVT	£30,618	£43,525	£43,525	Reval22	HW148268
6696	HF11570	726112	Full	112	Farmers Green		DR0106	GN	1	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£99.44	£1.76	£0.00	£87.42	C	~	MVT	£30,618	£43,525	£43,525	Reval22	HW148268
6697	HF11571	726114	Full	114	Farmers Green		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£110.79	£1.76	£0.00	£115.02	C	Jul-32	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6698	HF11572	726116	Full	116	Farmers Green		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£110.79	£1.76	£0.00	£115.02	C	~	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6699	HF11573	726124	Full	124	Farmers Green		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£110.79	£1.76	£0.00	£115.02	C	~	MVT	£48,365	£77,351	£77,351	Reval22	HW148268
6700	HF11574	726126	Full	126	Farmers Green		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£110.79	£1.76	£0.00	£115.02	C	~	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6701	HF11575	726128	Full	128	Farmers Green		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.17	£1.77	£0.00	£115.02	C	Sep-28	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6702	HF11576	726130	Full	130	Farmers Green		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£111.69	£1.76	£0.00	£111.69	C	~	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6703	HF11577	726140	Full	140	Farmers Green		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£107.56	£1.76	£0.00	£115.02	C	~	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6704	HF11578	726142	Full	142	Farmers Green		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£107.56	£1.76	£0.00	£111.69	C	~	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6687	HF11549	724026	Full	54	Farmers Piece		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£114.03	£1.76	£0.00	£114.03	C	~	MVT	£48,365	£77,351	£77,351	Reval22	HW148268
6688	HF11549	724070	Full	70	Farmers Piece		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£108.21	£1.76	£0.00	£112.34	C	~	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6768	HF11653	733003	Full	3	Farmers Close		DR0106	GN	4	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£116.00	£1.76	£0.00	£120.44	C	~	MVT	£63,038	£89,610	£89,610	Reval22	HW148268
6769	HF11654	733005	Full	5	Farmers Close		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£112.66	£1.76	£0.00	£118.01	E	~	MVT	£48,365	£77,351	£77,351	Reval22	HW148268
6770	HF11655	733007	Full	7	Farmers Close		DR0106	GN	4	Non-Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£116.00	£1.76	£0.00	£120.44	C	Jul-32	MVT	£52,900	£84,603	£84,603	Reval22	HW148268
6771	HF11656	733011	Full	11	Farmers Close		DR0106	GN	4	Non-Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£118.55	£1.76	£0.00	£123.09	C	Jan-33	MVT	£63,038	£89,610	£89,610	Reval22	HW148268
6772	HF11657	733013	Full	13	Farmers Close		DR0106	GN	3	Non-Trad	GN	Social Rent	Sy Fixed Term	~	Weekly 52	£112.66	£1.76	£0.00	£120.44	D	Aug-28	MVT	£63,038	£89,610	£89,610	Reval22	HW148268
6785	HF11678	736071	Full	71	Farmers Corner		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£113.66	£1.76	£0.00	£118.01	C	~	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6786	HF11679	736077	Full	77	Farmers Corner		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£112.47	£1.76	£0.00	£116.38	D	Oct-31	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6787	HF11680	736083	Full	83	Farmers Corner		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£113.66	£1.76	£0.00	£118.01	C	May-32	MVT	£48,365	£77,351	£77,351	Reval22	HW148268
6788	HF11681	736085	Full	85	Farmers Corner		DR0106	GN	3	Non-Trad	GN	Social Rent	Assured	~	Weekly 52	£110.79	£1.76	£0.00	£115.02	C	~	MVT	£57,635	£81,929	£81,929	Reval22	HW148268
6789	HF11682	736089	Full	89	Farmers Corner		DR01																				

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number	
																							EUV SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)
6644	HF10940	67006	Full	6	Rose Close										Weekly 52	£105.08	£3.06	£0.00	£109.11	~	~	MVT	£64,991	£103,340	£103,340	Reval22	HW148247
6645	HF10941	67007	Full	7	Rose Close										Weekly 52	£105.08	£3.06	£0.00	£109.11	~	~	MVT	£77,447	£110,092	£110,092	Reval22	HW148247
7293	HF19970	1371001	Desktop	1	Shew Corner										Weekly 52	£111.11	£6.20	£0.00	£115.37	B	Mar-29	ELV	£85,468	£120,069	£85,468	Reval22	WR186841
7294	HF19971	1371002	Desktop	3	Shew Corner										Weekly 52	£111.11	£6.20	£0.00	£115.37	B	Mar-29	ELV	£85,468	£120,069	£85,468	Reval22	WR186841
7295	HF19972	1371005	Desktop	5	Shew Corner										Weekly 52	£111.11	£6.20	£0.00	£115.37	B	Mar-29	ELV	£85,468	£120,069	£85,468	Reval22	WR186841
7296	HF19973	1371007	Desktop	7	Shew Corner										Weekly 52	£111.50	£6.21	£0.00	£115.37	B	Mar-29	ELV	£85,468	£120,069	£85,468	Reval22	WR186841
7297	HF19974	1371008	Desktop	8	Shew Corner										Weekly 52	£115.37	£6.20	£0.00	£115.37	B	Mar-29	ELV	£85,468	£120,069	£85,468	Reval22	WR186841
4899	HF04440	1371010	Desktop	10	Shew Corner									60.00%	Weekly 52	£69.21	£5.04	£0.00	£69.21	B	Mar-28	ELV	£93,329	£93,329	£93,329	Reval22	WR180170
7298	HF19975	1371011	Desktop	11	Shew Corner										Weekly 52	£127.89	£6.20	£0.00	£132.79	B	Mar-29	ELV	£94,964	£133,410	£94,964	Reval22	WR186841
4900	HF04441	1371012	Desktop	12	Shew Corner									60.00%	Weekly 52	£69.21	£5.04	£0.00	£69.21	B	Mar-28	ELV	£93,329	£93,329	£93,329	Reval22	WR180159
4901	HF04442	1371014	Desktop	14	Shew Corner										Weekly 52	£90.20	£3.55	£0.00	£93.65	B	Mar-28	ELV	£93,329	£93,329	£93,329	Reval22	WR179537
7299	HF19976	1371015	Desktop	15	Shew Corner										Weekly 52	£127.89	£6.20	£0.00	£132.79	B	Mar-29	ELV	£94,964	£133,410	£94,964	Reval22	WR186841
4902	HF04443	1371016	Desktop	16	Shew Corner									60.00%	Weekly 52	£69.21	£5.04	£0.00	£69.21	B	Mar-28	ELV	£93,329	£93,329	£93,329	Reval22	WR180158
7300	HF19977	1371017	Desktop	17	Shew Corner										Weekly 52	£127.89	£6.20	£0.00	£132.79	B	Mar-29	ELV	£94,964	£133,410	£94,964	Reval22	WR180176
4903	HF04444	1371018	Desktop	18	Shew Corner										Weekly 52	£90.20	£3.55	£0.00	£93.65	B	Apr-28	ELV	£45,583	£64,037	£45,583	Reval22	WR181310
7301	HF19978	1371019	Desktop	19	Shew Corner										Weekly 52	£148.36	£6.20	£0.00	£154.04	B	Feb-29	ELV	£104,461	£146,751	£104,461	Reval22	WR187226
4904	HF04445	1371020	Desktop	20	Shew Corner										Weekly 52	£111.11	£6.20	£0.00	£115.37	B	Mar-29	ELV	£85,468	£120,069	£85,468	Reval22	WR187226
7302	HF19979	1371021	Desktop	21	Shew Corner										Weekly 52	£148.36	£6.20	£0.00	£154.04	B	Feb-29	ELV	£104,461	£146,751	£104,461	Reval22	WR187226
4905	HF04446	1371022	Desktop	22	Shew Corner										Weekly 52	£90.20	£3.55	£0.00	£93.65	B	Jul-28	ELV	£45,583	£64,037	£45,583	Reval22	WR181310
7303	HF19980	1371023	Desktop	23	Shew Corner										Weekly 52	£111.11	£6.20	£0.00	£115.37	B	Mar-29	ELV	£85,468	£120,069	£85,468	Reval22	WR187226
7304	HF19981	1371025	Desktop	25	Shew Corner										Weekly 52	£111.11	£6.20	£0.00	£115.37	B	Mar-29	ELV	£85,468	£120,069	£85,468	Reval22	WR187226
6646	HF11199	696003	Full	3	Singer Hill										Weekly 52	£133.52	£1.78	£0.00	£151.42	C	Aug-32	MVT	£98,497	£121,011	£121,011	Reval22	HW369515
6189	HF09126	539003	Desktop	3	Squirel Bank									60.00%	Weekly 52	£81.55	£5.12	£0.00	£81.55	B	Jul-27	ELV	£103,699	£103,699	£103,699	Reval22	WR173914
6190	HF09127	539005	Desktop	5	Squirel Bank									60.00%	Weekly 52	£81.55	£5.12	£0.00	£81.55	B	Jul-27	ELV	£103,699	£103,699	£103,699	Reval22	WR173915
6191	HF09128	539007	Desktop	7	Squirel Bank										Weekly 52	£126.60	£6.31	£0.00	£131.45	B	Jul-27	ELV	£94,964	£133,410	£94,964	Reval22	WR173916
6192	HF09129	539008	Desktop	9	Squirel Bank									70.00%	Weekly 52	£126.60	£6.31	£0.00	£131.45	B	May-27	ELV	£94,964	£133,410	£94,964	Reval22	WR173916
6193	HF09180	539009	Desktop	9	Squirel Bank										Weekly 52	£126.60	£6.31	£0.00	£131.45	B	May-27	ELV	£94,964	£133,410	£94,964	Reval22	WR173916
6194	HF09181	539010	Desktop	10	Squirel Bank										Weekly 52	£82.52	£5.12	£0.00	~	B	May-27	ELV	£116,661	£116,661	£116,661	Reval22	WR172162
6195	HF09182	539011	Desktop	11	Squirel Bank										Weekly 52	£126.60	£6.31	£0.00	£131.45	B	Jul-27	ELV	£94,964	£133,410	£94,964	Reval22	WR173916
6196	HF09183	539012	Desktop	12	Squirel Bank									55.00%	Weekly 52	£126.60	£6.31	£0.00	£131.45	B	Jul-27	ELV	£94,964	£133,410	£94,964	Reval22	WR173916
6197	HF09184	539013	Desktop	13	Squirel Bank										Weekly 52	£126.60	£6.31	£0.00	£131.45	B	Jul-27	ELV	£94,964	£133,410	£94,964	Reval22	WR173916
6198	HF09185	539017	Desktop	17	Squirel Bank										Weekly 52	£127.04	£6.30	£0.00	£131.45	B	Jul-27	ELV	£94,964	£133,410	£94,964	Reval22	WR173916
6199	HF09186	539021	Desktop	21	Squirel Bank										Weekly 52	£90.20	£3.55	£0.00	£93.65	B	Aug-27	ELV	£45,583	£64,037	£45,583	Reval22	WR175105
6200	HF09187	539021	Desktop	21	Squirel Bank										Weekly 52	£90.20	£3.55	£0.00	£93.65	B	Aug-27	ELV	£45,583	£64,037	£45,583	Reval22	WR175105
6201	HF09188	539023	Desktop	23	Squirel Bank										Weekly 52	£90.20	£3.55	£0.00	£93.65	B	Aug-27	ELV	£45,583	£64,037	£45,583	Reval22	WR175104
6202	HF09189	539023	Desktop	23	Squirel Bank										Weekly 52	£111.11	£6.20	£0.00	£115.37	B	Aug-27	ELV	£85,468	£120,069	£85,468	Reval22	WR175104
6203	HF09190	539027	Desktop	27	Squirel Bank										Weekly 52	£126.60	£6.35	£0.00	£131.45	B	Jul-27	ELV	£94,964	£133,410	£94,964	Reval22	WR173104
6454	HF09875	589006	Desktop	6	Stout Close									60.00%	Weekly 52	£69.21	£5.04	£0.00	~	B	Nov-27	ELV	£93,329	£93,329	£93,329	Reval22	WR178883
6455	HF09876	589026	Desktop	6	Thatchers Green									60.00%	Weekly 52	£118.11	£1.79	£0.00	£124.37	C	Aug-32	MVT	£66,427	£104,394	£66,427	Reval22	HW148247
6638	HF10739	657054	Full	54	Thatchers Green										Weekly 52	£139.34	£1.79	£0.00	£146.53	~	~	MVT	£85,187	£104,658	£104,658	Reval22	HW148247
6637	HF10734	653041	Full	41	Thatchers Piece										Weekly 52	£151.31	£1.79	£35.54	£115.77	D	Jun-32	MVT	£85,187	£104,658	£104,658	Reval22	HW148247
6639	HF12208	697036	Full	6	The Butts										Weekly 52	£151.31	£1.79	£24.20	£127.21	C	Aug-32	MVT	£85,497	£121,011	£121,011	Reval22	HW355307
6632	HF10696	646004	Full	4	The Firs										Weekly 52	£124.75	£0.00	£0.00	£125.53	D	Mar-24	MVT	£87,849	£107,929	£107,929	Reval22	HW128235
6532	HF10195	613005	Full	5	The Ridgeway										Weekly 52	£121.69	£1.76	£0.00	£126.35	C	Jul-32	MVT	£87,941	£116,247	£116,247	Reval22	HW148247
6533	HF10197	613009	Full	9	The Ridgeway										Weekly 52	£117.17	£1.76	£0.00	£124.37	C	Jan-32	MVT	£64,827	£104,394	£104,394	Reval22	HW148247
6534	HF10198	613011	Full	11	The Ridgeway										Weekly 52	£139.34	£1.76	£0.00	£124.37	C	Jan-32	MVT	£87,941	£116,247	£116,247	Reval22	HW148247
6535	HF10199	613013	Full	13	The Ridgeway										Weekly 52	£139.34	£1.76	£0.00	£124.37	C	Jan-32	MVT	£87				

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number			
																							EUV \$H 2023	(Before adjusting for security allocation)			(reflecting security allocation)		
6585	HF10293	617018	Full	18	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£117.17	£1.76	£0.00	£121.67	C	Jul-32	MVT	£87.941	£116.247	£116.247	Renval22	HW148247	
6586	HF10294	617020	Full	20	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£117.17	£1.76	£0.00	£121.67	C	Jul-30	MVT	£87.941	£116.247	£116.247	Renval22	HW148247	
6587	HF10295	617022	Full	22	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	House	3	Non-Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£118.42	£1.76	£0.00	£124.37	C	Dec-30	MVT	£87.941	£116.247	£116.247	Renval22	HW148247	
6588	HF10296	617023	Full	24	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	House	3	Non-Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£124.37	£1.76	£0.00	£124.37	C	Jul-32	MVT	£87.941	£116.247	£116.247	Renval22	HW148247	
6589	HF10298	617025	Full	25	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	House	3	Non-Trad	GN	Social Rent	Assured Protected	Weekly 52	£119.79	£1.76	£0.00	£124.37	C	Aug-32	MVT	£64.827	£104.394	£104.394	Renval22	HW148247	
6590	HF10299	617026	Full	26	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£119.79	£1.76	£0.00	£124.37	C	~	MVT	£87.941	£116.247	£116.247	Renval22	HW148247	
6591	HF10300	617027	Full	27	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£119.79	£1.76	£0.00	£124.37	C	May-32	MVT	£87.941	£116.247	£116.247	Renval22	HW148247	
6592	HF10301	617029	Full	29	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	House	3	Non-Trad	GN	Affordable	Assured Lifetime	Weekly 52	£141.61	£1.79	£0.00	£148.90	~	~	MVT	£87.941	£116.247	£116.247	Renval22	HW148247	
6593	HF10302	617030	Full	30	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£119.79	£1.76	£0.00	£124.37	~	~	MVT	£87.941	£116.247	£116.247	Renval22	HW148247	
6594	HF10303	617031	Full	31	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	House	3	Non-Trad	GN	Social Rent	Assured Protected	Weekly 52	£119.79	£1.76	£0.00	£124.37	C	Jul-32	MVT	£64.827	£104.394	£104.394	Renval22	HW148247	
6595	HF10304	617033	Full	33	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	House	3	Non-Trad	GN	Social Rent	Affordable	Assured Lifetime	Weekly 52	£142.10	£1.79	£0.00	£149.40	~	~	MVT	£87.941	£116.247	£116.247	Renval22	HW148247
6596	HF10306	617035	Full	35	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£117.17	£1.76	£0.00	£121.67	~	~	MVT	£87.941	£116.247	£116.247	Renval22	HW148247	
6597	HF10307	617036	Full	36	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	House	3	Non-Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£115.47	£0.41	£0.00	£124.37	C	Jan-32	MVT	£87.941	£116.247	£116.247	Renval22	HW148247	
6598	HF10309	617038	Full	38	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£119.79	£1.76	£0.00	£124.37	~	~	MVT	£87.941	£116.247	£116.247	Renval22	HW148247	
6581	HF10287	617011A	Full	11A	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	Flat	2	Trad	GN	Social Rent	Assured Protected	Weekly 52	£100.73	£1.76	£0.00	£104.60	C	May-32	MVT	£42.320	£67.682	£67.682	Renval22	HW148247	
6582	HF10288	617011B	Full	11B	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	Flat	2	Trad	Other	Leasehold	Former Right to Buy	0.00%	Weekly 52	n/a	£1.37	£0.00	£104.60	~	~	MVT	n/a	n/a	n/a	Renval22	HW148247
6576	HF10279	617005A	Full	5A	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£100.73	£1.76	£0.00	£104.60	~	~	MVT	£50.430	£71.688	£71.688	Renval22	HW148247	
6576	HF10280	617005B	Full	5B	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	Flat	2	Trad	GN	Social Rent	Assured Protected	Weekly 52	£100.73	£1.76	£0.00	£104.60	~	~	MVT	£42.320	£67.682	£67.682	Renval22	HW148247	
6578	HF10284	617009A	Full	9A	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£100.73	£1.76	£0.00	£104.60	~	~	MVT	£50.430	£71.688	£71.688	Renval22	HW148247	
6579	HF10285	617009B	Full	9B	Winlow Avenue		Droitwich	Worcestershire	WR9 8PX	Flat	2	Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£99.53	£1.76	£0.00	£104.60	~	~	MVT	£50.430	£71.688	£71.688	Renval22	HW148247	
6714	HF11589	728017	Full	17	Woodmans Close		Droitwich	Worcestershire	WR9 9EW	House	3	Non-Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£110.78	£1.76	£0.00	£115.01	~	~	MVT	£57.635	£81.929	£81.929	Renval22	HW148268	
6715	HF11590	728023	Full	23	Woodmans Close		Droitwich	Worcestershire	WR9 9EW	House	4	Non-Trad	GN	Social Rent	Assured	Weekly 52	£119.20	£1.76	£0.00	£123.77	~	~	MVT	£63.038	£89.610	£89.610	Renval22	HW148268	
6716	HF11591	728029	Full	29	Woodmans Close		Droitwich	Worcestershire	WR9 9EW	House	4	Non-Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£122.41	£1.76	£0.00	£127.09	~	~	MVT	£63.038	£89.610	£89.610	Renval22	HW148268	
6717	HF11592	728031	Full	31	Woodmans Close		Droitwich	Worcestershire	WR9 9EW	House	3	Non-Trad	GN	Social Rent	Sy Fixed Term	Weekly 52	£112.37	£1.76	£0.00	£116.69	C	Sep-29	MVT	£57.635	£81.929	£81.929	Renval22	HW148268	
6718	HF11593	728033	Full	33	Woodmans Close		Droitwich	Worcestershire	WR9 9EW	House	2	Non-Trad	GN	Social Rent	Assured Protected	Weekly 52	£102.32	£1.76	£0.00	£106.24	~	~	MVT	£42.320	£67.682	£67.682	Renval22	HW148268	
6719	HF11594	728035	Full	35	Woodmans Close		Droitwich	Worcestershire	WR9 9EW	House	1	Non-Trad	GN	Social Rent	Assured Protected	Weekly 52	£78.54	£1.76	£0.00	£92.48	C	Aug-32	MVT	£25.644	£41.003	£41.003	Renval22	HW148268	
6720	HF11595	728039	Full	39	Woodmans Close		Droitwich	Worcestershire	WR9 9EW	Flat	3	Non-Trad	GN	Social Rent	Sy Fixed Term	Weekly 52	£94.43	£1.76	£0.00	£82.47	~	~	MVT	£30.618	£43.525	£43.525	Renval22	HW148268	
6721	HF11597	728043	Full	43	Woodmans Close		Droitwich	Worcestershire	WR9 9EW	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£109.81	£1.04	£0.00	£114.03	~	~	MVT	£48.365	£77.351	£77.351	Renval22	HW148268	
6722	HF11600	728046	Full	46	Woodmans Green		Droitwich	Worcestershire	WR9 9ES	Flat	1	Non-Trad	GN	Social Rent	Sy Fixed Term	Weekly 52	£78.54	£1.39	£0.00	£81.54	~	~	MVT	£30.618	£43.525	£43.525	Renval22	HW148268	
6723	HF11601	728047	Full	47	Woodmans Green		Droitwich	Worcestershire	WR9 9ES	Flat	1	Non-Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£78.54	£1.76	£0.00	£80.80	~	~	MVT	£30.618	£43.525	£43.525	Renval22	HW148268	
6752	HF11617	730064	Full	64	Woodmans Green		Droitwich	Worcestershire	WR9 9ES	House	3	Non-Trad	GN	Social Rent	Assured Protected	Weekly 52	£105.96	£1.76	£0.00	£110.02	~	~	MVT	£48.365	£77.351	£77.351	Renval22	HW148268	
6753	HF11618	730068	Full	68	Woodmans Green		Droitwich	Worcestershire	WR9 9ES	House	2	Non-Trad	GN	Social Rent	Assured	Weekly 52	£97.51	£1.76	£0.00	£101.25	D	Feb-31	MVT	£50.430	£71.688	£71.688	Renval22	HW148268	
6754	HF11619	730070	Full	70	Woodmans Green		Droitwich	Worcestershire	WR9 9ES	House	2	Non-Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£109.81	£1.76	£0.00	£109.81	~	~	MVT	£50.430	£71.688	£71.688	Renval22	HW148268	
6755	HF11640	730272	Full	72	Woodmans Green		Droitwich	Worcestershire	WR9 9ES	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£107.56	£1.76	£0.00	£115.29	~	~	MVT	£57.635	£81.929	£81.929	Renval22	HW148268	
6756	HF11641	730274	Full	74	Woodmans Green		Droitwich	Worcestershire	WR9 9ES	Flat	3	Non-Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£77.82	£1.76	£0.00	£80.80	D	Jan-33	MVT	£30.618	£43.525	£43.525	Renval22	HW148268	
6757	HF11642	730275	Full	75	Woodmans Green		Droitwich	Worcestershire	WR9 9ES	Flat	1	Non-Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£78.54	£1.76	£0.00	£80.80	D	Jan-33	MVT	£30.618	£43.525	£43.525	Renval22	HW148268	
6758	HF11643	730280	Full	80	Woodmans Green		Droitwich	Worcestershire	WR9 9ES	House	3	Non-Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£105.95	£1.76	£0.00	£110.01	C	Dec-24	MVT	£57.635	£81.929	£81.929	Renval22	HW148268	
6759	HF11644	730282	Full	82	Woodmans Green		Droitwich	Worcestershire	WR9 9ES	House	3	Non-Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£105.95	£1.76	£0.00	£110.01	C	Jan-24	MVT	£57.635	£81.929	£81.929	Renval22	HW148268	
6760	HF11645	730283	Full	83	Woodmans Green		Droitwich	Worcestershire	WR9 9ES	House	3	Non-Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£105.95	£1.76	£0.00	£110.01	C	Sep-28	MVT	£57.635	£81.929	£81.929	Renval22	HW148268	
6761	HF11646	730288	Full	88	Woodmans Green		Droitwich	Worcestershire	WR9 9ES	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£110.79	£1.76	£0.00	£115.02	~	~	MVT	£57.635	£81.929	£81.929	Renval22	HW148268	
6762	HF11647	730292	Full	92	Woodmans Green		Droitwich	Worcestershire	WR9 9ES	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£109.16	£1.76	£0.00	£113.34	~	~	MVT	£57.635	£81.929	£81.929	Renval22	HW148268	
6763	HF11648	730297	Full	94	Woodmans Green		Droitwich	Worcestershire	WR9 9ES	House	3	Non-Trad	GN	Social Rent	Assured														

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AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Desc	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number						
																							EUV SH 2023	(Before adjusting for security allocation)								
4962	HF04585	1392019	Desktop		19	Darke Croft				Evesham	Worcestershire	WR11 2SG	Bung	1	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	£85.92	£73.70	€0.00	€89.21	B	Jul-28	ELV	€79.70	€112.064	€79.70	Reval22	WR182221
4963	HF04586	1392021	Desktop		21	Darke Croft				Evesham	Worcestershire	WR11 2SG	Bung	1	Trad	GN	Social Rent	Sy Fixed Term	~	Weekly 52	£85.92	£73.70	€0.00	€89.21	B	Jul-28	ELV	€79.70	€112.064	€79.70	Reval22	WR182221
6220	HF09210	542017	Desktop		17	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	2	Trad	SO	Shared O/S	Assured	60.00%	Weekly 52	€67.53	€14.70	€0.00	~	B	Aug-26	ELV	€89.181	€89.181	€89.181	Reval22	WR167854
6221	HF09211	542018	Desktop		18	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	2	Trad	SO	Shared O/S	Assured	60.00%	Weekly 52	€67.53	€14.70	€0.00	~	B	Aug-26	ELV	€89.181	€89.181	€89.181	Reval22	WR167853
6222	HF09212	542021	Desktop		21	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	3	Trad	SO	Shared O/S	Assured	60.00%	Weekly 52	€78.96	€14.70	€0.00	~	B	Aug-26	ELV	€101.625	€101.625	€101.625	Reval22	WR179316
6223	HF09213	542023	Desktop		23	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	4	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€153.27	€17.76	€0.00	€119.14	B	May-26	ELV	€98.763	€138.746	€98.763	Reval22	WR179315
6224	HF09214	542024	Desktop		24	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	4	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€153.27	€17.76	€0.00	€119.14	B	May-26	ELV	€98.763	€138.746	€98.763	Reval22	WR167849
6225	HF09215	542027	Desktop		27	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	4	Trad	SO	Shared O/S	Assured	60.00%	Weekly 52	€85.19	€14.70	€0.00	~	B	May-26	ELV	€101.625	€101.625	€101.625	Reval22	WR167848
6226	HF09216	542029	Desktop		29	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	3	Trad	SO	Shared O/S	Assured	70.00%	Weekly 52	€92.11	€14.70	€0.00	~	B	May-26	ELV	€118.562	€118.562	€118.562	Reval22	WR167013
6227	HF09217	542030	Desktop		30	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	2	Trad	SO	Shared O/S	Assured	60.00%	Weekly 52	€68.57	€14.70	€0.00	~	B	Apr-26	ELV	€89.181	€89.181	€89.181	Reval22	WR166452
6228	HF09218	542031	Desktop		31	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	2	Trad	SO	Shared O/S	Assured	50.00%	Weekly 52	€55.41	€14.70	€0.00	~	B	May-26	ELV	€74.317	€74.317	€74.317	Reval22	WR167011
6229	HF09219	542032	Desktop		32	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	2	Trad	SO	Shared O/S	Assured	50.00%	Weekly 52	€57.14	€16.70	€0.00	~	B	Apr-26	ELV	€74.317	€74.317	€74.317	Reval22	WR166453
6230	HF09220	542033	Desktop		33	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	2	Trad	SO	Shared O/S	Assured	35.00%	Weekly 52	€38.79	€14.70	€0.00	~	B	May-26	ELV	€52.022	€52.022	€52.022	Reval22	WR167010
6231	HF09221	542034	Desktop		34	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	3	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€129.30	€0.00	€0.00	€134.24	B	Apr-26	ELV	€93.095	€130.742	€93.095	Reval22	WR166454
6232	HF09222	542035	Desktop		35	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	3	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€78.96	€14.70	€0.00	~	B	May-26	ELV	€101.625	€101.625	€101.625	Reval22	WR167009
6233	HF09223	542036	Desktop		36	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	2	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€114.92	€17.76	€0.00	€119.32	B	Apr-26	ELV	€81.669	€114.733	€81.669	Reval22	WR166456
6234	HF09224	542037	Desktop		37	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	4	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€153.27	€17.76	€0.00	€119.32	B	Apr-26	ELV	€98.763	€138.746	€98.763	Reval22	WR167008
6235	HF09225	542038	Desktop		38	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	2	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€114.92	€17.76	€0.00	€119.32	B	Apr-26	ELV	€81.669	€114.733	€81.669	Reval22	WR166457
6236	HF09226	542039	Desktop		39	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	4	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€153.27	€17.76	€0.00	€119.32	B	May-26	ELV	€98.763	€138.746	€98.763	Reval22	WR167006
6237	HF09227	542040	Desktop		40	Egremont Close				Evesham	Worcestershire	WR11 3JL	House	3	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€129.30	€0.00	€0.00	€134.24	B	Apr-26	ELV	€93.095	€130.742	€93.095	Reval22	WR166458
6350	HF09470	564003	Desktop		3	Eston Way				Evesham	Worcestershire	WR11 2RZ	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€107.46	€0.00	€0.00	€111.56	B	Oct-26	ELV	€83.569	€117.401	€83.569	Reval22	WR169609
6351	HF20317	564004	Desktop		4	Eston Way				Evesham	Worcestershire	WR11 2RZ	House	4	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€86.32	€0.00	€0.00	€89.62	B	May-29	ELV	€46.533	€65.371	€46.533	Reval22	WR186846
7536	HF20318	564006	Desktop		6	Eston Way				Evesham	Worcestershire	WR11 2RZ	House	4	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€130.73	€0.00	€0.00	€135.74	B	Apr-29	ELV	€108.259	€152.087	€108.259	Reval22	WR186845
7537	HF20319	564008	Desktop		8	Eston Way				Evesham	Worcestershire	WR11 2RZ	House	4	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€130.73	€0.00	€0.00	€135.74	B	Apr-29	ELV	€108.259	€152.087	€108.259	Reval22	WR186846
6351	HF09471	564023	Desktop		23	Eston Way				Evesham	Worcestershire	WR11 2RZ	House	2	Trad	GN	Social Rent	Assured	60.00%	Weekly 52	€66.49	€3.53	€0.00	~	B	Apr-26	ELV	€91.255	€91.255	€91.255	Reval22	WR165871
6352	HF09472	564024	Desktop		24	Eston Way				Evesham	Worcestershire	WR11 2RZ	House	3	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€124.62	€0.00	€0.00	€124.62	B	Apr-26	ELV	€98.763	€138.746	€98.763	Reval22	WR165872
6353	HF09473	564027	Desktop		27	Eston Way				Evesham	Worcestershire	WR11 2RZ	House	3	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€119.06	€0.00	€0.00	€123.62	B	Apr-26	ELV	€98.763	€138.746	€98.763	Reval22	WR165872
6354	HF09474	564029	Desktop		29	Eston Way				Evesham	Worcestershire	WR11 2RZ	House	3	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€119.06	€0.00	€0.00	€123.62	B	Apr-26	ELV	€98.763	€138.746	€98.763	Reval22	WR165872
6355	HF09475	565030	Desktop		30	Greengate Way				Evesham	Worcestershire	WR11 2AN	House	3	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€119.06	€0.00	€0.00	€123.62	B	Apr-26	ELV	€98.763	€138.746	€98.763	Reval22	WR165872
6356	HF09476	565031	Desktop		31	Greengate Way				Evesham	Worcestershire	WR11 2AN	House	3	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€119.06	€0.00	€0.00	€123.62	B	Apr-26	ELV	€98.763	€138.746	€98.763	Reval22	WR165872
6357	HF09477	565034	Desktop		34	Greengate Way				Evesham	Worcestershire	WR11 2AN	House	3	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€119.06	€0.00	€0.00	€123.62	B	Apr-26	ELV	€98.763	€138.746	€98.763	Reval22	WR165872
6358	HF09478	565036	Desktop		36	Greengate Way				Evesham	Worcestershire	WR11 2AN	House	3	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€119.06	€0.00	€0.00	€123.62	B	Apr-26	ELV	€98.763	€138.746	€98.763	Reval22	WR168870
6359	HF09479	565037	Desktop		37	Greengate Way				Evesham	Worcestershire	WR11 2AN	House	3	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€119.06	€0.00	€0.00	€123.62	B	Apr-26	ELV	€98.763	€138.746	€98.763	Reval22	WR170439
6359	HF09479	565037	Desktop		37	Greengate Way				Evesham	Worcestershire	WR11 2AN	House	3	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€119.06	€0.00	€0.00	€123.62	B	Apr-26	ELV	€98.763	€138.746	€98.763	Reval22	WR170439
6359	HF09479	565037	Desktop		37	Greengate Way				Evesham	Worcestershire	WR11 2AN	House	3	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€119.06	€0.00	€0.00	€123.62	B	Apr-26	ELV	€98.763	€138.746	€98.763	Reval22	WR170439
6359	HF09479	565037	Desktop		37	Greengate Way				Evesham	Worcestershire	WR11 2AN	House	3	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€119.06	€0.00	€0.00	€123.62	B	Apr-26	ELV	€98.763	€138.746	€98.763	Reval22	WR170439
6359	HF09479	565037	Desktop		37	Greengate Way				Evesham	Worcestershire	WR11 2AN	House	3	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€119.06	€0.00	€0.00	€123.62	B	Apr-26	ELV	€98.763	€138.746	€98.763	Reval22	WR170439
6359	HF09479	565037	Desktop		37	Greengate Way				Evesham	Worcestershire	WR11 2AN	House	3	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€119.06	€0.00	€0.00	€123.62	B	Apr-26	ELV	€98.763	€138.746	€98.763	Reval22	WR170439
6359	HF09																															

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AB Desc	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	MV-STT 2023		MV-STT 2023		Last Valuation Report	Title Number						
																			Target Rent	EPG Band	EPG Expiry	Basic secured			EUV SH 2023	(Before adjusting for security allocation)	(Reflecting security allocation)			
6479	HF09922	594014	Desktop	14		Tumpike Drive		Evesham	Worcestershire	WR11 3LB	House	1	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€91.56	€11.06	€0.00	€95.07	B	Feb-28	MVT	€62.545	€96.343	€96.343	Reval22	WR178185
6480	HF09923	594016	Desktop	16		Tumpike Drive		Evesham	Worcestershire	WR11 3LB	House	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€91.56	€11.06	€0.00	€95.07	B	Feb-28	MVT	€62.545	€96.343	€96.343	Reval22	WR178185
6481	HF09924	594018	Desktop	18		Tumpike Drive		Evesham	Worcestershire	WR11 3LB	House	1	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€91.56	€11.06	€0.00	€95.07	B	Feb-28	MVT	€62.545	€96.343	€96.343	Reval22	WR178185
6482	HF09925	594020	Desktop	20		Tumpike Drive		Evesham	Worcestershire	WR11 3LB	House	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€108.123	€9.29	€0.00	€111.99	B	Dec-27	MVT	€76.842	€118.364	€118.364	Reval22	WR177610
6483	HF09926	594021	Desktop	21		Tumpike Drive		Evesham	Worcestershire	WR11 3LB	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€108.123	€9.29	€0.00	€111.99	B	Dec-27	MVT	€76.842	€118.364	€118.364	Reval22	WR177610
6484	HF09927	594023	Desktop	23		Tumpike Drive		Evesham	Worcestershire	WR11 3LB	House	2	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€107.86	€9.29	€0.00	€111.99	B	Dec-27	MVT	€76.842	€118.364	€118.364	Reval22	WR177610
6485	HF09928	594024	Desktop	24		Tumpike Drive		Evesham	Worcestershire	WR11 3LB	House	2	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€107.86	€9.29	€0.00	€111.99	B	Feb-28	MVT	€76.842	€118.364	€118.364	Reval22	WR177610
6486	HF09929	594027	Desktop	27		Tumpike Drive		Evesham	Worcestershire	WR11 3LB	House	2	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€107.86	€9.29	€0.00	€111.99	B	Feb-28	MVT	€76.842	€118.364	€118.364	Reval22	WR177610
6487	HF09930	594029	Desktop	29		Tumpike Drive		Evesham	Worcestershire	WR11 3LB	House	2	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€107.86	€9.29	€0.00	€111.99	B	Feb-28	MVT	€76.842	€118.364	€118.364	Reval22	WR177610
6488	HF09931	594031	Desktop	31		Tumpike Drive		Evesham	Worcestershire	WR11 3LB	House	2	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€107.86	€9.29	€0.00	€111.99	B	Feb-28	MVT	€76.842	€118.364	€118.364	Reval22	WR177610
6489	HF09932	594033	Desktop	33		Tumpike Drive		Evesham	Worcestershire	WR11 3LB	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€108.23	€9.29	€0.00	€111.99	B	Feb-28	MVT	€76.842	€118.364	€118.364	Reval22	WR177610
6490	HF09933	594033	Desktop	33		Tumpike Drive		Evesham	Worcestershire	WR11 3LB	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€108.23	€9.29	€0.00	€111.99	B	Feb-28	MVT	€76.842	€118.364	€118.364	Reval22	WR177610
6491	HF09887	591001	Desktop	1		White Walk		Evesham	Worcestershire	WR11 2SL	Mans.	1	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€85.45	€0.00	€0.00	€88.70	B	Feb-28	UVV	€46.533	€65.271	€46.533	Reval22	WR177931
6492	HF09888	591003	Desktop	3		White Walk		Evesham	Worcestershire	WR11 2SL	Mans.	1	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€85.45	€0.00	€0.00	€88.70	B	Feb-28	UVV	€46.533	€65.271	€46.533	Reval22	WR177931
6493	HF09889	591008	Desktop	8		White Walk		Evesham	Worcestershire	WR11 2SL	House	3	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€117.87	€3.73	€0.00	€122.40	B	Apr-28	UVV	€98.763	€138.746	€98.763	Reval22	WR181993
6494	HF09890	591010	Desktop	10		White Walk		Evesham	Worcestershire	WR11 2SL	House	2	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€106.35	€3.73	€0.00	€110.44	B	Apr-28	UVV	€83.569	€117.401	€83.569	Reval22	WR181993
6495	HF09893	591010	Desktop	10		White Walk		Evesham	Worcestershire	WR11 2SL	House	2	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€106.35	€3.73	€0.00	€110.44	B	Apr-28	UVV	€83.569	€117.401	€83.569	Reval22	WR181993
6496	HF09895	591012	Desktop	12		White Walk		Evesham	Worcestershire	WR11 2SL	House	2	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€106.35	€3.73	€0.00	€110.44	B	Apr-28	UVV	€83.569	€117.401	€83.569	Reval22	WR181993
6497	HF04462	137502	Desktop	32		Ypres Way		Evesham	Worcestershire	WR11 25J	House	2	Trad	SO	Shared O/S	Assured	60.00%	Weekly 52	€124.83	€1.47	€0.00	~	B	May-28	UVV	€91.255	€91.255	€91.255	Reval22	WR181930
6498	HF04463	137508	Desktop	38		Ypres Way		Evesham	Worcestershire	WR11 25J	House	2	Trad	SO	Shared O/S	Assured	50.00%	Weekly 52	€62.36	€1.47	€0.00	~	B	May-28	UVV	€76.046	€76.046	€76.046	Reval22	WR181930
6499	HF04464	137508	Desktop	38		Ypres Way		Evesham	Worcestershire	WR11 25J	House	2	Trad	SO	Shared O/S	Assured	50.00%	Weekly 52	€62.36	€1.47	€0.00	~	B	May-28	UVV	€76.046	€76.046	€76.046	Reval22	WR181930
6500	HF04465	137502	Desktop	32		Ypres Way		Evesham	Worcestershire	WR11 25J	House	2	Trad	SO	Shared O/S	Assured	60.00%	Weekly 52	€124.83	€1.47	€0.00	~	B	May-28	UVV	€91.255	€91.255	€91.255	Reval22	WR181930
6501	HF04466	137504	Desktop	34		Ypres Way		Evesham	Worcestershire	WR11 25J	House	4	Trad	SO	Social Rent	Assured Lifetime	~	Weekly 52	€139.70	€3.73	€0.00	€133.04	B	Jun-28	UVV	€108.159	€152.087	€108.159	Reval22	WR184130
6502	HF04467	137506	Desktop	36		Ypres Way		Evesham	Worcestershire	WR11 25J	House	2	Trad	SO	Shared O/S	Assured	50.00%	Weekly 52	€62.36	€1.47	€0.00	~	B	Jun-28	UVV	€76.046	€76.046	€76.046	Reval22	WR184130
6503	HF04999	204801	Desktop	1		Health Close		Hallow	Worcestershire	WR2 6J	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€124.91	€1.76	€0.00	€119.92	D	Mar-24	UVV	€73.692	€103.526	€73.692	Reval22	HW156984
6504	HF05000	204802	Desktop	2		Health Close		Hallow	Worcestershire	WR2 6J	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€115.19	€1.76	€0.00	€119.60	E	Feb-27	UVV	€73.692	€103.526	€73.692	Reval22	HW156984
6505	HF05001	204805	Desktop	5		Health Close		Hallow	Worcestershire	WR2 6J	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€115.19	€1.76	€0.00	€120.58	C	Jan-24	UVV	€73.692	€103.526	€73.692	Reval22	HW156984
6506	HF05002	204806	Desktop	6		Health Close		Hallow	Worcestershire	WR2 6J	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€117.78	€1.76	€0.00	€122.28	D	Feb-24	UVV	€73.692	€103.526	€73.692	Reval22	HW156984
6507	HF05003	204808	Desktop	8		Health Close		Hallow	Worcestershire	WR2 6J	House	1	Trad	GN	Social Rent	Assured	~	Weekly 52	€115.19	€1.76	€0.00	€119.92	~	~	UVV	€73.312	€102.993	€73.312	Reval22	HW156984
6508	HF05004	204809	Desktop	9		Health Close		Hallow	Worcestershire	WR2 6J	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€115.19	€1.76	€0.00	€119.60	E	Sep-25	UVV	€73.692	€103.526	€73.692	Reval22	HW156984
6509	HF05005	204810	Desktop	10		Health Close		Hallow	Worcestershire	WR2 6J	House	3	Trad	GN	Social Rent	Assured	~	Weekly 52	€122.33	€1.76	€0.00	€132.69	D	Mar-24	UVV	€78.830	€103.448	€78.830	Reval22	HW156984
6510	HF05006	204811	Desktop	11		Health Close		Hallow	Worcestershire	WR2 6J	House	3	Non-trad	GN	Social Rent	Assured Protected	~	Weekly 52	€119.60	€0.00	€0.00	€131.69	D	Nov-26	UVV	€88.340	€99.406	€88.340	Reval22	HW156984
6511	HF05007	204820	Desktop	20		Health Close		Hallow	Worcestershire	WR2 6J	House	3	Non-trad	GN	Social Rent	Assured Protected	~	Weekly 52	€117.85	€1.76	€0.00	€132.69	C	Dec-31	UVV	€63.465	€92.355	€63.465	Reval22	HW156984
6512	HF05008	204821	Desktop	21		Health Close		Hallow	Worcestershire	WR2 6J	House	3	Non-trad	GN	Social Rent	Assured	~	Weekly 52	€125.22	€1.76	€0.00	€130.07	C	Jan-27	UVV	€75.540	€108.705	€75.540	Reval22	HW156984
6513	HF05009	204822	Desktop	22		Health Close		Hallow	Worcestershire	WR2 6J	House	3	Non-trad	GN	Social Rent	Assured	~	Weekly 52	€125.22	€1.76	€0.00	€130.07	C	Jan-27	UVV	€75.540	€108.705	€75.540	Reval22	HW156984
6514	HF08907	510008E	Desktop	0		Beehive Cottage	Station Road	Honeybourne	Worcestershire	WR11 7QG	Bung	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€127.84	€5.09	€0.00	€132.74	B	Sep-26	UVV	€98.763	€138.746	€98.763	Reval22	WR168517
6515	HF08908	510008E	Desktop	0		Blossom Cottage	Station Road	Honeybourne	Worcestershire	WR11 7QG	Bung	2	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€127.84	€5.09	€0.00	€132.74	B	Sep-26	UVV	€98.763	€138.746	€98.763	Reval22	WR168517
6516	HF08909	514001	Desktop	1		Chestnut Walk		Honeybourne	Worcestershire	WR11 7AJ	Flat	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€132.12	€5.09	€0.00	€138.32	B	Jun-26	UVV	€106.360	€149.419	€106.360	Reval22	WR166555
6517	HF08929	514002	Desktop	2		Chestnut Walk		Honeybourne	Worcestershire	WR11 7AJ	Flat	1	Trad	GN	Social Rent	Syr Fixed Term	~	Weekly 52	€92.39	€8.31	€0.00	€95.92	B	Jun-26	UVV	€53.180	€74.710	€53.180	Reval22	WR166555
6518	HF08930	514003	Desktop	3		Chestnut Walk		Honeybourne	Worcestershire	WR11 7AJ	Flat	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	€117.67	€5.09	€0.00	€122.17	B							

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number						
																							EUV 5th 2023	(Before adjusting for security allocation)			(Reflecting security allocation)					
4807	HF04225	1350032	Desktop	32		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	2	Trfd	GN	Social Rent	Assured Lifetime	Weekly 52	£112.23	£3.29	€0.00	€116.13	B	Sep-26	MVT	£83.990	€129.375	€129.375	Reval12	WR168265	
4808	HF04226	1350034	Desktop	34		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	2	Trfd	GN	Social Rent	5yr Fixed Term	Weekly 52	£111.85	£3.29	€0.00	€116.13	B	Sep-26	MVT	£83.990	€129.375	€129.375	Reval12	WR168265	
4809	HF04227	1350036	Desktop	36		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	2	Trfd	GN	Social Rent	5yr Fixed Term	Weekly 52	£111.85	£3.29	€0.00	€116.13	B	Sep-26	MVT	£83.990	€129.375	€129.375	Reval12	WR168265	
4810	HF04228	1350040	Desktop	38		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£90.38	£4.84	€0.00	€116.13	B	Nov-26	MVT	£83.990	€129.375	€129.375	Reval12	WR168265
4811	HF04229	1350040	Desktop	40		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£90.38	£4.84	€0.00	€116.13	B	Nov-26	MVT	£83.990	€129.375	€129.375	Reval12	WR168265
4812	HF04230	1350041	Desktop	41		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£89.35	£4.76	€0.00	€116.13	B	Nov-26	MVT	£83.990	€129.375	€129.375	Reval12	WR170627
4813	HF04231	1350041	Desktop	42		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£89.35	£4.76	€0.00	€116.13	B	Nov-26	MVT	£83.990	€129.375	€129.375	Reval12	WR168265
4814	HF04232	1350043	Desktop	43		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£89.35	£4.76	€0.00	€116.13	B	Nov-26	MVT	£83.990	€129.375	€129.375	Reval12	WR170626
4815	HF04233	1350044	Desktop	44		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	2	Trfd	GN	Social Rent	5yr Fixed Term	Weekly 52	£111.85	£3.29	€0.00	€116.13	B	Oct-26	MVT	£83.990	€129.375	€129.375	Reval12	WR169118	
4816	HF04234	1350045	Desktop	45		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	2	Trfd	GN	Social Rent	5yr Fixed Term	Weekly 52	£111.85	£3.29	€0.00	€116.13	B	Nov-26	MVT	£83.990	€129.375	€129.375	Reval12	WR169118	
4817	HF04235	1350046	Desktop	46		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	2	Trfd	GN	Social Rent	5yr Fixed Term	Weekly 52	£111.85	£3.29	€0.00	€116.13	B	Oct-26	MVT	£83.990	€129.375	€129.375	Reval12	WR169118	
4818	HF04236	1350047	Desktop	47		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	2	Trfd	GN	Social Rent	5yr Fixed Term	Weekly 52	£111.85	£3.29	€0.00	€116.13	B	Nov-26	MVT	£83.990	€129.375	€129.375	Reval12	WR169983	
4819	HF04237	1350048	Desktop	48		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	4	Trfd	GN	Social Rent	5yr Fixed Term	Weekly 52	£111.85	£3.29	€0.00	€116.13	B	Nov-26	MVT	£83.990	€129.375	€129.375	Reval12	WR169983	
4820	HF04238	1350049	Desktop	49		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	2	Trfd	GN	Social Rent	5yr Fixed Term	Weekly 52	£111.85	£3.29	€0.00	€116.13	B	Nov-26	MVT	£83.990	€129.375	€129.375	Reval12	WR169983	
4821	HF04239	1350051	Desktop	51		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£89.35	£4.76	€0.00	€116.13	B	Oct-26	MVT	£83.990	€129.375	€129.375	Reval12	WR169983
4822	HF04240	1350053	Desktop	53		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£89.35	£4.76	€0.00	€116.13	B	Oct-26	MVT	£83.990	€129.375	€129.375	Reval12	WR169983
4823	HF04241	1350055	Desktop	55		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£89.35	£4.76	€0.00	€116.13	B	Oct-26	MVT	£83.990	€129.375	€129.375	Reval12	WR169983
4824	HF04242	1350057	Desktop	57		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£89.35	£4.76	€0.00	€116.13	B	Oct-26	MVT	£83.990	€129.375	€129.375	Reval12	WR169983
4825	HF04243	1350059	Desktop	59		Merca Way				Kempsey	Worcestershire	WR5 3QZ	House	3	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	£89.35	£4.76	€0.00	€116.13	B	Oct-26	MVT	£83.990	€129.375	€129.375	Reval12	WR169983
12540	HF02990	1241001	Desktop	3		The Firs				Kempsey	Worcestershire	WR5 3JZ	Bung	2	Trfd	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£122.10	£97.44	€0.00	€131.61	D	Mar-27	EUV	£98.023	€144.775	€98.023	ODSdb2	HW155660	
12541	HF02991	1241002	Desktop	2		The Firs				Kempsey	Worcestershire	WR5 3JZ	Bung	2	Trfd	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£91.80	£80.44	€0.00	€131.61	C	Oct-31	EUV	£98.023	€144.775	€98.023	ODSdb2	HW155660	
12544	HF02995	1241003N	Desktop	3		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£96.47	£9.62	€0.00	€100.17	C	Mar-32	EUV	£41.784	€58.700	€41.784	ODSdb2	HW155660	
12546	HF02997	1241004N	Desktop	4		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	GN	Social Rent	Assured	Weekly 52	£96.81	£9.63	€0.00	€100.17	C	May-32	EUV	£41.784	€58.700	€41.784	ODSdb2	HW155660	
12547	HF02998	1241005	Desktop	5		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent	Assured	Weekly 52	£99.25	£99.42	€0.00	€103.02	C	Oct-32	EUV	£45.592	€67.337	€45.592	ODSdb2	HW155660	
12548	HF02999	1241006	Desktop	6		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£99.57	£99.42	€0.00	€103.02	C	Sep-31	EUV	£45.592	€67.337	€45.592	ODSdb2	HW155660	
12549	HF03000	1241007	Desktop	7		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£99.25	£99.42	€0.00	€103.02	D	Apr-32	EUV	£45.592	€67.337	€45.592	ODSdb2	HW155660	
12550	HF03001	1241008	Desktop	8		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£99.25	£99.42	€0.00	€103.02	C	~	EUV	£45.592	€67.337	€45.592	ODSdb2	HW155660	
12551	HF03002	1241009	Desktop	9		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent	Assured	Weekly 52	£99.50	£99.61	€0.00	€103.02	~	~	EUV	£45.592	€67.337	€45.592	ODSdb2	HW155660	
12552	HF03003	1241010	Desktop	10		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£99.24	£99.43	€0.00	€103.02	C	Jan-25	EUV	£45.592	€67.337	€45.592	ODSdb2	HW155660	
12553	HF03004	1241011	Desktop	11		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent	Assured	Weekly 52	£99.24	£99.43	€0.00	€103.02	C	~	EUV	£45.592	€67.337	€45.592	ODSdb2	HW155660	
12554	HF03005	1241012	Desktop	12		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent	Assured	Weekly 52	£99.25	£99.42	€0.00	€103.02	~	~	EUV	£45.592	€67.337	€45.592	ODSdb2	HW155660	
12555	HF03006	1241014	Desktop	14		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent	Assured	Weekly 52	£99.50	£99.61	€0.00	€103.02	C	May-32	EUV	£45.592	€67.337	€45.592	ODSdb2	HW155660	
12556	HF03007	1241015	Desktop	15		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent	Assured	Weekly 52	£99.24	£99.43	€0.00	€103.02	C	~	EUV	£45.592	€67.337	€45.592	ODSdb2	HW155660	
12557	HF03008	1241016	Desktop	16		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£99.23	£99.42	€0.00	€103.02	C	Feb-29	EUV	£45.592	€67.337	€45.592	ODSdb2	HW155660	
12558	HF03009	1241017	Desktop	17		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£99.23	£99.42	€0.00	€103.02	C	Oct-32	EUV	£45.592	€67.337	€45.592	ODSdb2	HW155660	
12559	HF03010	1241018	Desktop	18		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£99.24	£99.43	€0.00	€103.02	C	Feb-25	EUV	£45.592	€67.337	€45.592	ODSdb2	HW155660	
12560	HF03011	1241019	Desktop	19		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£99.23	£99.42	€0.00	€103.02	~	~	EUV	£45.592	€67.337	€45.592	ODSdb2	HW155660	
12561	HF03012	1241020	Desktop	20		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent	Assured	Weekly 52	£99.59	£99.40	€0.00	€103.02	C	Sep-32	EUV	£45.592	€67.337	€45.592	ODSdb2	HW155660	
12562	HF03013	1241021	Desktop	21		The Firs				Kempsey	Worcestershire	WR5 3JZ	Flat	1	Trfd	Sheltered	Social Rent															

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number	
																							EUH SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)
8900	HW01205	DRAG100162	Desktop	162		Drake Crescent	W11 6ED	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	€89.92	€1.04	€0.00	€99.91	C	Dec-31	EUV	€75,971	€106,728	€75,971	Reval22	HW106445
8901	HW01206	DRAG100166	Desktop	164		Drake Crescent	W11 6ED	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	€96.22	€1.10	€0.00	€99.91	C	Dec-31	EUV	€75,971	€106,728	€75,971	Reval22	HW106445
8902	HW01207	DRAG100166	Desktop	166		Drake Crescent	W11 6ED	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	€89.92	€1.04	€0.00	€99.91	D	Mar-25	EUV	€75,971	€106,728	€75,971	Reval22	HW106445
8903	HW01208	DRAG100166	Desktop	168		Drake Crescent	W11 6ED	House	2	Trfd	GN	Social Rent	Assured		Weekly 52	€99.91	€1.04	€0.00	€99.91	D	Mar-25	EUV	€75,971	€106,728	€75,971	Reval22	HW106445
6902	HF12143	797003	Full	3		3 Millidge Way	W11 7TJ	House	3	Trfd	GN	Social Rent	Assured Lifetime		Weekly 52	€124.98	€1.76	€0.00	€129.76	C	Nov-28	EUV	€111,667	€158,737	€158,737	Reval22	HW148195
6903	HF12192	792007	Full	7		Woodbury Close	W11 7TL	Flat	3	Trfd	GN	Social Rent	Assured Lifetime		Weekly 52	€123.66	€1.76	€0.00	€128.40	C	Nov-28	EUV	€111,667	€158,737	€158,737	Reval22	HW148195
6904	HF12184	792007	Full	6		Woodbury Close	W11 7TL	Flat	3	Trfd	GN	Social Rent	Assured Lifetime		Weekly 52	€123.66	€1.76	€0.00	€128.40	C	Nov-28	EUV	€111,667	€158,737	€158,737	Reval22	HW148195
6958	HF12859	856016	Full	16		Woodbury Close	W11 7TL	House	3	Trfd	GN	Affordable	Assured Lifetime	Starters	Weekly 52	€107.71	€0.93	€0.00	€124.63	B	Feb-24	EUV	€84,904	€106,757	€84,904	Reval22	HW148195
6959	HF12860	856017	Full	17		Woodbury Close	W11 7TL	Flat	2	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€107.03	€0.93	€0.00	€124.63	B	Feb-24	EUV	€84,904	€106,757	€84,904	Reval22	HW148195
6960	HF12861	856018	Full	18		Woodbury Close	W11 7TL	Flat	2	Trfd	GN	Affordable	Assured Lifetime	Sv Fixed Term	Weekly 52	€116.90	€1.14	€0.00	€124.63	B	Feb-24	EUV	€84,904	€106,757	€84,904	Reval22	HW148195
6961	HF12862	856019	Full	19		Woodbury Close	W11 7TL	House	3	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€138.71	€1.14	€0.00	€147.29	B	Feb-24	EUV	€169,808	€213,513	€169,808	Reval22	HW148195
6962	HF12863	856020	Full	20		Woodbury Close	W11 7TL	House	3	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€138.71	€1.14	€0.00	€147.29	B	Feb-24	EUV	€169,808	€213,513	€169,808	Reval22	HW148195
6963	HF12864	856021	Full	21		Woodbury Close	W11 7TL	House	3	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€138.71	€1.14	€0.00	€147.29	B	Feb-24	EUV	€169,808	€213,513	€169,808	Reval22	HW148195
6964	HF12865	856022	Full	22		Woodbury Close	W11 7TL	House	3	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€138.71	€1.14	€0.00	€147.29	B	Feb-24	EUV	€169,808	€213,513	€169,808	Reval22	HW148195
6965	HF12866	856023	Full	23		Woodbury Close	W11 7TL	House	3	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€138.71	€1.14	€0.00	€147.29	B	Feb-24	EUV	€169,808	€213,513	€169,808	Reval22	HW148195
6966	HF12867	856024	Full	24		Woodbury Close	W11 7TL	House	3	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€138.71	€1.14	€0.00	€147.29	B	Feb-24	EUV	€169,808	€213,513	€169,808	Reval22	HW148195
6967	HF12868	856025	Full	25		Woodbury Close	W11 7TL	Flat	2	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€138.71	€1.14	€0.00	€147.29	B	Feb-24	EUV	€169,808	€213,513	€169,808	Reval22	HW148195
6968	HF12869	856026	Full	26		Woodbury Close	W11 7TL	Flat	2	Trfd	GN	Affordable	Assured Lifetime	Sv Fixed Term	Weekly 52	€138.71	€1.14	€0.00	€147.29	B	Feb-24	EUV	€169,808	€213,513	€169,808	Reval22	HW148195
6969	HF12870	856027	Full	27		Woodbury Close	W11 7TL	Flat	2	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€138.71	€1.14	€0.00	€147.29	B	Feb-24	EUV	€169,808	€213,513	€169,808	Reval22	HW148195
6970	HF12871	856028	Full	28		Woodbury Close	W11 7TL	Flat	2	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€138.71	€1.14	€0.00	€147.29	B	Feb-24	EUV	€169,808	€213,513	€169,808	Reval22	HW148195
6971	HF12872	856029	Full	29		Woodbury Close	W11 7TL	House	2	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€122.37	€1.14	€0.00	€130.31	B	Jan-24	EUV	€144,079	€181,163	€144,079	Reval22	HW148195
6972	HF12873	856030	Full	30		Woodbury Close	W11 7TL	House	2	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€122.37	€1.14	€0.00	€130.31	B	Jan-24	EUV	€144,079	€181,163	€144,079	Reval22	HW148195
6973	HF12874	856031	Full	31		Woodbury Close	W11 7TL	House	2	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€122.37	€1.14	€0.00	€130.31	B	Jan-24	EUV	€144,079	€181,163	€144,079	Reval22	HW148195
6974	HF12875	856032	Full	32		Woodbury Close	W11 7TL	House	2	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€122.37	€1.14	€0.00	€130.31	B	Jan-24	EUV	€144,079	€181,163	€144,079	Reval22	HW148195
6975	HF12876	856033	Full	33		Woodbury Close	W11 7TL	House	2	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€122.37	€1.14	€0.00	€130.31	B	Jan-24	EUV	€144,079	€181,163	€144,079	Reval22	HW148195
6976	HF12877	856034	Full	34		Woodbury Close	W11 7TL	House	2	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€122.37	€1.14	€0.00	€130.31	B	Jan-24	EUV	€144,079	€181,163	€144,079	Reval22	HW148195
6977	HF12878	856035	Full	35		Woodbury Close	W11 7TL	House	2	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€122.37	€1.14	€0.00	€130.31	B	Jan-24	EUV	€144,079	€181,163	€144,079	Reval22	HW148195
6978	HF12879	856036	Full	36		Woodbury Close	W11 7TL	House	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	€62.73	€3.06	€0.00	€60.00	C	Dec-23	EUV	€103,925	€103,925	€103,925	Reval22	HW148195
6979	HF12880	856037	Full	37		Woodbury Close	W11 7TL	House	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	€62.73	€3.06	€0.00	€60.00	C	Nov-24	EUV	€103,925	€103,925	€103,925	Reval22	HW148195
6980	HF12881	856038	Full	38		Woodbury Close	W11 7TL	House	2	Trfd	SO	Shared O/S	Assured	60.00%	Weekly 52	€62.73	€3.06	€0.00	€60.00	C	Nov-24	EUV	€103,925	€103,925	€103,925	Reval22	HW148195
6981	HF12882	856039	Full	39		Woodbury Close	W11 7TL	Flat	2	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€107.54	€2.23	€0.00	€130.88	B	Dec-23	EUV	€84,904	€106,757	€84,904	Reval22	HW148195
6982	HF12883	856040	Full	40		Woodbury Close	W11 7TL	Flat	2	Trfd	GN	Affordable	Assured Lifetime	Sv Fixed Term	Weekly 52	€116.90	€1.14	€0.00	€124.63	B	Jan-24	EUV	€84,904	€106,757	€84,904	Reval22	HW148195
6983	HF12884	856041	Full	41		Woodbury Close	W11 7TL	Flat	2	Trfd	GN	Affordable	Assured Lifetime		Weekly 52	€116.90	€1.14	€0.00	€124.63	B	Jan-24	EUV	€84,904	€106,757	€84,904	Reval22	HW148195
6984	HF12885	856042	Full	42		Woodbury Close	W11 7TL	Flat	2	Trfd	GN	Affordable	Assured Lifetime	Starters	Weekly 52	€104.82	€1.13	€0.00	€124.63	B	Jan-24	EUV	€84,904	€106,757	€84,904	Reval22	HW148195
4947	HW04551	1386013	Desktop	13		Been Tree Way	W12 6RU	House	3	Trfd	GN	Social Rent	Sv Fixed Term		Weekly 52	€131.48	€7.68	€0.00	€136.51	B	Aug-26	MVT	€98,286	€151,396	€151,396	Reval22	WR167929
4948	HW04552	1386014	Desktop	14		Been Tree Way	W12 6RU	House	3	Trfd	GN	Social Rent	Sv Fixed Term		Weekly 52	€131.48	€7.68	€0.00	€136.51	B	Aug-26	MVT	€98,286	€151,396	€151,396	Reval22	WR167929
4949	HW04553	1386017	Desktop	15		Been Tree Way	W12 6RU	House	3	Trfd	GN	Social Rent	Assured Lifetime		Weekly 52	€131.48	€7.68	€0.00	€136.51	B	Aug-26	MVT	€98,286	€151,396	€151,396	Reval22	WR167929
4950	HW04554	1386019	Desktop	19		Been Tree Way	W12 6RU	House	4	Trfd	GN	Social Rent	Assured Lifetime		Weekly 52	€142.74	€7.67	€0.00	€148.21	B	Aug-26	MVT	€107,221	€165,160	€165,160	Reval22	WR167930
4951	HW04555	1386020	Desktop	20		Been Tree Way	W12 6RU	House	4	Trfd	GN	Social Rent	Assured Lifetime		Weekly 52	€142.74	€7.67	€0.00	€148.21	B	Aug-26	MVT	€107,221	€165,160	€165,160	Reval22	WR167930
4942	HW04546	1385010	Desktop	10		Willow Field Drive	W12 6AT	House	3	Trfd	GN	Social Rent	Assured Lifetime		Weekly 52	€131.48	€7.68	€0.00	€136.51	B	Nov-25	MVT	€98,286	€151,396	€151,396	Reval22	WR164164
4943	HW04547	1385012	Desktop	12		Willow Field Drive	W12 6AT	House	3	Trfd	GN	Social Rent	Assured Lifetime		Weekly 52	€131.48	€7.68	€0.00	€136.51	B	Dec-25	MVT	€98,286	€151,396	€151,396	Reval22	WR164164
4944	HW04548	1385014	Desktop	14		Willow Field Drive	W12 6AT	House	3	Trfd	GN	Social Rent	Assured Lifetime		Weekly 52	€131.48	€7.68	€0.00	€136.51	B	Nov-25	MVT	€98,286	€151,396	€151,396	Reval22	WR164164
4945	HW04549	1385016	Desktop	16		Willow Field Drive	W12 6AT	Bung	2	Trfd	GN	Social Rent	Assured Shorthold		Weekly 52	€127.77	€7.68										

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number	
																							EUH SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)
4241	HF01571	1122043A	Desktop	43A		Lechmere Crescent	Worcestershire	WR14 1TY	House	1	Trfd	GN	Social Rent	Starter	Weekly 52	£98.42	£3.02	£0.00	£103.83	C	2023	EVU	£56,979	£56,979	Reval22	WR81619	
4242	HF01572	1122043B	Desktop	43B		Lechmere Crescent	Worcestershire	WR14 1TY	House	1	Trfd	GN	Social Rent	Assured Protected	Weekly 52	£98.42	£3.02	£0.00	£103.83	D	2023	EVU	£53,977	£53,977	Reval22	WR81619	
4250	HF01654	1140002	Full	2		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Starter	Weekly 52	£100.10	£12.85	£0.00	£103.58	C	2023	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4251	HF01655	1140003	Full	4		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Assured Lifetime	Weekly 52	£99.76	£12.86	£0.00	£103.58	~	~	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4252	HF01656	1140006	Full	6		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Starter	Weekly 52	£99.76	£12.86	£0.00	£103.58	~	~	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4253	HF01658	1140008	Full	8		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Sy Fixed Term	Weekly 52	£99.76	£12.86	£0.00	£103.58	~	~	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4254	HF01659	1140010	Full	10		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Assured Lifetime	Weekly 52	£99.76	£12.86	£0.00	£103.57	A	Nov-26	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4255	HF01660	1140010	Full	10		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Assured	Weekly 52	£99.77	£12.85	£0.00	£103.59	B	Jan-26	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4256	HF01661	1140011	Full	11		Marlborough Gardens	Worcestershire	WR14 1EH	House	3	Trfd	GN	Social Rent	Starter	Weekly 52	£123.41	£13.77	£0.00	£127.70	C	Jan-26	MVT	£79,248	£112,652	£112,652	Reval22	HW156964
4257	HF01662	1140012	Full	12		Marlborough Gardens	Worcestershire	WR14 1EH	House	3	Trfd	GN	Social Rent	Assured Lifetime	Weekly 52	£100.05	£12.84	£0.00	£103.56	C	Jan-29	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4258	HF01663	1140014	Full	14		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Sy Fixed Term	Weekly 52	£99.75	£12.86	£0.00	£103.57	A	Nov-26	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4259	HF01665	1140016	Full	16		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Starter	Weekly 52	£100.12	£12.83	£0.00	£103.59	B	Jan-26	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4260	HF01667	1140022	Full	22		Marlborough Gardens	Worcestershire	WR14 1EH	House	3	Trfd	GN	Social Rent	Assured Protected	Weekly 52	£124.58	£13.76	£0.00	£129.34	B	Jan-26	MVT	£66,502	£106,358	£106,358	Reval22	HW156964
4261	HF01668	1140025	Full	25		Marlborough Gardens	Worcestershire	WR14 1EH	House	3	Trfd	GN	Social Rent	Affordable	Weekly 52	£156.12	£17.79	£0.00	£178.76	B	Jan-26	MVT	£117,132	£143,905	£143,905	Reval22	HW156964
4262	HF01672	1140039	Full	39		Marlborough Gardens	Worcestershire	WR14 1EH	House	3	Trfd	GN	Social Rent	Sy Fixed Term	Weekly 52	£118.15	£13.76	£0.00	£122.68	C	Oct-24	MVT	£79,248	£112,652	£112,652	Reval22	HW156964
4263	HF01673	1140030	Full	30		Marlborough Gardens	Worcestershire	WR14 1EH	House	3	Trfd	GN	Social Rent	Assured Lifetime	Weekly 52	£122.99	£13.76	£0.00	£127.70	B	Jan-26	MVT	£79,248	£112,652	£112,652	Reval22	HW156964
4264	HF01676	1140031	Full	31		Marlborough Gardens	Worcestershire	WR14 1EH	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£123.41	£13.76	£0.00	£127.70	C	Jan-26	MVT	£79,248	£112,652	£112,652	Reval22	HW156964
4265	HF01675	1140032	Full	32		Marlborough Gardens	Worcestershire	WR14 1EH	House	3	Trfd	GN	Social Rent	Assured	Weekly 52	£124.89	£13.76	£0.00	£129.69	B	Jan-29	MVT	£79,248	£112,652	£112,652	Reval22	HW156964
4266	HF01676	1140034	Full	34		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Assured	Weekly 52	£99.77	£12.85	£0.00	£103.59	C	Jan-26	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4267	HF01677	1140035	Full	35		Marlborough Gardens	Worcestershire	WR14 1EH	House	3	Trfd	GN	Social Rent	Assured Lifetime	Weekly 52	£126.54	£13.76	£0.00	£131.39	C	Jan-26	MVT	£79,248	£112,652	£112,652	Reval22	HW156964
4268	HF01678	1140036	Full	36		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Affordable	Weekly 52	£103.58	£11.22	£0.00	£107.28	B	Jan-26	MVT	£61,228	£75,223	£75,223	Reval22	HW156964, HW89458
4269	HF01679	1140038	Full	38		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Assured Lifetime	Weekly 52	£100.11	£12.84	£0.00	£103.58	B	Jan-26	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4270	HF01680	1140040	Full	40		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Sy Fixed Term	Weekly 52	£98.80	£12.86	£0.00	£102.99	C	Jan-26	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4271	HF01681	1140042	Full	42		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Sy Fixed Term	Weekly 52	£99.73	£12.85	£0.00	£103.56	B	Jan-26	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4272	HF01682	1140044	Full	44		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Sy Fixed Term	Weekly 52	£99.75	£12.86	£0.00	£103.57	B	Jan-26	MVT	£41,425	£58,886	£58,886	Reval22	HW156964, HW92699
4273	HF01683	1140045	Full	45		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Sy Fixed Term	Weekly 52	£99.75	£12.85	£0.00	£103.57	B	Jan-26	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4274	HF01684	1140048	Full	48		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Starter	Weekly 52	£99.75	£12.86	£0.00	£103.57	B	Jan-26	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4275	HF01685	1140050	Full	50		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Sy Fixed Term	Weekly 52	£99.76	£12.86	£0.00	£103.58	~	~	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4276	HF01686	1140052	Full	52		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Assured Lifetime	Weekly 52	£100.02	£12.85	£0.00	£103.59	~	~	MVT	£41,425	£58,886	£58,886	Reval22	HW156964, HW97773
4277	HF01687	1140054	Full	54		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Assured Lifetime	Weekly 52	£100.02	£12.85	£0.00	£103.59	C	Nov-26	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4278	HF01688	1140056	Full	56		Marlborough Gardens	Worcestershire	WR14 1EH	Flat	2	Trfd	GN	Social Rent	Sy Fixed Term	Weekly 52	£100.04	£12.87	£0.00	£103.59	C	Nov-24	MVT	£41,425	£58,886	£58,886	Reval22	HW156964
4106	HF00372	1033001	Desktop	1		Brookside	Worcestershire	WR13 6SA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£120.34	£2.64	£0.00	£124.95	~	~	MVT	£71,481	£110,106	£110,106	Reval22	HW158282
4107	HF00373	1033002	Desktop	2		Brookside	Worcestershire	WR13 6SA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£120.34	£2.64	£0.00	£124.95	~	~	MVT	£71,481	£110,106	£110,106	Reval22	HW158282
4108	HF00374	1033003	Desktop	3		Brookside	Worcestershire	WR13 6SA	Bung	2	Trfd	GN	Social Rent	Assured Lifetime	Weekly 52	£118.97	£2.65	£0.00	£124.95	D	Sep-25	MVT	£71,481	£110,106	£110,106	Reval22	HW158282
4109	HF00375	1033004	Desktop	4		Brookside	Worcestershire	WR13 6SA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£120.34	£2.64	£0.00	£124.95	D	Jan-29	MVT	£71,481	£110,106	£110,106	Reval22	HW158282
4110	HF00376	1033005	Desktop	5		Brookside	Worcestershire	WR13 6SA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£120.34	£2.64	£0.00	£124.95	D	Jan-29	MVT	£71,481	£110,106	£110,106	Reval22	HW158282
4111	HF00377	1033007	Desktop	7		Brookside	Worcestershire	WR13 6SA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£116.16	£2.64	£0.00	£120.61	D	Nov-31	MVT	£71,481	£110,106	£110,106	Reval22	HW158282
4112	HF00378	1033008	Desktop	8		Brookside	Worcestershire	WR13 6SA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£119.35	£2.64	£0.00	£123.92	~	~	MVT	£71,481	£110,106	£110,106	Reval22	HW158282
4113	HF00379	1033010	Desktop	10		Brookside	Worcestershire	WR13 6SA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£120.34	£2.64	£0.00	£124.95	~	~	MVT	£71,481	£110,106	£110,106	Reval22	HW158282
4114	HF00380	1033010	Desktop	10		Brookside	Worcestershire	WR13 6SA	Bung	2	Trfd	GN	Social Rent	Assured Lifetime	Weekly 52	£104.16	£2.64	£0.00	£108.17	E	Jan-26	MVT	£64,332	£99,096	£99,096	Reval22	HW158282
4115	HF00381	1033011	Desktop	11		Brookside	Worcestershire	WR13 6SA	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£120.34	£2.64	£0.00	£124.95	~	~	MVT	£71,481	£110,106	£110,106	Reval22	HW158282
4116	HF00383	1033021	Desktop	13		Chestnut Close	Worcestershire	WR13 6SD	Bung	2	Trfd	GN	Social Rent	Assured	Weekly 52	£120.34	£2.64	£0.00	£124.95	E	Dec-27	MVT	£71,481	£110,106	£110,106	Reval22	HW158282
4117																											

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number			
																							EUV SH 2023	(Before adjusting for security allocation)			(reflecting security allocation)		
4568	HF03463	12/4009	Full	9	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	GN	Affordable	Assured Lifetime	Weekly	£125.09	£151.49	£21.82	£103.27	B	May-24	EUV	£110.632	£139.107	£110.632	Reval22	HW158431	
4569	HF03464	12/4010	Full	10	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	1	Trad	GN	Affordable	Assured Lifetime	Weekly	£113.58	£146.88	£21.92	£100.63	B	May-24	EUV	£90.049	£113.227	£90.049	Reval22	HW158431	
4570	HF03465	12/4011	Full	11	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	GN	Affordable	Assured Lifetime	Weekly	£120.53	£149.66	£17.26	£103.27	B	May-24	EUV	£110.632	£139.107	£110.632	Reval22	HW158431	
4571	HF03466	12/4012	Full	12	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	GN	Affordable	Assured Lifetime	Weekly	£120.53	£149.66	£17.26	£103.27	B	May-24	EUV	£110.632	£139.107	£110.632	Reval22	HW158431	
4572	HF03467	12/4013	Full	13	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	GN	Affordable	Assured Lifetime	Weekly	£120.53	£149.66	£17.26	£103.27	B	May-24	EUV	£110.632	£139.107	£110.632	Reval22	HW158431	
4573	HF03468	12/4014	Full	14	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	1	Trad	GN	Affordable	Assured Lifetime	Weekly	£120.53	£149.66	£17.26	£103.27	B	May-24	EUV	£110.632	£139.107	£110.632	Reval22	HW158431	
4574	HF03469	12/4015	Full	15	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	1	Trad	GN	Affordable	Assured Lifetime	Weekly	£120.53	£149.66	£17.26	£103.27	B	May-24	EUV	£110.632	£139.107	£110.632	Reval22	HW158431	
4575	HF03470	12/4016	Full	16	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	1	Trad	GN	Affordable	Assured Lifetime	Weekly	£120.53	£149.66	£17.26	£103.27	B	May-24	EUV	£110.632	£139.107	£110.632	Reval22	HW158431	
4576	HF03471	12/4017	Full	17	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	1	Trad	SO	Shared O/S	Elderly Shared Ownership	75.00%	Weekly	£96.29	£172.20	£0.00	~	B	May-24	EUV	£81.191	£81.191	£81.191	Reval22	HW158431
4577	HF03472	12/4018	Full	18	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	SO	Shared O/S	Elderly Shared Ownership	25.00%	Weekly	£86.61	£178.61	£0.00	~	B	May-24	EUV	£33.250	£33.250	£33.250	Reval22	HW158431
4578	HF03473	12/4019	Full	19	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	1	Trad	GN	Affordable	Assured Lifetime	Weekly	£117.21	£146.90	£6.58	£100.63	B	May-24	EUV	£90.049	£113.227	£90.049	Reval22	HW158431	
4579	HF03474	12/4021	Full	21	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	GN	Affordable	Assured Lifetime	Weekly	£125.09	£151.49	£21.82	£103.27	B	May-24	EUV	£110.632	£139.107	£110.632	Reval22	HW158431	
4580	HF03475	12/4022	Full	22	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	1	Trad	GN	Affordable	Assured Lifetime	Weekly	£120.53	£146.90	£6.58	£100.63	B	May-24	EUV	£90.049	£113.227	£90.049	Reval22	HW158431	
4581	HF03476	12/4023	Full	23	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	SO	Shared O/S	Elderly Shared Ownership	25.00%	Weekly	£96.29	£178.61	£0.00	~	B	May-24	EUV	£33.250	£33.250	£33.250	Reval22	HW158431
4582	HF03477	12/4024	Full	24	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	SO	Shared O/S	Elderly Shared Ownership	40.00%	Weekly	£59.13	£178.61	£0.00	~	B	May-24	EUV	£53.200	£53.200	£53.200	Reval22	HW158431
4583	HF03478	12/4025	Full	25	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	1	Trad	SO	Shared O/S	Elderly Shared Ownership	25.00%	Weekly	£31.55	£172.20	£0.00	~	B	May-24	EUV	£27.064	£27.064	£27.064	Reval22	HW158431
4584	HF03479	12/4026	Full	26	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	1	Trad	GN	Affordable	Assured Lifetime	Weekly	£111.57	£146.90	£10.94	£100.63	B	May-24	EUV	£90.049	£113.227	£90.049	Reval22	HW158431	
4585	HF03480	12/4027	Full	27	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	Other	Leasehold	Leasehold - Older People	0.00%	Weekly	n/a	£178.61	£0.00	~	B	May-24	EUV	n/a	n/a	n/a	Reval22	HW158431
4586	HF03481	12/4028	Full	28	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	Other	Leasehold	Leasehold - Older People	0.00%	Weekly	n/a	£178.61	£0.00	~	B	May-24	EUV	n/a	n/a	n/a	Reval22	HW158431
4587	HF03482	12/4029	Full	29	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	Other	Leasehold	Leasehold - Older People	0.00%	Weekly	n/a	£178.61	£0.00	~	B	May-24	EUV	n/a	n/a	n/a	Reval22	HW158431
4588	HF03483	12/4030	Full	30	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	Other	Leasehold	Leasehold - Older People	0.00%	Weekly	n/a	£178.61	£0.00	~	B	May-24	EUV	n/a	n/a	n/a	Reval22	HW158431
4589	HF03484	12/4031	Full	31	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	Other	Leasehold	Leasehold - Older People	0.00%	Weekly	n/a	£178.61	£0.00	~	B	May-24	EUV	n/a	n/a	n/a	Reval22	HW158431
4590	HF03485	12/4032	Full	32	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	Other	Leasehold	Leasehold - Older People	0.00%	Weekly	n/a	£178.61	£0.00	~	B	May-24	EUV	n/a	n/a	n/a	Reval22	HW158431
4591	HF03486	12/4033	Full	33	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	Other	Leasehold	Leasehold - Older People	0.00%	Weekly	n/a	£178.61	£0.00	~	B	May-24	EUV	n/a	n/a	n/a	Reval22	HW158431
4592	HF03487	12/4034	Full	34	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	Other	Leasehold	Leasehold - Older People	0.00%	Weekly	n/a	£178.61	£0.00	~	B	May-24	EUV	n/a	n/a	n/a	Reval22	HW158431
4593	HF03488	12/4035	Full	35	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	1	Trad	GN	Affordable	Assured Lifetime	Weekly	£120.53	£146.90	£6.58	£100.63	B	May-24	EUV	£90.049	£113.227	£90.049	Reval22	HW158431	
4594	HF03489	12/4036	Full	102	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	1	Trad	GN	Affordable	Assured Lifetime	Weekly	£107.21	£146.90	£6.58	£100.63	B	May-24	EUV	£90.049	£113.227	£90.049	Reval22	HW158431	
4595	HF03490	12/4037	Full	103	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	1	Trad	Other	Leasehold	Leasehold - Older People	0.00%	Weekly	n/a	£172.20	£0.00	~	B	May-24	EUV	n/a	n/a	n/a	Reval22	HW158431
4596	HF03491	12/4038	Full	104	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	1	Trad	GN	Affordable	Assured Lifetime	Weekly	£107.21	£146.90	£6.58	£100.63	B	May-24	EUV	£90.049	£113.227	£90.049	Reval22	HW158431	
4597	HF03492	12/4039	Full	105	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	Other	Leasehold	Leasehold - Older People	0.00%	Weekly	£107.21	£146.90	£6.58	£100.63	B	May-24	EUV	£90.049	£113.227	£90.049	Reval22	HW158431
4598	HF03493	12/4040	Full	106	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	SO	Shared O/S	Elderly Shared Ownership	35.00%	Weekly	£53.01	£178.61	£0.00	~	B	May-24	EUV	£46.550	£46.550	£46.550	Reval22	HW158431
4599	HF03494	12/4041	Full	107	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	SO	Shared O/S	Elderly Shared Ownership	30.00%	Weekly	£45.43	£178.61	£0.00	~	B	May-24	EUV	£39.900	£39.900	£39.900	Reval22	HW158431
4600	HF03495	12/4042	Full	108	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	SO	Shared O/S	Elderly Shared Ownership	30.00%	Weekly	£45.43	£178.61	£0.00	~	B	May-24	EUV	£39.900	£39.900	£39.900	Reval22	HW158431
4601	HF03496	12/4043	Full	109	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	SO	Shared O/S	Elderly Shared Ownership	30.00%	Weekly	£45.43	£178.61	£0.00	~	B	May-24	EUV	£39.900	£39.900	£39.900	Reval22	HW158431
4602	HF03497	12/4044	Full	110	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	SO	Shared O/S	Elderly Shared Ownership	30.00%	Weekly	£45.43	£178.61	£0.00	~	B	May-24	EUV	£39.900	£39.900	£39.900	Reval22	HW158431
4603	HF03498	12/4045	Full	111	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	1	Trad	Other	Leasehold	Leasehold - Older People	0.00%	Weekly	n/a	£172.20	£0.00	~	B	May-24	EUV	n/a	n/a	n/a	Reval22	HW158431
4604	HF03499	12/4046	Full	112	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	1	Trad	Other	Leasehold	Leasehold - Older People	0.00%	Weekly	£115.38	£151.49	£16.92	£103.27	B	May-24	EUV	£110.632	£139.107	£110.632	Reval22	HW158431
4605	HF03500	12/4047	Full	113	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	GN	Affordable	Assured Lifetime	Weekly	£120.53	£151.49	£16.92	£103.27	B	May-24	EUV	£110.632	£139.107	£110.632	Reval22	HW158431	
4606	HF03501	12/4048	Full	114	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	GN	Affordable	Assured Lifetime	Weekly	£125.23	£149.66	£21.96	£103.27	B	May-24	EUV	£110.632	£139.107	£110.632	Reval22	HW158431	
4607	HF03502	12/4049	Full	115	Clarence Park	415 Worcester Road	Malvern	Worcestershire	WR14 1PP	Flat	2	Trad	GN	Affordable	Assured Lifetime	Weekly	£125.23	£149.66	£21.96	£103.27	B	May-24	EUV	£110.632	£139.107	£110.632	Reval22	HW158431	
4608	HF03503	12/4050	Full	116	Clarence Park	415 Worcester Road	Malvern	Worcestershire																					

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number					
																							EUV SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)				
4141	HF01105	1079005	Desktop	5		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£117.75	£2.64	€0.00	£122.25	D	Apr-28	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4142	HF01106	1079006	Desktop	6		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£114.72	£2.65	€0.00	£118.70	D	Oct-26	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4143	HF01107	1079007	Desktop	7		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£116.03	£2.64	€0.00	£120.48	~	~	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4144	HF01108	1079010	Desktop	8		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£118.25	£2.64	€0.00	£121.35	D	Jun-28	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4145	HF01109	1079009	Desktop	9		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£115.30	£2.65	€0.00	£120.48	D	Jun-30	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4146	HF01110	1079010	Desktop	10		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Protected	Weekly 52	£114.98	£2.64	€0.00	£120.48	D	Nov-31	MVT	£80,262	£115,934	£115,934	Reval22	HW158280
4147	HF01111	1079011	Desktop	11		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£115.30	£2.64	€0.00	£120.48	D	Oct-31	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4148	HF01112	1079012	Desktop	12		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£114.29	£1.45	€0.00	£118.35	~	~	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4149	HF01113	1079014	Desktop	14		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£116.04	£2.64	€0.00	£120.49	D	Dec-31	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4150	HF01114	1079015	Desktop	15		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Protected	Weekly 52	£114.98	£2.64	€0.00	£121.53	D	Nov-31	MVT	£80,262	£115,934	£115,934	Reval22	HW158280
4151	HF01115	1079016	Desktop	16		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£113.98	£2.64	€0.00	£118.34	C	Jan-28	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4152	HF01116	1079017	Desktop	17		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£116.05	£2.64	€0.00	£120.50	D	Nov-31	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4153	HF01117	1079018	Desktop	18		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£116.46	£2.65	€0.00	£120.50	C	Mar-31	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4154	HF01118	1079019	Desktop	19		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£117.45	£2.65	€0.00	£121.53	C	Jun-31	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4155	HF01119	1079020	Desktop	20		Gerardine Close				Malvern	Worcestershire	WR14 3FF	House	3	Trad	GN	Social Rent	Assured Protected	Weekly 52	£127.48	£2.64	€0.00	£132.38	C	Nov-31	MVT	£72,826	£122,207	£122,207	Reval22	HW158280
4156	HF01121	1079026	Desktop	26		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Protected	Weekly 52	£116.43	£2.64	€0.00	£120.48	D	Dec-31	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4157	HF01122	1079027	Desktop	27		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£116.03	£2.64	€0.00	£120.48	D	Nov-31	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4158	HF01123	1079028	Desktop	28		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£114.38	£2.66	€0.00	£119.40	D	Oct-24	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4159	HF01124	1079029	Desktop	29		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£114.72	£3.47	€0.00	£120.49	D	Dec-30	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4160	HF01125	1079031	Desktop	31		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Bung	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£117.06	£2.64	€0.00	£121.54	~	~	MVT	£82,999	£117,044	£117,044	Reval22	HW158280
4161	HF01126	1079029A	Desktop	29A		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£113.25	£20.20	€0.00	£121.24	C	Dec-31	MVT	£46,462	£71,569	£71,569	Reval22	HW158280
4162	HF01127	1079029B	Desktop	29B		Gerardine Close				Malvern	Worcestershire	WR14 3FF	Flat	2	Trad	GN	Social Rent	Assured	Weekly 52	£113.25	£20.20	€0.00	£121.24	C	Dec-31	MVT	£46,462	£71,569	£71,569	Reval22	HW158280
4164	HF01130	1080001	Desktop	1		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£98.18	£54.25	€0.00	£101.95	~	~	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4165	HF01131	1080002	Desktop	2		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£98.18	£53.79	€0.00	£101.95	C	Dec-26	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4166	HF01132	1080003	Desktop	3		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£98.18	£53.79	€0.00	£101.95	C	Oct-30	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4167	HF01133	1080004	Desktop	4		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£98.20	£53.81	€0.00	£101.97	C	Oct-28	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4168	HF01134	1080005	Desktop	5		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£98.19	£53.81	€0.00	£101.96	~	~	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4169	HF01135	1080006	Desktop	6		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£98.20	£53.81	€0.00	£101.97	~	~	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4170	HF01136	1080007	Desktop	7		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£98.19	£53.80	€0.00	£101.97	C	Sep-30	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4171	HF01137	1080008	Desktop	8		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£106.90	£41.24	€0.00	£101.97	~	~	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4172	HF01138	1080009	Desktop	9		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£98.56	£53.80	€0.00	£101.99	C	May-31	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4173	HF01139	1080010	Desktop	10		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£98.45	£42.11	€0.00	£101.95	~	~	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4174	HF01140	1080011	Desktop	11		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£98.53	£54.15	€0.00	£101.95	C	Oct-26	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4175	HF01141	1080012	Desktop	12		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£97.07	£21.49	€0.00	£101.95	C	Sep-28	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4176	HF01142	1080013	Desktop	13		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£98.45	£53.85	€0.00	£101.95	C	Sep-28	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4177	HF01143	1080014	Desktop	14		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£98.23	£53.80	€0.00	£101.99	C	Sep-29	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4178	HF01144	1080015	Desktop	15		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£98.20	£53.81	€0.00	£101.97	E	Dec-31	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4179	HF01145	1080016	Desktop	16		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£98.18	£53.79	€0.00	£101.97	~	~	MVT	£52,170	£73,571	£73,571	Reval22	HW158280
4180	HF01146	1080017	Desktop	17		Gerardine Court	Gerardine Road			Malvern	Worcestershire	WR14 3PG	Flat	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£92.08											

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPG Band	EPG Expiry	Basic secured	MV-STT 2023 EUV SH 2023	MV-STT 2023 (Before adjusting for security allocation)	MV-STT 2023 (Reflecting security allocation)	Last Valuation Report	Title Number
4345	HF01939	1153085	Full		85	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£100.09	£15.29	£0.00	£103.57	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4346	HF01930	1153087	Full		87	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£99.77	£15.29	£0.00	£103.57	C	Aug-27	MVT	£46,828	£62,848	£62,848	Reval22	HW156257
4347	HF01931	1153089	Full		89	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£99.77	£15.29	£0.00	£103.57	D	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4348	HF01932	1153091	Full		91	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£103.29	£15.29	£0.00	£107.24	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4349	HF01933	1153093	Full		93	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£103.29	£15.29	£0.00	£107.24	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4350	HF01934	1153095	Full		95	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£99.77	£17.76	£0.00	£103.59	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4351	HF01935	1153101	Full		97	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£99.77	£17.76	£0.00	£103.59	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4352	HF01936	1153099	Full		99	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£93.56	£17.76	£0.00	£103.59	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4353	HF01937	1153101	Full		101	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£99.76	£17.76	£0.00	£103.58	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4354	HF01938	1153103	Full		103	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Protected	~	Weekly 52	£95.59	£17.76	£0.00	£99.26	C	Aug-27	MVT	£39,297	£62,848	£62,848	Reval22	HW156257
4355	HF01939	1153105	Full		105	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£99.77	£17.76	£0.00	£103.59	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4356	HF01940	1153107	Full		107	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£99.77	£17.76	£0.00	£103.59	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4357	HF01941	1153109	Full		109	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£98.16	£17.76	£0.00	£103.92	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4358	HF01942	1153111	Full		111	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£93.56	£17.76	£0.00	£103.99	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4359	HF01943	1153113	Full		113	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Sy Fixed Term	~	Weekly 52	£102.95	£17.76	£0.00	£102.99	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257, HW17996
4360	HF01944	1153115	Full		115	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£99.77	£17.76	£0.00	£103.59	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4361	HF01945	1153117	Full		117	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Sy Fixed Term	~	Weekly 52	£99.77	£17.76	£0.00	£103.59	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4362	HF01946	1153119	Full		119	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Sy Fixed Term	~	Weekly 52	£99.77	£17.76	£0.00	£103.59	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4363	HF01947	1153121	Full		121	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£99.77	£17.76	£0.00	£103.59	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4364	HF01948	1153123	Full		123	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Sy Fixed Term	~	Weekly 52	£98.80	£17.76	£0.00	£102.99	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4365	HF01949	1153125	Full		125	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£99.75	£17.76	£0.00	£103.57	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4366	HF01950	1153127	Full		127	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£99.77	£17.76	£0.00	£103.59	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4367	HF01951	1153129	Full		129	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£100.10	£17.77	£0.00	£103.57	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4368	HF01952	1153131	Full		131	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£99.77	£17.76	£0.00	£103.59	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4369	HF01953	1153133	Full		133	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£96.55	£17.76	£0.00	£100.25	C	Aug-27	MVT	£46,828	£66,567	£66,567	Reval22	HW156257
4370	HF01954	1153135	Full		135	Moat Crescent	WR14 2PL	Flat	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£107.19	£17.76	£0.00	£117.19	D	Dec-31	MVT	£63,038	£117,192	£117,192	Reval22	HW156257
4280	HF01861	1153002A	Full		2A	Moat Crescent	WR14 2PW	Bung	1	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£112.77	£11.79	£0.00	£119.94	C	Dec-31	MVT	£56,835	£117,140	£117,140	Reval22	HW156257
4281	HF01862	1153002B	Full		2B	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Sy Fixed Term	~	Weekly 52	£140.06	£9.79	£0.00	£147.29	~	~	MVT	£125,118	£153,717	£153,717	Reval22	HW156257
4282	HF01863	1153002C	Full		2C	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£147.21	£11.79	£0.00	£154.65	~	~	MVT	£125,118	£153,717	£153,717	Reval22	HW156257
4283	HF01864	1153002D	Full		2D	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£140.06	£9.79	£0.00	£147.29	~	~	MVT	£125,118	£153,717	£153,717	Reval22	HW156257
4284	HF01865	1153002E	Full		2E	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£147.21	£11.79	£0.00	£154.65	~	~	MVT	£125,118	£153,717	£153,717	Reval22	HW156257
4285	HF01866	1153002F	Full		2F	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£140.06	£9.79	£0.00	£147.29	~	~	MVT	£125,118	£153,717	£153,717	Reval22	HW156257
4286	HF01867	1153002G	Full		2G	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£147.21	£11.79	£0.00	£154.65	~	~	MVT	£125,118	£153,717	£153,717	Reval22	HW156257
4287	HF01868	1153002H	Full		2H	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£140.06	£9.79	£0.00	£147.29	~	~	MVT	£125,118	£153,717	£153,717	Reval22	HW156257
4288	HF01869	1153002I	Full		2I	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£147.21	£11.79	£0.00	£154.65	~	~	MVT	£125,118	£153,717	£153,717	Reval22	HW156257
4289	HF01870	1153002J	Full		2J	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£140.06	£9.79	£0.00	£147.29	~	~	MVT	£125,118	£153,717	£153,717	Reval22	HW156257
4290	HF01871	1153002K	Full		2K	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£147.21	£11.79	£0.00	£154.65	~	~	MVT	£125,118	£153,717	£153,717	Reval22	HW156257
4291	HF01872	1153002L	Full		2L	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£140.06	£9.79	£0.00	£147.29	~	~	MVT	£125,118	£153,717	£153,717	Reval22	HW156257
4292	HF01873	1153002M	Full		2M	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£147.21	£11.79	£0.00	£154.65	~	~	MVT	£125,118	£153,717	£153,717	Reval22	HW156257
4293	HF01874	1153002N	Full		2N	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£140.06	£9.79	£0.00	£147.29	~	~	MVT	£125,118	£153,717	£153,717	Reval22	HW156257
4294	HF01875	1153002O	Full		2O	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£147.21	£11.79	£0.00	£154.65	~	~	MVT	£125,118	£153,717	£153,717	Reval22	HW156257
4295	HF01876	1153002P	Full		2P	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£140.06	£9.79	£0.00	£147.29	~	~	MVT	£125,118	£153,717	£153,717	Reval22	HW156257
4296	HF01877	1153002Q	Full		2Q	Moat Crescent	WR14 2PW	House	3	Trad	GN	Affordable	Assured Lifetime	~	Weekly 52	£147.21	£11.79	£0.00	£154.65	~	~	MVT	£125,118	£153,717	£153,717	Reval22	

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (UPRN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc.	AY Bcys	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number				
																							EUV \$H 2023	(Before adjusting for security allocation)			(Reflecting security allocation)			
4453	HF02721	1216031	Full	31	Shyrdold Road		Malvern	Worcestershire	WR14 2PS	House	3	Non-Trad	GN	Social Rent	Assured Protected	Weekly 52	£121.36	£1.76	£0.00	£126.02	C	Feb-33	MVT	£69.349	£111.678	£111.678	Reval22	HW156257		
4454	HF02723	1216033	Full	33	Shyrdold Road		Malvern	Worcestershire	WR14 2PS	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£122.44	£1.76	£0.00	£127.68	C	Feb-33	MVT	£94.076	£124.357	£124.357	Reval22	HW156257		
4455	HF02725	1216035	Full	35	Shyrdold Road		Malvern	Worcestershire	WR14 2PS	House	3	Non-Trad	GN	Social Rent	Assured Protected	Weekly 52	£122.44	£1.76	£0.00	£127.68	D	Nov-32	MVT	£69.349	£111.678	£111.678	Reval22	HW156257		
4456	HF02727	1216037	Full	37	Shyrdold Road		Malvern	Worcestershire	WR14 2PS	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£127.00	£1.76	£0.00	£130.52	C	Feb-33	MVT	£94.076	£124.357	£124.357	Reval22	HW156257		
4457	HF02729	1216039	Full	39	Shyrdold Road		Malvern	Worcestershire	WR14 2PS	Bungalow	1	Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£102.59	£1.76	£0.00	£106.51	D	Oct-21	MVT	£63.038	£89.610	£89.610	Reval22	HW156257		
4458	HF02736	1216052	Full	52	Shyrdold Road		Malvern	Worcestershire	WR14 2PS	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£122.02	£1.76	£0.00	£126.70	C	Feb-33	MVT	£94.076	£124.357	£124.357	Reval22	HW156257		
4459	HF02738	1216054	Full	54	Shyrdold Road		Malvern	Worcestershire	WR14 2PS	House	3	Non-Trad	GN	Social Rent	Assured Protected	Weekly 52	£126.01	£1.76	£0.00	£130.51	C	Feb-33	MVT	£69.349	£111.678	£111.678	Reval22	HW156257		
4460	HF02738	1216054	Full	56	Shyrdold Road		Malvern	Worcestershire	WR14 2PS	House	3	Non-Trad	GN	Social Rent	Sy Fixed Term	Weekly 52	£121.36	£1.76	£0.00	£126.02	C	Jun-28	MVT	£94.076	£124.357	£124.357	Reval22	HW156257		
4461	HF02739	1216058	Full	58	Shyrdold Road		Malvern	Worcestershire	WR14 2PS	House	4	Non-Trad	GN	Social Rent	Assured	Weekly 52	£128.54	£1.76	£0.00	£135.10	C	Feb-24	MVT	£102.257	£135.170	£135.170	Reval22	HW156257		
4462	HF02740	1216060	Full	60	Shyrdold Road		Malvern	Worcestershire	WR14 2PS	House	3	Non-Trad	GN	Social Rent	Assured Protected	Weekly 52	£119.45	£1.76	£0.00	£124.03	C	Feb-24	MVT	£69.349	£111.678	£111.678	Reval22	HW156257		
4463	HF02741	1216062	Full	62	Shyrdold Road		Malvern	Worcestershire	WR14 2PS	House	3	Non-Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£120.41	£1.76	£0.00	£126.01	D	Feb-24	MVT	£94.076	£124.357	£124.357	Reval22	HW156257		
4464	HF02742	1216064	Full	64	Shyrdold Road		Malvern	Worcestershire	WR14 2PS	House	3	Non-Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£121.36	£1.76	£0.00	£126.02	C	Jun-24	MVT	£94.076	£124.357	£124.357	Reval22	HW156257		
4465	HF02743	1216066	Full	66	Shyrdold Road		Malvern	Worcestershire	WR14 2PS	House	3	Non-Trad	GN	Social Rent	Assured	Weekly 52	£121.36	£1.76	£0.00	£126.02	C	Feb-24	MVT	£94.076	£124.357	£124.357	Reval22	HW156257		
4466	HF02744	1216068	Full	68	Shyrdold Road		Malvern	Worcestershire	WR14 2PS	Bungalow	1	Trad	GN	Social Rent	Assured	Weekly 52	£102.58	£1.76	£0.00	£107.49	~	~	MVT	£63.038	£89.610	£89.610	Reval22	HW156257		
4444	HF02707	1216011A	Full	11A	Shyrdold Road		Malvern	Worcestershire	WR14 2PS	Bungalow	1	Trad	GN	Social Rent	Assured Protected	Weekly 52	£122.02	£1.76	£0.00	£126.70	~	~	MVT	£69.525	£111.192	£111.192	Reval22	HW156257		
4467	HF02766	1224002	Full	2	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£113.28	£3.22	£0.00	£117.63	D	Aug-27	MVT	£77.210	£114.671	£114.671	Reval22	HW157543		
4469	HF02768	1224004	Full	4	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£113.66	£3.22	£0.00	£117.61	A	Jun-30	MVT	£77.210	£114.671	£114.671	Reval22	HW157543		
4471	HF02770	1224006	Full	6	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£113.01	£3.22	£0.00	£116.93	A	Jun-30	MVT	£77.210	£114.671	£114.671	Reval22	HW157543		
4472	HF02771	1224008	Full	8	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£113.57	£3.22	£0.00	£115.84	B	Mar-31	MVT	£77.210	£114.671	£114.671	Reval22	HW157543		
4473	HF02772	1224010	Full	10	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£109.51	£3.22	£0.00	£113.70	C	Dec-29	MVT	£77.210	£114.671	£114.671	Reval22	HW157543		
4474	HF02773	1224012	Full	12	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£112.98	£3.22	£0.00	£117.30	C	Jun-30	MVT	£77.210	£114.671	£114.671	Reval22	HW157543		
4475	HF02774	1224014	Full	14	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£116.04	£3.22	£0.00	£120.49	D	Dec-29	MVT	£77.210	£114.671	£114.671	Reval22	HW157543		
4476	HF02775	1224016	Full	16	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£112.73	£3.22	£0.00	£119.40	C	Mar-30	MVT	£77.210	£114.671	£114.671	Reval22	HW157543		
4478	HF02777	1224018	Full	18	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	1	Trad	Sheltered	Social Rent	Assured Lifetime	Weekly 52	£111.57	£3.22	£0.00	£115.84	C	Mar-30	MVT	£77.210	£114.671	£114.671	Reval22	HW157543		
4479	HF02778	1224020	Full	20	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	2	Trad	GN	Social Rent	Assured	Weekly 52	£113.57	£2.64	£0.00	£117.92	B	Mar-30	MVT	£70.242	£99.851	£99.851	Reval22	HW157543		
4480	HF02779	1224022	Full	22	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	2	Trad	GN	Social Rent	Assured	Weekly 52	£120.27	£1.76	£0.00	£120.27	A	Aug-27	MVT	£70.242	£99.851	£99.851	Reval22	HW157543		
4481	HF02780	1224028	Full	28	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	2	Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£114.52	£1.76	£0.00	£115.92	B	Mar-30	MVT	£70.242	£99.851	£99.851	Reval22	HW157543		
4482	HF02781	1224032	Full	32	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£121.49	£1.79	£0.00	£128.00	A	Jun-30	MVT	£103.822	£127.552	£127.552	Reval22	HW157543		
4483	HF02782	1224034	Full	34	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£118.24	£1.79	£0.00	£124.62	C	Aug-27	MVT	£103.822	£127.552	£127.552	Reval22	HW157543		
4484	HF02783	1224036	Full	36	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£114.69	£1.79	£0.00	£119.82	B	Aug-27	MVT	£103.822	£127.552	£127.552	Reval22	HW157543		
4485	HF02784	1224038	Full	38	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	2	Trad	GN	Affordable	Assured Protected	Weekly 52	£112.62	£1.76	£0.00	£116.94	C	Aug-27	MVT	£58.945	£94.271	£94.271	Reval22	HW157543		
4486	HF02785	1224040	Full	40	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£116.04	£1.79	£0.00	£120.50	B	Mar-30	MVT	£103.822	£127.552	£127.552	Reval22	HW157543		
4487	HF02786	1224042	Full	42	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£114.59	£1.79	£0.00	£119.42	C	Dec-29	MVT	£99.851	£99.851	£99.851	Reval22	HW157543		
4488	HF02787	1224044	Full	44	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£120.49	£1.79	£0.00	£126.97	C	Dec-29	MVT	£103.822	£127.552	£127.552	Reval22	HW157543		
4490	HF02789	1224046	Full	46	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	2	Trad	GN	Social Rent	Assured	Weekly 52	£116.78	£1.76	£0.00	£121.25	C	Dec-29	MVT	£70.242	£99.851	£99.851	Reval22	HW157543		
4491	HF02790	1224048	Full	48	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	2	Trad	GN	Social Rent	Assured Lifetime	Weekly 52	£121.24	£1.76	£0.00	£122.24	B	Nov-29	MVT	£70.242	£99.851	£99.851	Reval22	HW157543		
7725	HF2065	1224050	Full	50	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	2	Trad	SO	Shared 0/5	Assured	Weekly 52	£109.07	£4.77	£0.00	~	~	~	B	Nov-29	ELV	£104.389	£104.389	£104.389	Reval22	HW157543
4477	HF02776	1224016A	Full	16A	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£112.25	£3.22	£0.00	£116.54	C	Dec-29	MVT	£77.210	£114.671	£114.671	Reval22	HW157543		
4468	HF02778	1224020	Full	20	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	1	Trad	Sheltered	Social Rent	Assured	Weekly 52	£113.57	£3.22	£0.00	£117.92	B	Mar-30	MVT	£77.210	£114.671	£114.671	Reval22	HW157543		
4489	HF02783	1224032	Full	32	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£121.49	£1.79	£0.00	£128.00	A	Jun-30	MVT	£103.822	£127.552	£127.552	Reval22	HW157543		
4492	HF02791	1224048A	Full	48A	St Andrews Road		Malvern	Worcestershire	WR14 3PW	Bungalow	2	Trad	GN	Affordable	Assured Lifetime	Weekly 52	£127.83	£1.79	£0.00	£134.59	C	Dec-29	MVT	£10						

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc.	AY Bids	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number					
																							EUV SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)				
5093	HF05031	2053024	Desktop		24	Hollis Lane				Marley	Worcestershire	WR6 6PH	House	3	Trad	GN	Social Rent	Assured Protected	Weekly	£122.74	£10.25	£0.00	£132.69	D	May-28	MVT	£79,159	£132,334	£132,834	Reval22	HW158276
5168	HF05212	2076003	Desktop		3	Nash Close				Marley	Worcestershire	WR6 6FY	House	3	Non-trad	GN	Social Rent	Assured Protected	Weekly	£115.05	£1.76	£0.00	£116.69	E	Dec-28	MVT	£69,728	£118,481	£118,481	Reval22	HW158276
5169	HF05213	2076007	Desktop		7	Nash Close				Marley	Worcestershire	WR6 6FY	Flat	2	Non-trad	GN	Social Rent	Assured LifeTime	Weekly	£106.51	£2.34	£0.00	£110.59	D	Dec-28	MVT	£42,778	£60,041	£60,041	Reval22	HW158276
5170	HF05214	2076009	Desktop		8	Nash Close				Marley	Worcestershire	WR6 6FY	Flat	2	Non-trad	GN	Social Rent	Assured LifeTime	Weekly	£110.57	£2.34	£0.00	£110.57	D	Dec-28	MVT	£42,778	£60,041	£60,041	Reval22	HW158276
5171	HF05215	2076007	Desktop		9	Nash Close				Marley	Worcestershire	WR6 6FY	Flat	2	Non-trad	GN	Social Rent	Assured LifeTime	Weekly	£106.49	£2.34	£0.00	£110.59	D	Dec-28	MVT	£42,778	£60,041	£60,041	Reval22	HW158276
5172	HF05216	2076010	Desktop		10	Nash Close				Marley	Worcestershire	WR6 6FY	Flat	2	Non-trad	GN	Social Rent	Assured Protected	Weekly	£105.05	£2.34	£0.00	£110.59	D	Dec-28	MVT	£32,075	£54,501	£54,501	Reval22	HW158276
5173	HF05217	2076010	Desktop		11	Nash Close				Marley	Worcestershire	WR6 6FY	Flat	2	Non-trad	GN	Social Rent	Assured LifeTime	Weekly	£110.57	£2.34	£0.00	£110.57	D	Dec-28	MVT	£42,778	£60,041	£60,041	Reval22	HW158276
5174	HF05218	2076012	Desktop		12	Nash Close				Marley	Worcestershire	WR6 6FY	Flat	2	Non-trad	GN	Social Rent	Assured LifeTime	Weekly	£106.51	£2.34	£0.00	£110.59	E	Jan-29	MVT	£42,778	£60,041	£60,041	Reval22	HW158276
5175	HF05219	2076014	Desktop		14	Nash Close				Marley	Worcestershire	WR6 6FY	Flat	2	Non-trad	GN	Social Rent	Assured LifeTime	Weekly	£106.51	£2.34	£0.00	£110.59	C	Dec-28	MVT	£42,778	£60,041	£60,041	Reval22	HW158276
5176	HF05220	2076015	Desktop		15	Nash Close				Marley	Worcestershire	WR6 6FY	Flat	2	Non-trad	GN	Social Rent	Assured LifeTime	Weekly	£106.51	£2.34	£0.00	£110.59	E	Dec-28	MVT	£42,778	£60,041	£60,041	Reval22	HW158276
5177	HF05221	2076019	Desktop		19	Nash Close				Marley	Worcestershire	WR6 6FY	House	3	Non-trad	GN	Social Rent	Assured Protected	Weekly	£115.05	£1.76	£0.00	£116.69	E	Dec-28	MVT	£69,728	£118,481	£118,481	Reval22	HW158276
5178	HF05222	2076022	Desktop		22	Nash Close				Marley	Worcestershire	WR6 6FY	House	3	Trad	GN	Social Rent	Assured LifeTime	Weekly	£116.16	£1.76	£0.00	£120.61	E	Dec-28	MVT	£76,842	£138,364	£138,364	Reval22	HW158276
5216	HF03371	2096001	Desktop		2	Sandpits Close				Marley	Worcestershire	WR6 6FZ	House	3	Trad	GN	Social Rent	Assured Protected	Weekly	£128.44	£1.76	£0.00	£133.36	D	May-32	MVT	£79,159	£132,834	£132,834	Reval22	HW158276
5217	HF03372	2096002	Desktop		2	Sandpits Close				Marley	Worcestershire	WR6 6FZ	House	3	Trad	GN	Social Rent	Assured LifeTime	Weekly	£127.15	£1.76	£0.00	£132.02	E	Jan-28	MVT	£89,351	£137,633	£137,633	Reval22	HW158276
5218	HF03373	2096003	Desktop		3	Sandpits Close				Marley	Worcestershire	WR6 6FZ	House	3	Trad	GN	Social Rent	Assured LifeTime	Weekly	£128.11	£1.76	£0.00	£133.01	E	Dec-31	MVT	£89,351	£137,633	£137,633	Reval22	HW158276
5219	HF05412	2101001	Desktop		1	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	GN	Social Rent	Assured LifeTime	Weekly	£108.07	£3.53	£0.00	£111.83	D	Jun-31	MVT	£65,047	£100,197	£100,197	Reval22	HW158276
5220	HF05413	2101002	Desktop		2	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	GN	Social Rent	Assured LifeTime	Weekly	£120.02	£3.53	£0.00	£125.92	D	May-31	MVT	£72,553	£113,788	£113,788	Reval22	HW158276
5221	HF05414	2101003	Desktop		3	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	GN	Social Rent	Assured LifeTime	Weekly	£106.73	£3.53	£0.00	£110.82	A	Jan-32	MVT	£64,332	£99,096	£99,096	Reval22	HW158276
5222	HF05415	2101004	Desktop		4	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	GN	Social Rent	Assured LifeTime	Weekly	£120.66	£3.53	£0.00	£125.29	C	Dec-31	MVT	£72,910	£112,309	£112,309	Reval22	HW158276
5223	HF05416	2101005	Desktop		5	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	GN	Social Rent	Assured Protected	Weekly	£127.70	£3.53	£0.00	£131.83	D	Jan-31	MVT	£72,564	£96,703	£96,703	Reval22	HW158276
5224	HF05417	2101006	Desktop		6	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	Sheltered	Social Rent	Assured LifeTime	Weekly	£130.50	£3.53	£0.00	£135.51	C	Dec-31	MVT	£72,564	£100,330	£100,330	Reval22	HW158276
5227	HF05420	2101007	Desktop		7	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	GN	Social Rent	Assured LifeTime	Weekly	£109.36	£3.53	£0.00	£113.18	C	Dec-31	MVT	£66,119	£101,848	£101,848	Reval22	HW158276
5228	HF05421	2101008	Desktop		8	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	Sheltered	Social Rent	Assured LifeTime	Weekly	£120.36	£3.53	£0.00	£125.54	B	Dec-31	MVT	£72,564	£100,330	£100,330	Reval22	HW158276
5231	HF05424	2101009	Desktop		9	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	GN	Social Rent	Assured Protected	Weekly	£108.99	£3.53	£0.00	£113.51	D	May-31	MVT	£68,261	£97,766	£97,766	Reval22	HW158276
5232	HF05425	2101010	Desktop		10	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	Sheltered	Social Rent	Assured LifeTime	Weekly	£130.50	£3.53	£0.00	£135.51	A	Jan-32	MVT	£72,564	£100,330	£100,330	Reval22	HW158276
5233	HF05426	2101011	Desktop		11	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	GN	Social Rent	Assured LifeTime	Weekly	£127.15	£3.53	£0.00	£130.17	B	Dec-31	MVT	£67,447	£100,197	£100,197	Reval22	HW158276
5234	HF05427	2101012	Desktop		12	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	Sheltered	Social Rent	Assured LifeTime	Weekly	£130.53	£3.53	£0.00	£135.53	D	Jan-32	MVT	£72,564	£100,330	£100,330	Reval22	HW158276
5235	HF05428	2101014	Desktop		14	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	Sheltered	Social Rent	Assured LifeTime	Weekly	£130.53	£3.53	£0.00	£135.53	B	Jan-32	MVT	£72,564	£100,330	£100,330	Reval22	HW158276
5236	HF05429	2101015	Desktop		15	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	GN	Social Rent	Assured LifeTime	Weekly	£107.70	£3.53	£0.00	£111.83	B	Dec-31	MVT	£65,047	£100,197	£100,197	Reval22	HW158276
5237	HF05430	2101016	Desktop		16	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	Sheltered	Social Rent	Assured LifeTime	Weekly	£124.11	£3.53	£0.00	£128.61	B	Dec-31	MVT	£67,447	£100,197	£100,197	Reval22	HW158276
5238	HF05431	2101017	Desktop		17	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	GN	Social Rent	Assured LifeTime	Weekly	£108.98	£3.53	£0.00	£113.17	D	May-31	MVT	£65,762	£101,298	£101,298	Reval22	HW158276
5239	HF05432	2101018	Desktop		18	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	Sheltered	Social Rent	Assured LifeTime	Weekly	£130.95	£3.76	£0.00	£135.51	B	Feb-32	MVT	£72,564	£100,330	£100,330	Reval22	HW158276
5240	HF05433	2101019	Desktop		19	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	GN	Social Rent	Assured LifeTime	Weekly	£122.27	£3.53	£0.00	£126.94	B	Dec-31	MVT	£67,447	£100,197	£100,197	Reval22	HW158276
5241	HF05434	2101021	Desktop		21	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	GN	Social Rent	Assured LifeTime	Weekly	£122.25	£3.53	£0.00	£126.93	D	Dec-24	MVT	£73,625	£113,410	£113,410	Reval22	HW158276
5245	HF05418	2101060A	Desktop		6A	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	Sheltered	Social Rent	Assured LifeTime	Weekly	£132.58	£3.56	£0.00	£137.66	E	Aug-29	MVT	£116,198	£163,862	£163,862	Reval22	HW158276
5246	HF05419	2101060B	Desktop		6B	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	Sheltered	Social Rent	Assured LifeTime	Weekly	£132.58	£3.56	£0.00	£137.66	E	Aug-29	MVT	£116,198	£163,862	£163,862	Reval22	HW158276
5229	HF05422	2101008A	Desktop		8A	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	Sheltered	Social Rent	Assured LifeTime	Weekly	£132.58	£3.56	£0.00	£137.66	A	Jan-32	MVT	£116,198	£163,862	£163,862	Reval22	HW158276
5230	HF05423	2101008B	Desktop		8B	St Peters Drive				Marley	Worcestershire	WR6 6FX	Bung	2	Trad	Sheltered	Social Rent	Assured LifeTime	Weekly	£133.04	£3.55	£0.00	£137.66	E	Aug-29	MVT	£116,198	£163,862	£163,862	Reval22	HW158276
7390	HF02118	2000000	Desktop		3	Hazel Cottage				Drakes Broughton	Pershore	WR6 2FR	House	2	Trad	GN	Social Rent	Assured LifeTime	Weekly	£93.26	£9.87	£0.00	£103.29	B	Jul-27	MVT	£67,447	£100,197	£100,197	Reval22	WR174406
6501	HF09953	598001	Desktop		1	Williamson Way																									

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AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	MV-STT 2023		MV-STT 2023		Last Valuation Report	Title Number			
																			Target Rent	EPC Band	EPC Expiry	Before adjusting for security allocation			Reflecting security allocation		
5983	HF08834	503025	Desktop		25	Jeacock Grove									Weekly 52	£115.52	£3.86	£0.00	£119.93	B	Jun-28	MVT	£75,055	£115,612	£115,612	Reval22	WR182334
5984	HF08835	503027	Desktop		29	Jeacock Grove									Weekly 52	£115.52	£3.86	£0.00	£119.93	B	May-28	MVT	£75,055	£115,612	£115,612	Reval22	WR181792
5985	HF08836	503029	Desktop		29	Jeacock Grove									Weekly 52	£115.52	£3.86	£0.00	£119.93	B	May-28	MVT	£75,055	£115,612	£115,612	Reval22	WR181792
6169	HF09157	580015	Desktop		5	Krier Fields									Weekly 52	£134.37	£3.86	£0.00	£138.55	B	Jun-27	MVT	£75,055	£131,633	£131,633	Reval22	WR174636
6170	HF09157	580006	Desktop		6	Krier Fields									Weekly 52	£98.05	£3.86	£0.00	£101.81	C	Jun-27	MVT	£58,971	£90,838	£90,838	Reval22	WR175646
6171	HF09158	580007	Desktop		7	Krier Fields									Weekly 52	£134.37	£3.86	£0.00	£138.55	B	Aug-27	MVT	£75,055	£131,633	£131,633	Reval22	WR174636
6172	HF09158	580011	Desktop		8	Krier Fields									Weekly 52	£134.37	£3.86	£0.00	£138.55	B	Jun-27	MVT	£75,055	£131,633	£131,633	Reval22	WR174636
6173	HF09160	580009	Desktop		9	Krier Fields									Weekly 52	£113.07	£3.87	£0.00	£118.74	B	Aug-27	MVT	£75,055	£115,612	£115,612	Reval22	WR174636
6174	HF09161	580010	Desktop		10	Krier Fields									Weekly 52	£133.44	£3.86	£0.00	£138.55	B	Jun-27	MVT	£89,351	£137,633	£137,633	Reval22	WR175646
6175	HF09162	580011	Desktop		11	Krier Fields									Weekly 52	£134.77	£3.87	£0.00	£138.74	B	Aug-27	MVT	£75,055	£131,633	£131,633	Reval22	WR174636
6176	HF09163	580012	Desktop		12	Krier Fields									Weekly 52	£134.44	£3.86	£0.00	£138.55	B	Jun-27	MVT	£89,351	£137,633	£137,633	Reval22	WR175646
6177	HF09164	580014	Desktop		14	Krier Fields									Weekly 52	£134.37	£3.86	£0.00	£138.74	B	Jun-27	MVT	£75,055	£115,612	£115,612	Reval22	WR175646
6178	HF09165	580015	Desktop		15	Krier Fields									Weekly 52	£134.37	£3.86	£0.00	£138.74	B	Aug-27	MVT	£75,055	£115,612	£115,612	Reval22	WR174016
6179	HF09166	580016	Desktop		16	Krier Fields									Weekly 52	£134.37	£3.86	£0.00	£138.74	B	Jun-27	MVT	£75,055	£115,612	£115,612	Reval22	WR175646
6180	HF09167	580017	Desktop		17	Krier Fields									Weekly 52	£134.68	£3.85	£0.00	£138.74	B	Aug-27	MVT	£75,055	£115,612	£115,612	Reval22	WR174016
6181	HF09168	580018	Desktop		18	Krier Fields									Weekly 52	£98.05	£3.86	£0.00	£101.81	B	May-27	MVT	£58,971	£90,838	£90,838	Reval22	WR175646
6182	HF09169	580019	Desktop		19	Krier Fields									Weekly 52	£134.37	£3.86	£0.00	£138.74	B	Aug-27	MVT	£75,055	£115,612	£115,612	Reval22	WR174016
6183	HF09170	580020	Desktop		20	Krier Fields									Weekly 52	£98.05	£3.86	£0.00	£101.81	B	Oct-27	MVT	£58,971	£90,838	£90,838	Reval22	WR182507
6184	HF09171	580021	Desktop		21	Krier Fields									Weekly 52	£134.37	£3.86	£0.00	£138.74	B	Aug-27	MVT	£75,055	£115,612	£115,612	Reval22	WR174016
6185	HF09172	580020	Desktop		30	Krier Fields								60.00%	Weekly 52	£69.50	£5.32	£0.00	-	-	Nov-27	EUV	£103,699	£103,699	£103,699	Reval22	WR175829
6186	HF09173	580032	Desktop		32	Krier Fields								50.00%	Weekly 52	£58.25	£5.32	£0.00	-	-	Nov-27	EUV	£72,589	£72,589	£72,589	Reval22	WR175831
6187	HF09174	580034	Desktop		34	Krier Fields								55.00%	Weekly 52	£74.76	£5.32	£0.00	-	-	Nov-27	EUV	£95,657	£95,657	£95,657	Reval22	WR175829
6188	HF09175	580036	Desktop		36	Krier Fields								50.00%	Weekly 52	£78.56	£5.32	£0.00	-	-	Nov-27	EUV	£103,699	£103,699	£103,699	Reval22	WR175848
7348	HF20065	1416008	Desktop		8	Lucerne Avenue								40.00%	Weekly 52	£60.60	£5.32	£0.00	-	-	Jun-29	EUV	£72,589	£72,589	£72,589	Reval22	WR187599
7349	HF20066	1416010	Desktop		10	Lucerne Avenue								50.00%	Weekly 52	£48.48	£5.32	£0.00	-	-	Jun-29	EUV	£58,071	£58,071	£58,071	Reval22	WR187399
7350	HF20067	1416011	Desktop		11	Lucerne Avenue								50.00%	Weekly 52	£48.48	£5.32	£0.00	-	-	Jun-29	EUV	£58,071	£58,071	£58,071	Reval22	WR187470
7351	HF20068	1416015	Desktop		15	Lucerne Avenue								50.00%	Weekly 52	£97.07	£3.86	£0.00	£100.79	B	Apr-29	MVT	£58,971	£90,838	£90,838	Reval22	WR185670
7352	HF20069	1416016	Desktop		16	Lucerne Avenue								50.00%	Weekly 52	£97.07	£3.86	£0.00	£100.79	B	Jun-29	MVT	£58,971	£90,838	£90,838	Reval22	WR187740
7353	HF20070	1416017	Desktop		17	Lucerne Avenue								50.00%	Weekly 52	£72.72	£5.32	£0.00	-	-	Apr-29	EUV	£87,107	£87,107	£87,107	Reval22	WR185071
7354	HF20071	1416018	Desktop		18	Lucerne Avenue								50.00%	Weekly 52	£97.07	£3.86	£0.00	£100.79	B	Apr-29	MVT	£58,971	£90,838	£90,838	Reval22	WR187740
7355	HF20072	1416019	Desktop		19	Lucerne Avenue								50.00%	Weekly 52	£68.59	£5.32	£0.00	-	-	Apr-29	EUV	£79,848	£79,848	£79,848	Reval22	WR185672
7356	HF20073	1416020	Desktop		20	Lucerne Avenue								50.00%	Weekly 52	£97.07	£3.86	£0.00	£100.79	B	Jun-29	MVT	£58,971	£90,838	£90,838	Reval22	WR187740
7357	HF20074	1416021	Desktop		21	Lucerne Avenue								50.00%	Weekly 52	£132.21	£3.86	£0.00	£117.55	B	Jun-29	MVT	£75,055	£115,612	£115,612	Reval22	WR187740
7358	HF20075	1416024	Desktop		24	Lucerne Avenue								50.00%	Weekly 52	£113.61	£3.85	£0.00	£117.55	B	Jun-29	MVT	£75,055	£115,612	£115,612	Reval22	WR187740
6055	HF08980	521006	Desktop		6	Paradise Drive								60.00%	Weekly 52	£81.03	£5.32	£0.00	-	-	Jun-26	EUV	£103,699	£103,699	£103,699	Reval22	WR169037
6056	HF08981	521007	Desktop		7	Paradise Drive								60.00%	Weekly 52	£69.61	£5.32	£0.00	-	-	Jun-26	EUV	£87,107	£87,107	£87,107	Reval22	WR169034
6057	HF08982	521008	Desktop		8	Paradise Drive								60.00%	Weekly 52	£79.09	£5.32	£0.00	-	-	Jun-26	EUV	£103,699	£103,699	£103,699	Reval22	WR167116
6058	HF08983	521009	Desktop		9	Paradise Drive								55.00%	Weekly 52	£63.81	£5.32	£0.00	-	-	Apr-26	EUV	£79,848	£79,848	£79,848	Reval22	WR169035
6059	HF08984	521010	Desktop		10	Paradise Drive								50.00%	Weekly 52	£115.40	£3.86	£0.00	£119.82	B	Apr-26	MVT	£75,055	£115,612	£115,612	Reval22	WR169036
6060	HF08985	521011	Desktop		11	Paradise Drive								60.00%	Weekly 52	£99.61	£5.32	£0.00	-	-	Oct-26	EUV	£87,107	£87,107	£87,107	Reval22	WR169035
6061	HF08986	521015	Desktop		15	Paradise Drive								50.00%	Weekly 52	£90.50	£6.50	£0.00	£93.98	B	Jun-26	MVT	£35,740	£55,053	£55,053	Reval22	WR169036
6062	HF08987	521016	Desktop		16	Paradise Drive								45.00%	Weekly 52	£22.30	£5.32	£0.00	-	-	Apr-26	EUV	£65,330	£65,330	£65,330	Reval22	WR169033
6063	HF08988	521017	Desktop		17	Paradise Drive								50.00%	Weekly 52	£90.75	£6.50	£0.00	£93.98	B	Jun-26	MVT	£35,740	£55,053	£55,053	Reval22	WR169036
6064	HF08989	521019	Desktop		19	Paradise Drive								50.00%	Weekly 52	£120.24	£0.89	£0.00	£119.82	B	Jun-26	MVT	£75,055	£115,612	£115,612	Reval22	WR169036
6065	HF08990	521021	Desktop		21	Paradise Drive								50.00%	Weekly 52	£115.40	£3.86	£0.00	£119.82	B	Jun-26	MVT	£75,055	£115,612	£115,612	Reval22	WR169036
6066	HF08991	521022	Desktop		22	Paradise Drive								50.00%	Weekly 52	£115.40	£3.86	£0.00	£119.82	B	Jun-26	MVT	£75,055	£115,612	£115,612	Reval22	WR169036
6067	HF08992	521025	Desktop		25	Paradise Drive								50.00%	Weekly 52	£115.40	£3.86	£0.00	£119.82	B	Jun-26	MVT	£75,055	£115,612	£115,612		

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AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Bes	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number				
																							EVW \$H 2023	(Before adjusting for security allocation)			(reflecting security allocation)			
7306	HF20010	1405061	Desktop		61	Tannery Drive									Weekly 52	£127.44	£10.49	0.00	£132.32	B	May-29	EVW	£104.461	£116.711	£104.461	Reval22	WR186699			
6924	HF12218	794001	Full		1	Forest View									Weekly 52	£109.60	£9.12	0.00	£118.80	D	Nov-31	MVT	£81.049	£115.212	£115.212	Reval22	HW148210			
6905	HF12219	794002	Full		2	Forest View									Weekly 52	£119.79	£9.12	0.00	£124.37	E	Oct-31	MVT	£80.105	£128.112	£128.112	Reval22	HW148210			
6906	HF12220	794003	Full		3	Forest View									Weekly 52	£119.79	£9.12	0.00	£118.80	D	Oct-31	MVT	£80.105	£118.80	£118.80	Reval22	HW148210			
6907	HF12221	794005	Full		5	Forest View									Weekly 52	£109.60	£9.12	0.00	£118.80	~	~	MVT	£81.049	£115.212	£115.212	Reval22	HW148210			
6436	HF09857	587001	Desktop		1	Alfrick Close									Weekly 52	£110.19	£4.76	0.00	£114.41	B	Aug-28	MVT	£76.842	£118.364	£118.364	Reval22	WR175650			
6437	HF09858	587002	Desktop		2	Alfrick Close									Weekly 52	£110.19	£4.76	0.00	£114.41	B	Aug-28	MVT	£76.842	£118.364	£118.364	Reval22	WR175650			
6438	HF09859	587003	Desktop		3	Alfrick Close									Weekly 52	£110.19	£4.76	0.00	£114.41	B	Aug-28	MVT	£76.842	£118.364	£118.364	Reval22	WR175650			
6439	HF09860	587004	Desktop		4	Alfrick Close									Weekly 52	£109.10	£3.01	0.00	£113.28	B	Jan-28	MVT	£76.842	£118.364	£118.364	Reval22	WR175651			
6440	HF09861	587005	Desktop		5	Alfrick Close									Weekly 52	£110.19	£4.76	0.00	£114.41	B	Aug-28	MVT	£76.842	£118.364	£118.364	Reval22	WR175650			
6441	HF09862	587006	Desktop		6	Alfrick Close									Weekly 52	£109.10	£3.01	0.00	£113.28	B	Jan-28	MVT	£76.842	£118.364	£118.364	Reval22	WR175651			
6442	HF09863	587007	Desktop		7	Alfrick Close									Weekly 52	£110.19	£4.76	0.00	£114.41	B	Aug-28	MVT	£76.842	£118.364	£118.364	Reval22	WR175650			
6443	HF09864	587008	Desktop		8	Alfrick Close									Weekly 52	£110.19	£3.01	0.00	£114.41	B	Aug-28	MVT	£76.842	£118.364	£118.364	Reval22	WR175649			
6444	HF09865	587009	Desktop		9	Alfrick Close									Weekly 52	£124.16	£4.76	0.00	£128.92	B	Sep-28	MVT	£87.564	£134.880	£134.880	Reval22	WR175650			
6445	HF09866	587010	Desktop		10	Alfrick Close									Weekly 52	£110.19	£3.01	0.00	£114.41	B	Aug-28	MVT	£76.842	£118.364	£118.364	Reval22	WR175649			
6446	HF09867	587011	Desktop		11	Alfrick Close									Weekly 52	£110.19	£4.76	0.00	£114.41	B	Aug-28	MVT	£76.842	£118.364	£118.364	Reval22	WR175650			
7601	HF20447	587012	Desktop		12	Alfrick Close									Weekly 52	£124.16	£3.01	0.00	£128.92	B	Sep-28	MVT	£87.564	£134.880	£134.880	Reval22	WR183073			
6447	HF09868	587013	Desktop		13	Alfrick Close									Weekly 52	£110.19	£4.76	0.00	£114.41	B	Aug-28	MVT	£76.842	£118.364	£118.364	Reval22	WR175650			
7602	HF20448	587014	Desktop		14	Alfrick Close									Weekly 52	£124.16	£3.01	0.00	£128.92	B	Sep-28	MVT	£87.564	£134.880	£134.880	Reval22	WR183073			
6428	HF09849	586006	Desktop		6	Farnham Close									Weekly 52	£125.85	£0.76	0.00	£130.22	B	Dec-26	MVT	£87.564	£134.880	£134.880	Reval22	WR169838			
6426	HF09847	586004	Desktop		4	Farnham Close									Weekly 52	£124.16	£3.30	0.00	£130.22	B	Dec-26	MVT	£87.564	£134.880	£134.880	Reval22	WR169838			
6427	HF09848	586005	Desktop		5	Farnham Close									Weekly 52	£124.16	£3.30	0.00	£130.22	B	Dec-26	MVT	£87.564	£134.880	£134.880	Reval22	WR169838			
6429	HF09850	586007	Desktop		7	Farnham Close									Weekly 52	£124.16	£3.30	0.00	£130.22	B	Dec-26	MVT	£87.564	£134.880	£134.880	Reval22	WR169838			
6430	HF09851	586008	Desktop		8	Farnham Close									Weekly 52	£109.10	£3.30	0.00	£114.41	B	Dec-26	MVT	£76.842	£118.364	£118.364	Reval22	WR169833			
6431	HF09852	586009	Desktop		9	Farnham Close									Weekly 52	£124.16	£3.30	0.00	£130.22	B	Dec-26	MVT	£87.564	£134.880	£134.880	Reval22	WR169838			
6432	HF09853	586010	Desktop		10	Farnham Close									Weekly 52	£124.16	£3.30	0.00	£130.22	B	Dec-26	MVT	£87.564	£134.880	£134.880	Reval22	WR169838			
6433	HF09854	586011	Desktop		11	Farnham Close									Weekly 52	£124.16	£3.30	0.00	£130.22	B	Dec-26	MVT	£87.564	£134.880	£134.880	Reval22	WR169838			
6434	HF09855	586012	Desktop		12	Farnham Close									Weekly 52	£124.16	£3.30	0.00	£130.22	B	Dec-26	MVT	£87.564	£134.880	£134.880	Reval22	WR169838			
6435	HF09856	586013	Desktop		13	Farnham Close									Weekly 52	£124.16	£3.30	0.00	£130.22	B	Dec-26	MVT	£87.564	£134.880	£134.880	Reval22	WR169838			
6359	HF09630	577012	Desktop		12	Jackfield Close									Weekly 52	£125.96	£0.00	0.00	£128.92	C	Nov-26	MVT	£78.629	£121.117	£121.117	Reval22	WR85864			
6360	HF09631	577014	Desktop		14	Jackfield Close									Weekly 52	£142.11	£0.00	0.00	£147.56	~	~	MVT	£83.990	£129.375	£129.375	Reval22	WR85864			
6361	HF09632	577016	Desktop		16	Jackfield Close									Weekly 52	£142.11	£0.00	0.00	£147.56	~	~	MVT	£83.990	£129.375	£129.375	Reval22	WR85864			
6362	HF09633	577016	Desktop		16	Jackfield Close									Weekly 52	£142.11	£0.00	0.00	£147.56	~	~	MVT	£83.990	£129.375	£129.375	Reval22	WR85864			
6363	HF09634	577017	Desktop		17	Jackfield Close									Weekly 52	£125.96	£0.00	0.00	£130.79	~	~	MVT	£78.629	£121.117	£121.117	Reval22	WR85864			
6364	HF09635	577018	Desktop		18	Jackfield Close									Weekly 52	£142.11	£0.00	0.00	£147.56	~	~	MVT	£83.990	£129.375	£129.375	Reval22	WR85866			
6365	HF09636	577019	Desktop		19	Jackfield Close									Weekly 52	£108.73	£0.00	0.00	£112.90	C	Sep-31	MVT	£80.416	£123.870	£123.870	Reval22	WR85866			
6366	HF09637	577020	Desktop		20	Jackfield Close									Weekly 52	£161.15	£0.00	0.00	£167.33	~	~	MVT	£91.138	£140.386	£140.386	Reval22	WR86866			
6367	HF09638	577021	Desktop		21	Jackfield Close									Weekly 52	£108.73	£0.00	0.00	£112.90	C	May-31	MVT	£80.416	£123.870	£123.870	Reval22	WR86866			
6368	HF09639	577022	Desktop		22	Jackfield Close									Weekly 52	£108.73	£0.00	0.00	£112.90	C	May-31	MVT	£80.416	£123.870	£123.870	Reval22	WR86866			
6369	HF09640	577023	Desktop		23	Jackfield Close									Weekly 52	£155.73	£0.00	0.00	£161.69	C	Jul-31	MVT	£83.990	£129.375	£129.375	Reval22	WR86866			
7823	HF21518	1459021	Desktop		3	Jaywick Close									60.00%	Weekly 52	£85.39	£4.47	0.00	£90.25	~	~	B	Mar-30	EVW	£101.625	£101.625	£101.625	Reval22	WR195099
7824	HF21517	1459022	Desktop		2	Jaywick Close									60.00%	Weekly 52	£84.10	£4.47	0.00	~	~	~	B	Mar-30	EVW	£101.625	£101.625	£101.625	Reval22	WR195099
7823	HF21516	1459023	Desktop		3	Jaywick Close									60.00%	Weekly 52	£84.10	£4.47	0.00	~	~	~	B	Mar-30	EVW	£101.625	£101.625	£101.625	Reval22	WR195099
7822	HF21515	1459024	Desktop		4	Jaywick Close									60.00%	Weekly 52	£84.10	£4.47	0.00	~	~	~	B	Mar-30	EVW	£101.625	£101.625	£101.625	Reval22	WR195099
7821	HF21514	1459025	Desktop		5	Jaywick Close									60.00%	Weekly 52	£128.46	£5.06	0.00	£135.35	B	Dec-30	MVT	£87.564	£134.880	£134.880	Reval22	WR194543		
7820	HF21507	1459026	Desktop		6	Jaywick Close									60.00%	Weekly 52	£128.43	£4.89	0.00	£135.35	B	Dec-30	MVT	£87.564	£134.880	£134.880	Reval22	WR194543		
7819	HF21506	1459027	Desktop		7	Jaywick Close									60.00%	Weekly 52	£128.43	£5.04	0.00	£135.35</										

Platform Housing Group - Numeric Bond (Annual Valuation)

AY Ref	ID (URN)	Open Housing	Valuation required 2023	Flat	No.	Address	Post Code	AY Desc	AY Beds	Build Type	Rent Category	Rent Type	Type of Tenancy	% Equity (where applicable)	Frequency of Rent Charge	Net Weekly Rent	Service Charge	Element of Affordable Rent included	Target Rent	EPC Band	EPC Expiry	Basis secured	MV-STT 2023		Last Valuation Report	Title Number				
																							EUV SH 2023	(Before adjusting for security allocation)			(Reflecting security allocation)			
5052	HF04721	1412011	Desktop	11	Lamberton Close		Hallow	Worcester	Worcestershire	WR2 6ND	House	3	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£126.86	£4.65	£0.00	£131.26	B	Dec 28	ELV	£104.461	£146.751	£104.461	Reval22	WR184780
5053	HF04722	1412012	Desktop	12	Lamberton Close		Hallow	Worcester	Worcestershire	WR2 6ND	House	3	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£126.42	£4.65	£0.00	£131.26	B	Dec 28	ELV	£104.461	£146.751	£104.461	Reval22	WR184780
5189	HF05244	2081001	Desktop	1	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured	~	Weekly 52	£103.01	£40.94	£0.00	£106.96	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5190	HF05245	2081002	Desktop	2	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured	~	Weekly 52	£103.01	£40.94	£0.00	£106.96	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5191	HF05246	2081003	Desktop	3	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured	~	Weekly 52	£103.01	£40.94	£0.00	£106.96	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5192	HF05247	2081004	Desktop	4	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured	~	Weekly 52	£96.59	£42.14	£0.00	£106.94	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5193	HF05248	2081005	Desktop	5	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured	~	Weekly 52	£103.01	£40.94	£0.00	£106.96	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5194	HF05249	2081006	Desktop	6	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured	~	Weekly 52	£103.02	£40.92	£0.00	£106.94	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5195	HF05250	2081007	Desktop	7	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Bung	2	Trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly 52	£130.96	£39.88	£0.00	£135.51	E	May 31	ELV	£69.756	£103.026	£69.756	Reval22	HW156984
5196	HF05251	2081008	Desktop	8	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured	~	Weekly 52	£103.01	£40.94	£0.00	£106.96	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5197	HF05252	2081009	Desktop	9	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured	~	Weekly 52	£103.98	£42.65	£0.00	£106.97	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5198	HF05253	2081010	Desktop	10	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly 52	£103.02	£40.92	£0.00	£106.97	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5199	HF05254	2081011	Desktop	11	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured	~	Weekly 52	£103.01	£40.94	£0.00	£106.96	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5200	HF05255	2081012	Desktop	12	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly 52	£103.96	£40.96	£0.00	£106.96	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5201	HF05256	2081014	Desktop	14	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured Protected	~	Weekly 52	£102.91	£40.94	£0.00	£106.97	E	May 31	ELV	£46.348	£67.758	£46.348	Reval22	HW156984
5202	HF05257	2081015	Desktop	15	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly 52	£103.01	£40.92	£0.00	£106.97	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5203	HF05258	2081016	Desktop	16	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly 52	£103.02	£40.92	£0.00	£106.97	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5204	HF05259	2081017	Desktop	17	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly 52	£103.01	£40.94	£0.00	£106.96	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5205	HF05260	2081018	Desktop	18	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured	~	Weekly 52	£103.01	£40.94	£0.00	£106.96	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5206	HF05261	2081019	Desktop	19	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured	~	Weekly 52	£102.96	£42.60	£0.00	£106.96	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5207	HF05262	2081020	Desktop	20	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly 52	£103.02	£40.92	£0.00	£106.97	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5208	HF05263	2081021	Desktop	21	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly 52	£103.02	£40.92	£0.00	£106.97	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5209	HF05264	2081022	Desktop	22	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured	~	Weekly 52	£103.01	£40.94	£0.00	£106.96	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5210	HF05265	2081023	Desktop	23	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly 52	£103.01	£40.94	£0.00	£106.96	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5211	HF05266	2081024	Desktop	24	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured	~	Weekly 52	£103.01	£40.94	£0.00	£106.96	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5212	HF05267	2081025	Desktop	25	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly 52	£103.01	£40.94	£0.00	£106.96	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5213	HF05268	2081026	Desktop	26	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured	~	Weekly 52	£103.01	£40.94	£0.00	£106.96	E	May 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5214	HF05269	2081027	Desktop	27	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured	~	Weekly 52	£99.29	£36.45	£0.00	£106.96	C	Jul 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
5215	HF05270	2081028	Desktop	28	Parkheath	Health Close	Hallow	Worcester	Worcestershire	WR2 6GZ	Flat	1	Trad	Sheltered	Social Rent	Assured Lifetime	~	Weekly 52	£103.98	£42.59	£0.00	£106.97	E	Jun 31	ELV	£45.592	£67.337	£45.592	Reval22	HW156984
7390	HF20129	2050000	Desktop	29	Pincfield Gardens		Hallow	Worcester	Worcestershire	WR2 6NH	House	2	Trad	GN	Social Rent	Assured	~	Weekly 52	£115.27	£4.66	£0.00	£115.27	A	Oct 29	ELV	£89.266	£125.405	£89.266	Reval22	WR189114
7396	HF20119	2050025	Desktop	25	Pincfield Gardens		Hallow	Worcester	Worcestershire	WR2 6NH	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.30	£4.65	£0.00	£115.57	A	Sep 29	ELV	£89.266	£125.405	£89.266	Reval22	WR189114
7563	HF20367	2050027	Desktop	27	Pincfield Gardens		Hallow	Worcester	Worcestershire	WR2 6NH	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.30	£4.65	£0.00	£115.57	A	Oct 29	ELV	£89.266	£125.405	£89.266	Reval22	WR189114
7564	HF20368	2050028	Desktop	28	Pincfield Gardens		Hallow	Worcester	Worcestershire	WR2 6NH	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.30	£4.65	£0.00	£115.57	A	Oct 29	ELV	£89.266	£125.405	£89.266	Reval22	WR189114
7565	HF20369	2050031	Desktop	31	Pincfield Gardens		Hallow	Worcester	Worcestershire	WR2 6NH	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£111.30	£4.65	£0.00	£115.57	A	Oct 29	ELV	£89.266	£125.405	£89.266	Reval22	WR189114
7566	HF20370	2050033	Desktop	33	Pincfield Gardens		Hallow	Worcester	Worcestershire	WR2 6NH	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£89.37	£7.29	£0.00	£92.79	A	Nov 29	ELV	£53.180	£74.710	£53.180	Reval22	WR189114
7567	HF20371	2050034	Desktop	34	Pincfield Gardens		Hallow	Worcester	Worcestershire	WR2 6NH	House	2	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£89.37	£7.29	£0.00	£92.79	A	Nov 29	ELV	£53.180	£74.710	£53.180	Reval22	WR189114
7589	HF20425	2050037	Desktop	37	Pincfield Gardens		Hallow	Worcester	Worcestershire	WR2 6NH	Main	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£89.37	£7.29	£0.00	£92.79	A	Nov 29	ELV	£53.180	£74.710	£53.180	Reval22	WR189114
7588	HF20424	2050039	Desktop	39	Pincfield Gardens		Hallow	Worcester	Worcestershire	WR2 6NH	Main	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£89.37	£7.29	£0.00	£92.79	A	Nov 29	ELV	£53.180	£74.710	£53.180	Reval22	WR189114
7590	HF20423	2050040	Desktop	40	Pincfield Gardens		Hallow	Worcester	Worcestershire	WR2 6NH	Main	1	Trad	GN	Social Rent	Assured Lifetime	~	Weekly 52	£115.27											

Appendix Four
Letter of Instruction &
Definitions and Reservations
for Valuations

Our Ref: 17c300226Numeric
Your Ref:



27 August 2023

M&G Trustee Company Limited
Prudential Trustee Company
10 Fenchurch Avenue
London
EC3M 5AG

FAO: Tony Petrou
Head of New Business and Subject Matter Expert
Tony.Petrou@PruMandG.co.uk

Dear Sirs

Letter of Engagement: Valuation

PLATFORM HOUSING GROUP Portfolio of 12,652 Units-Numeric Bond Valuation

I have pleasure in setting out below the terms of our agreement for the provision of a formal report and valuation in respect of the above property.

We are required to agree with you the purpose and basis of our valuation, as well as other matters in accordance with The Royal Institution of Chartered Surveyors (RICS) Valuation – Global Standards effective from 31 January 2022. Please therefore review our terms of engagement below, along with our Standard Terms of Appointment including the Definitions and Reservations attached to this letter.

Our terms of engagement are as follows:

Client

M&G Trustee Company Limited

Property Interest to be Valued

Freehold/long leasehold interest of 12,652 social housing units subject to existing tenancies.

Valuation Currency

GB Pounds.

Purpose of the Valuation

Loan Security

Basis(es) of Value Adopted

In accordance with the RICS Valuation – Global Standards effective from 31 January 2022, we will provide the following valuation(s):

- (a) The Market Value of the freehold interest in The Property as a single portfolio assuming all the properties are let and subject to existing tenancies (“MV - STT”).
- (b) The Existing Use Value for Social Housing (“EUV-SH”).

Assumptions

The assumptions in respect of those matters listed below are detailed on our Definitions and Reservations Relating to Valuations, which are attached to our Standard Terms of Appointment.

Special Assumptions

None.

Valuation Date

The date of our report.

Nature and Extent of the Valuer’s Work

See the ‘Definitions and Reservations’, which are appended to our Standard Terms of Appointment, enclosed with this letter.

Basis of Measurement

n/a

Nature and Source(s) of Information

Platform HG will supply the following information relating to the Property. The Client agrees that the valuer can safely rely upon the accuracy of this information.

- I) A detailed property schedule including rents and tenancy types
- II) Management accounting information



Format of the Report

Portfolio valuation report

Consent to Publication

Our prior consent in writing will be required if the Client intends to reproduce the report or make any public reference to the valuation or the report.

Complaints Procedure

We are required to notify you that we have a company complaints procedure, with a copy available on request.

Compliance Statement

The valuation report will be undertaken in accordance with the RICS Red Book Global.

There are no departures.

RICS Monitoring Regulations

We are required to draw to your attention to the fact that the RICS may review all documentation relating to our valuation to ensure compliance with their standards.

Fee Basis

£ plus VAT inclusive of disbursements, to be paid by Platform Housing Group Ltd.

[Redacted text block]

[Redacted text block]

Please see clause 16 of our Standard Terms of Appointment, enclosed with this letter, for more information about our professional indemnity insurance cover.

Valuer Identity

The valuation will be the responsibility of Nick Worman MRICS Registered Valuer. We confirm that the valuer has the appropriate knowledge, skills and understanding to competently undertake the valuation. The valuer is in a position to provide an objective and unbiased valuation, having no material connection or involvement with the subject of the assignment or the party commissioning the assignment.

We are providing our advice as External Valuers in accordance with the provisions of the RICS Red Book Global.

Conflict of Interest

As far as we are aware, we have no conflict of interest in relation to the provision of independent valuation advice on the subject property.

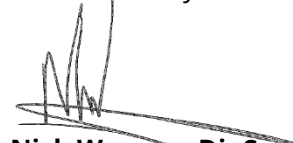
Avison Young (UK) Limited is a regulated firm.

Reporting Timescale

Our report is to be issued as soon as possible.

By signing and returning the copy of this letter you hereby agree to our appointment on the details set out in this Letter of Engagement and on our Standard Terms of Appointment enclosed. If you do not return this letter signed but continue to instruct us in relation to the valuation services after the date of this letter, we shall proceed on the basis that you have accepted the details set out in this Letter of Engagement and the terms of appointment without amendment.

Yours faithfully



Nick Worman DipSurv MRICS

Director

Nick.worman@avisonyoung.com

+44 2920 248922

For and on behalf of Avison Young (UK) Limited

Enc: Standard Terms of Appointment and Definitions and Reservations for Valuations

Copy Letter for Client signature

The Client confirms acceptance of the above and the attached Standard Terms of Appointment and hereby instructs Avison Young (UK) Limited to proceed with the valuation instruction as proposed and to invoice for professional fees according to the terms of this agreement.

Signed for and on behalf of the Client:

Signature	
Name	Tony Petrou
Position	Authorised Signatory
Date	1/9/23

Standard Terms of Appointment and Definitions and Reservations for Valuations

PARTIES

- (1) Avison Young (UK) Limited incorporated and registered in England and Wales with company number 6382509 whose registered office is at 3 Brindleyplace, Birmingham, B1 2JB, United Kingdom (**Avison Young**).
- (2) The Client named in the Letter of Appointment (**Client**)

1. Interpretation

The following definitions and rules of interpretation apply in this appointment:

Additional Services: any additional services which Avison Young agrees to provide in accordance with clause 6.

Fee: the fees for the Services and any Additional Services (if any) as set out in the Letter of Appointment.

Force Majeure Event: means any circumstance not within a party's reasonable control including, without limitation: acts of God, flood, drought, earthquake or other natural disaster; epidemic or pandemic; terrorist attack, civil war, civil commotion or riots, war, threat of or preparation for war, armed conflict, imposition of sanctions, embargo, or breaking off of diplomatic relations; nuclear, chemical or biological contamination or sonic boom; any law or any action taken by a government or public authority, including without limitation imposing an export or import restriction, quota or prohibition, or failing to grant a necessary licence or consent; collapse of buildings, fire, explosion or accident; any labour or trade dispute, strikes, industrial action or lockouts; any interruption or failure of utility service

Insolvent: a party is insolvent if: a party is making a voluntary arrangement with its creditors, entering administration or going into liquidation; or a security holder taking possession, or a receiver or an administrative receiver being appointed over all or any part of the property or the assets of the party; or any other similar or analogous event in another jurisdiction.

Letter of Appointment: the letter by Avison Young which sets out the details of the Client, the Services, and the Fee together with other details relating to the Services.

Report: the valuation report as detailed in the Letter of Appointment.

Services: the Services set out in the Letter of Appointment and the Additional Services (if any).

VAT: value added tax imposed by the Value Added Tax Act 1994, or any similar tax in addition to or replacing it from time to time.

2. Appointment

- 2.1. The Client appoints Avison Young to carry out the Services, subject to the terms of this appointment.
- 2.2. This appointment takes effect from the date when Avison Young begins performing the Services, regardless of the date of this appointment.
- 2.3. This appointment consists of these Avison Young Terms and the Letter of Appointment.
- 2.4. Avison Young shall deem the Client to have accepted the terms of this appointment (including the details set out in the Letter of Appointment) within 30 days of their issue unless the Client has notified Avison Young otherwise in writing.

3. Consultant's Obligations

- 3.1. Avison Young warrants and undertakes that it shall comply with the terms of this appointment.
- 3.2. Avison Young warrants and undertakes that it shall act with reasonable skill and care:
 - 3.2.1. when performing the Services;
 - 3.2.2. to comply with any Act of Parliament, any instrument, rule or order made under any Act of Parliament; and any regulation or bye-law of any local authority, statutory undertaker or public or private utility or undertaking that has any jurisdiction over the Services or with those systems or property the Services is or will be connected.

4. Client's Obligations

- 4.1. The Client undertakes promptly to provide Avison Young with all information, assistance and materials that Avison Young may request from time to time to facilitate the proper and timely performance of the Services. The Client warrants that all information provided by it to Avison Young will be accurate and complete, and that it is entitled to provide the same to Avison Young for its use without recourse to any third party.

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- 4.2. The Client undertakes promptly to carry out all such actions and provide all such resources (if any) as may be required of the Client in the Letter of Appointment.
- 4.3. The Services will be provided at Avison Young's premises when the nature of the work permits. If any of Avison Young's personnel are to perform any Services at the Client's premises, the Client shall ensure that such personnel are allowed access to such premises upon reasonable prior notice during normal business hours and shall take full responsibility for the safety and security of Avison Young's personnel whilst at such premises.

5. Remuneration

- 5.1. The Client shall pay the Fee, together with any reasonable expenses and disbursements, which shall be Avison Young's entire remuneration under this appointment.
- 5.2. The Client shall pay Avison Young any VAT properly chargeable on the Services. Any amount expressed as payable to Avison Young under this appointment is exclusive of VAT unless stated otherwise.
- 5.3. The Fee shall be calculated and paid in accordance with the basis set out in the Letter of Appointment. To the extent that the Fee is not set out in the Letter of Appointment, Avison Young will be entitled to charge a Fee based on its current hourly rates (which are available on request), and on the number of hours it has worked on the matter.
- 5.4. Avison Young shall submit to the Client an invoice for each instalment of the Fee, together with any supporting documents that are reasonably necessary to check the invoice. The invoice and supporting documents (if any) shall specify the sum that Avison Young considers will become due on the relevant instalment date.
- 5.5. Payment shall be made within 30 days of the date of the Invoice.
- 5.6. Avison Young reserves the right to charge interest and debt recovery costs in respect of any amounts not paid in accordance with clause 5.5. Interest will be calculated in accordance with the "Late Payment of Commercial Debts (Interest) Act 1998".

6. Additional Services

- 6.1. Each party shall notify the other as soon as reasonably practicable if it becomes apparent that Additional Services are likely to be required, and such notice will identify the required services.
- 6.2. Additional Services may arise as a result of the following:
 - 6.2.1. a change in the scope, size, complexity or duration of the Services;
 - 6.2.2. any other changes to the Services as set out in the Letter of Appointment;
 - 6.2.3. any material delay or disruption to the Services; or
 - 6.2.4. any other cause outside Avison Young's reasonable control and which it could not reasonably have foreseen at the date of this appointment.
- 6.3. If the Client provides a notice under clause 6.1, then as soon as reasonably practicable after receiving the notice, Avison Young shall provide the Client with a written estimate of the change to the Fee in respect of the Additional Services. If Avison Young provides a notice under clause 6.1, Avison Young shall provide the Client with a written estimate of the change to the Fee in respect of the Additional Services at the same time it provides the notice.
- 6.4. The Fee for the Additional Services shall be calculated by agreement between the parties.
- 6.5. At the Client's discretion, acting reasonably, it may instruct Avison Young to carry out the Additional Services. For the avoidance of doubt, Avison Young shall only perform Additional Services on receipt of a written instruction to do so by the Client.
- 6.6. Any Fee payable by the Client in respect of Additional Services shall be included in the next invoice following performance of the Additional Services.

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9.3. Either party may terminate this appointment at any time for any reason by giving no less than 30 days written notice to the other party.

10. Consequences of Termination

- 10.1. On termination the Client shall immediately pay Avison Young:
- 10.1.1.any amount properly due for payment under this appointment at the date of termination; and
- 10.1.2.a fair and reasonable proportion of the next instalment of the Fee, together with any expenses and disbursements, commensurate with the Services properly performed at the date of termination; and
- 10.1.3.any expenses, disbursements or costs necessarily incurred by Avison Young as a direct result of termination (unless the termination arises as a result of Avison Young's default).
- 10.2. Termination of Avison Young's engagement under this appointment shall not affect any rights, remedies, obligations or liabilities of the parties that have accrued up to the date of termination, including the right to claim damages in respect of any breach of this appointment which existed at or before the date of termination.

11. Copyright and Intellectual Property

- 11.1. Avison Young owns all intellectual property rights (including copyright) relating to the Report it produces.
- 11.2. On payment of the Fee, and subject to clauses 11.3 and 11. 4, Avison Young grants to the Client an irrevocable, non-exclusive, non-terminable, royalty-free licence to make full use of the Report for the purpose for which it was provided.
- 11.3. Avison Young shall not be liable for any use of the Report other than a use for which it was prepared and/or provided.
- 11.4. The Client acknowledges that any reproduction of the Report in any other materials, either in full or in part, will be subject to Avison Young's prior approval in order that Avison Young can comply with any relevant regulatory obligations..

12. Confidentiality

- 12.1. Each party undertakes that it shall not at any time disclose to any person any confidential information concerning the business, affairs, customers, clients or suppliers of the other party or of any member of the group of companies to which the other party belongs, except as permitted by clause 12.2
- 12.2. Each party may disclose the other party's confidential information:
- 12.2.1.to its employees, officers, representatives, contractors, sub-contractors or advisers who need to know such information for the purposes of exercising the party's rights or carrying out the party's obligations under or in connection with this appointment. Each party shall ensure that its employees, officers, representatives, contractors, sub-contractors or advisers to whom it discloses the other party's confidential information comply with this clause 12 and
- 12.2.2.as may be required by law, to a court of competent jurisdiction or any governmental or regulatory authority.
- 12.3. No party shall use any other party's confidential information for any purpose other than to exercise its rights and perform its obligations under or in connection with this appointment.

13. Anti-Money Laundering

- 13.1. Avison Young operate an anti-money laundering policy in compliance with the Money Laundering Regulations 2007 and the Money Laundering Regulations 2017, The Proceeds of Crime Act 2002, The Terrorism Act 2000 and subordinate legislation. Avison Young may require the Client to provide information (including proof of identity or income) from time to time to enable Avison Young to verify the Client's identity. For the avoidance of doubt this may require Avison Young to request and retain information relating to the directors and the "beneficial owners" of the Client, as is required under the legislation.
- 13.2. Any failure to provide such information within seven days of such a request shall give Avison Young the right to terminate this appointment in accordance with Clause 9.2.1 of this appointment.

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14. Bribery Act

- 14.1. In order to comply with the Bribery Act 2010, either party must inform the other if it becomes aware of any person (employee, agent, intermediary, contractor, private individual, commercial organisation or public official) connected (in any way) with this Appointment having committed an offence under the Bribery Act 2010 (or any equivalent legislation).
- 14.2. Avison Young reserves the right to terminate this appointment in accordance with Clause 9.2.1 should it reasonably believe that a breach or likely breach of the Bribery Act 2010 (or any equivalent legislation) has occurred.

15. Data Protection

As a result of Avison Young's relationship with the Client, Avison Young may collect or retain personal data about the Client. If the Client is a company, this may include information about the Client's employees, officers, or shareholders. If the Client is a person, this may include information about the Client's family members. Avison Young will only use such data for the purposes of providing the Services, or for related purposes such as updating Client records, money laundering compliance and other legal and regulatory compliance, and we may need to disclose this information to appropriate persons in relation to such matters. In providing any personal data to Avison Young, the Client confirms that it has informed the individuals concerned and obtained any necessary consent to the transfer to Avison Young and for Avison Young's use of their data for these purposes.

16. Professional Indemnity Insurance

- 16.1. Avison Young shall maintain professional indemnity insurance to cover its liabilities arising out of this appointment for a period beginning on the date of this appointment and ending 6 years after the date of completion of the Services provided that such insurance is available at commercially reasonable rates and terms with reputable insurers lawfully carrying on insurance business in the UK.
- 16.2. Whenever the Client reasonably requests, Avison Young shall send the Client a broker letter/certificate to evidence that Avison Young's professional indemnity insurance is in force.

17. Complaints

In the event that the Client has a complaint the Client shall be entitled to have access to the complaints handling procedure maintained by Avison Young which contains a dispute resolution process as required by the Royal Institution of Chartered Surveyors (RICS) rules of conduct (details of which are available from Avison Young on request).

18. Unoccupied Premises or Properties

Avison Young accepts no liability or responsibility for the security, maintenance or repair of, or for any damage to any premises or properties to which the Services relate. The Client shall take all necessary action to protect such premises or property and to ensure that they have adequate insurance cover in place.

19. Joint and Several Liability

If at any time the Client shall consist of more than one person, the obligations on the Client under this appointment shall be enforceable against each of them on a joint and several basis.

20. Assignment and Subcontracting

- 20.1. Neither party shall assign or subcontract its rights or obligations under this appointment without the prior written consent of the other party such consent not to be unreasonably withheld or delayed.
- 20.2. If the Client wishes to instruct Avison Young to use a specific contractor or consultant, Avison Young shall instruct such contractor on the Client's behalf. The Client retains all responsibility for any such contractors or consultants and will undertake all due diligence and investigation in relation to their competences and resources. Avison Young accepts no responsibility or liability for the acts of any consultants or contractors appointed at the Client's request.

21. Notice

A notice given to a party under or in connection with this Appointment shall be in writing and delivered by hand or by recorded delivery post to the address recorded at the start of this Appointment (if being delivered to Avison Young) or the address set out in the Letter of Appointment (if being delivered to the Client) or such other address as the other party may specify from time to time by written notice to the other.

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22. [REDACTED]

[REDACTED]

23. **Third Party Rights**

Except in relation to clause 7.2, a person who is not a party to this appointment shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this appointment.

24. **Entire Agreement**

- 24.1. This appointment constitutes the entire agreement between the parties and supersedes and extinguishes all previous discussions, correspondence, negotiations, drafts, agreements, promises, assurances, warranties, representations and understandings between them, whether written or oral, relating to its subject matter.
- 24.2. Each party agrees that in entering into this appointment it does not rely on, and shall have no remedies in respect of, any statement, representation, assurance or warranty (whether made innocently or negligently) that is not set out in this appointment.
- 24.3. Each party agrees that it shall have no claim for innocent or negligent misrepresentation or negligent misstatement based on any statement in this appointment.
- 24.4. No variation to this appointment will be binding unless agreed in writing by both parties.
- 24.5. Nothing in this clause shall limit or exclude any liability for fraud.

25. **Severance**

If any provision or part-provision of this appointment is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision or part-provision shall be deemed deleted. Any modification to or deletion of a provision or part-provision under this clause shall not affect the validity and enforceability of the rest of this appointment.

26. **Governing Law and Jurisdiction**

- 26.1. This appointment and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales and each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with the appointment.
- 26.2. If the Services are provided primarily in Scotland then the appointment and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with Scots law and each party irrevocably agrees that the courts of Scotland shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with the appointment.

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Information

All information supplied by the Client, the Client's staff and professional advisers, local authorities, other statutory bodies, investigation agencies and other stated sources is accepted as being correct unless otherwise specified.

Tenure

Title Deeds and Leases are not inspected (unless specifically stated) and, unless we are informed to the contrary, it is assumed that a property is free of any onerous covenants, easements, other restrictions or liabilities including mortgages, grants and capital allowances which may affect the value.

No responsibility or liability will be accepted for the true interpretation of the legal position of the client or other parties.

Tenants

Tenants' status is investigated only where we are so instructed and so specified in the valuation.

Plans

Any plans supplied are for identification purposes only unless otherwise stated. The valuation assumes site boundaries are as indicated to us. The reproduction of Ordnance Survey sheets has been sanctioned by the Controller of Her Majesty's Stationery Office, Crown Copyright reserved.

Site Areas

Site areas are normally computed from plans or the Ordnance Survey and not from a physical site survey. They are approximate unless otherwise indicated.

Floor Areas and Dimensions

Floor areas and dimensions are taken from inspection unless otherwise specified but are nevertheless approximate. Where provided by us, areas quoted are calculated in accordance with the RICS Professional Statement – RICS Property Measurement 2nd edition, January 2018 on the basis agreed with the Client, i.e. adopting either (1) The Code of Measuring Practice, 6th edition published by the Royal Institution of Chartered Surveyors, or (2) The International Property Measurement Standards (IPMS): Office Buildings, or (3) The International Property Measurement Standards (IPMS): Residential Buildings.

The following bases are those most frequently used under the Code of Measuring Practice, 6th edition:

Net Internal Area - Measured to the internal faces of external walls, excluding toilets, permanent corridors, internal walls and partitions, stairwells, plant rooms etc.

Gross Internal Area - Measured to the internal faces of external walls, including toilets, permanent corridors, internal walls and partitions, stairwells, plant rooms etc.

Gross External Area - Measured to the external faces of external walls, including toilets, permanent corridors, internal walls and partitions, stairwells, plant rooms etc.

Net Sales Area (NSA) – the GIA of a new or existing residential dwelling, subject to certain Conditions.

The following bases are those used under The International Property Measurement Standards (IPMS): Office Buildings:

IPMS 1 - The sum of the areas of each floor level of a building measured to the outer perimeter of external construction features and reported on a floor by floor basis.

IPMS 2 - Office - The sum of the areas of each floor level of an office building measured to the internal dominant face and reported on a component by component basis for each floor of a building.

IPMS 3 - Office - The floor area available on an exclusive basis to an occupier, but excluding standard facilities and calculated on an occupier-by-occupier or floor-by-floor basis for each building.

IPMS 2 – Residential: The sum of the areas of each floor level of a residential building measured to the internal dominant face, which may be reported on a component-by-component basis for each floor of a building.

IPMS 3 – Residential: The floor area available on an exclusive basis to an occupier.

Ground Conditions

Soil stability, mining and geological reports are not undertaken by us or normally inspected. Unless we are instructed to the contrary, we assume that the ground and any adjoining or nearby areas are not contaminated, that there are no dangerous materials in the vicinity and that it is capable of development without the need for abnormal costs on foundations and services.

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Condition of Buildings, Plant etc

Our inspection of a property does not constitute a structural survey. When preparing our valuation we have regard to apparent defects and wants of repair and take into account the age of the property. We do not however carry out the detailed search for defects which is undertaken as part of the structural survey neither do we necessarily set out the various defects when making the report. We do not inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible. We do not arrange for any investigation to be carried out to determine whether or not high alumina cement concrete or calcium chloride additive or any other deleterious materials or permanent woodwool shuttering or composite panelling has been used in the construction.

Unless so instructed we do not arrange for any investigations to be carried out to determine whether or not any deleterious or hazardous material or techniques have been used in the construction of the property or has since been incorporated and the services are not tested.

We are therefore unable to report that the property is free from defect in these respects.

For valuation purposes we assume unless otherwise stated that the property (including associated plant and machinery, fixtures and fittings) is in serviceable order and will remain so for the foreseeable future. It will be assumed that the building/s is/are in good repair, except for defects specifically noted.

Asbestos Regulations

The Control of Asbestos Regulations 2012 came into force on 6 April 2012, updating previous asbestos regulations to take account of the European Commission's view that the UK had not fully implemented the EU Directive on exposure to asbestos (Directive 2009/148/EC). Your legal advisers should enquire as to compliance with these regulations and property owners will need to be able to provide confirmation as to the existence and condition of asbestos.

Fire Safety

The Regulatory Reform (Fire Safety) Order 2005 (The Order) replaces previous fire safety legislation including both the Fire Precautions Act 1971 and the Fire Precautions (workplace) Regulation 1997. Consequently any fire certificate issued under the Fire Precautions Act 1971 will cease to have any effect. The Order came into force completely on the 1st April 2006.

The Order applies to the majority of premises and workplaces in England and Wales although does not include people's private homes. It covers general fire precautions and other fire safety duties, which are needed to protect 'relevant persons' in case of fire in and around most 'premises'.

Under the order, anyone who has control in a premises or anyone who has a degree of control over certain areas may be classified as a 'responsible person'. It is thus the duty of such individual to comply with the requirements of the Order and make certain that all measures are taken to ensure the safety of all the people he or she is directly or indirectly responsible for.

The responsible person must then carry out a Fire Risk Assessment. In short this is a five-point process whereby fire hazards must be identified, relevant persons at risk recognised, potential risks reduced, staff training implemented and the whole assessment regularly reviewed. The assessment must pay particular attention to those at special risk such as disabled people, those who have special needs and young persons. Furthermore the responsible person must provide and maintain clear Means of Escape, Signs, Notices, Emergency Lighting, Fire Detection & Alarm and Extinguishers.

This approach is different from previous legislation, as it is now necessary to consider everyone who might be on your premises, whether they are employees, visitors or members of the public.

The Risk Assessment must be regularly reviewed and if necessary amended. Finally if the responsible person employs five or more people, the premises are licensed or the Inspector requires it then the Risk Assessment must be formally recorded.

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 effective 1 October 2015 require that landlords of residential property must provide (1) a smoke alarm on each storey of the premises on which there is a room used wholly or partly as living accommodation and (2) a carbon monoxide alarm in any room of the premises which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance. The landlord has a responsibility to ensure that the detectors are checked and in proper working order.

It is assumed that the property is compliant in regard to the above regulations.

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EWS1 Forms

Avison Young is not responsible for verifying the accuracy of any information contained within an EWS1 form provided to it for the purposes of Avison Young completing its Services. Avison Young shall be entitled to rely on the information contained within the EWS1 form as if it were true and accurate in all material respects. If the Client discovers that the information contained within the EWS1 form is inaccurate in any material way, the Client shall bring this to Avison Young's attention promptly so that the parties can discuss the impact it may have on the Services Avison Young has provided. Avison Young shall not be liable for any loss or damage or costs suffered or incurred by the Client arising either from the information contained within an 'EWS1' form or from Avison Young's reliance on it. For the avoidance of doubt Avison Young are not qualified to produce or complete EWS1 forms and under no circumstances shall we do so. EWS1 forms can only be completed by certain qualified practitioners.

Accessibility

From 1 October 2010, the Equality Act 2010 replaced previous anti-discrimination laws, including the Disability Discrimination Act, with a single Act to make the law simpler and to remove inconsistencies. The Equality Act protects the important rights of disabled people to access everyday facilities and services and to ensure that disabled workers are not disadvantaged.

Our report will contain observations of a general nature on the extent to which we consider that the building would be regarded by the market as complying with the accessibility requirements of the Equality Act. We have not, however, carried out an in-depth study which would be required to reach a formal view.

Energy Performance Certificates

From 2008 Energy Performance Certificates (EPCs) are required for the sale, rental or construction of commercial buildings. The requirement was phased in over 6 months between 6 April and 1 October 2008. Commercial properties with a useful floor area of more than 10,000 sq m were affected from 6 April 2008, those exceeding 2,500 sq m had to comply from 1 July 2008 and the remaining properties had to comply from 1 October 2008. An EPC must be provided on the sale, rental or construction (or in some cases modification) subject to transitional arrangements. Non-compliance may lead to sanction under civil legislation, involving a financial penalty.

Unless stated to the contrary, our valuation assumes that the property has an Energy Performance Certificate (if required under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007) and that the Certificate will be maintained as required.

Services

It is assumed that the services and any associated controls or software, are in working order and free from defect.

Composite Panels and Insurance

We will not test any panels within the property to see whether there are any polystyrene insulated composite panels. The presence of such panels may result in the property being uninsurable, which would have an adverse impact on value.

Defective Premises Act 1972

Obligations or liabilities or any rights thereunder, whether prospective or accrued, are not reflected in valuations unless actually specified.

Environmental Issues

Our Valuation Report does not constitute an Environmental Audit or survey and nothing contained in it should be treated as a statement that there are no contamination or pollution problems relating to the property or confirmation that the property, or any process carried on therein, complies with existing or proposed legislation on environmental matters. If we have been provided with third party reports, we have accepted their contents as being correct.

Enquiries

Enquiries of local authorities and statutory undertakers are made verbally in respect of contingent liabilities such as road widening, road charges, redevelopment proposals and the possible effect of any town planning restrictions, and on occasion in respect of rating assessments. Local searches are not undertaken. No responsibility is accepted for any inaccurate information provided.

Generally it is assumed that buildings are constructed and used in accordance with valid Town Planning Consents, Permits, Licences and Building Regulation Approval, with direct access from a publicly maintained highway, that Town Planning Consents do not contain restrictions which may adversely affect the use of a property and that there are no outstanding statutory or other notices in connection with a property or its present or intended use.

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It is further assumed unless otherwise stated that all necessary licences, permits etc either run with the property or are transferable to a new occupier as appropriate.

Flooding Risk

The valuer will make enquiries concerning flooding risk where it is perceived to be of relevance as published by the Environmental Agency. However we are not qualified to definitively assess the risk of flooding and our valuation will assume no difficulties in this regard. Further, Avison Young shall not undertake any additional enquiries to confirm this information.

Plant, Machinery, Fixtures and Fitting

Unless otherwise specified, all items normally associated with the valuation of land and buildings are included in our valuations and reinstatement cost assessments, including:-

Fixed space heating, domestic hot water systems, lighting and mains services supplying these, sprinkler systems and associated equipment, water, electricity, gas and steam circuits not serving industrial or commercial processes, sub-station buildings, lifts and permanent structures including crane rails where forming an integral part of the building structure, fixed demountable partitions, suspended ceilings, carpets, drains, sewers and sewerage plants not primarily concerned with treating trade effluent, air conditioning except where part of a computer installation or primarily serving plant and machinery.

Unless otherwise specified, the following items are excluded:-

All items of process plant and machinery, tooling and other equipment not primarily serving the building, cranes, hoists, conveyors, elevators, structures which are ancillary to, or form part of an item of process plant and machinery, sewerage plants primarily concerned with treating trade effluent, air conditioning where part of a computer installation or primarily serving plant and machinery, and water, electricity, gas, steam and compressed air supplies and circuits serving industrial and commercial processes.

Unless otherwise specified, no allowance is made for the cost of repairing any damage caused by the removal from the premises of items of plant, machinery, fixtures and fittings.

In the case of filling stations, hotels and other properties normally sold and valued as operational entities, all items of equipment normally associated with such a property are assumed to be owned and are included within the valuation unless otherwise specified.

Taxation and Grants

Value Added Tax, taxation, grants and allowances are not included in capital and rental values as, unless otherwise specified in the report, these are always stated on a basis exclusive of any VAT liability even though VAT will in certain cases be payable.

It is assumed for the purposes of valuation that any potential purchaser is able to reclaim VAT, unless otherwise stated. In particular it should be noted that where a valuation has been made on a Depreciated Replacement Cost basis the Replacement Cost adopted is net of VAT unless otherwise stated.

Unless otherwise specified Avison Young will not take into account of any existing or potential liabilities arising for capital gains or other taxation or tax reliefs as a result of grants or capital allowances, available to a purchaser of the property.

Market Value (MV)

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Market Value provides the same basis as the OMV basis of value supported by the first four editions of the Red Book, but no longer used as a defined term.

Fair Value

1. The estimated price for the transfer of an asset or liability between identified knowledgeable and willing parties that reflects the respective interests of those parties (IVS 2013).
2. The price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date (IFRS 13).

Depreciated Replacement Cost

The current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimisation. Note that this basis of valuation may not reflect the price achievable for the property on the open market.

Definitions and Reservations for Valuations

Operational Entities

The RICS advises that the most appropriate basis of valuation of properties normally sold as operational entities is Market Value as defined above. Such properties include public houses, hotels and other leisure uses, together with nursing homes, residential care homes, private hospital and petrol filling stations.

Our valuations reflect the following:-

- a) The market's perception of trading potential with an assumed ability on the part of the purchaser to renew existing licenses, consents, registrations and permits;
- b) That the property is offered with vacant possession throughout, although in the case of nursing and residential care homes, subject to the contractual rights of the patients/residents occupying the home from time to time;
- c) That trade fixtures, fittings, furniture, furnishings and equipment are included.

Our valuations also specifically assume, unless otherwise specified that the business will continue to operate at a level not significantly worse than that indicated to us.

Existing Use Value

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had acted knowledgeably, prudently and without compulsion, assuming that the buyer is granted vacant possession of all parts of the property required by the business and disregarding potential alternative uses and any other characteristics of the asset that would cause its Market Value to differ from that needed to replace the remaining service potential at least cost.

Market Rent

The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Insurance

Insurance is usually arranged by clients (or their brokers) based on reinstatement cost assessments or occasionally on an indemnity basis and other methods of valuation are not appropriate.

Reinstatement Cost Assessment

A Reinstatement Cost Assessment is our opinion of the likely cost of reinstating all the buildings, normally for insurance purposes, on the basis that:-

- a) the accommodation provided will be similar in construction, design and area to the existing buildings;
- b) the works will be in compliance with conditions imposed by local Authorities in connection with the construction of the building;
- c) unless reported separately, allowances are made to cover the cost of necessary demolition and site clearance prior to rebuilding, external works such as hardstandings, private roadways and fences and professional fees which would normally be incurred.

Unless otherwise stated, the reinstatement cost does not include any allowance for:-

- a) any loss of rent incurred during rebuilding;
- b) planning restrictions which a planning authority might impose;
- c) special foundations required for plant and machinery or due to adverse ground conditions;
- d) any plant, machinery, equipment, tanks, loose tools, office furniture and equipment (refer to the heading "Plant, Machinery, Fixtures and Fittings" for details of items normally included);
- e) any effect of inflation on building costs occurring after the valuation date;
- f) VAT (except on professional fees) which will normally be payable in addition.

Note - A reinstatement cost assessment is not a valuation. The valuer's assessment of the reinstatement cost assessment should be regarded as an informal estimate and should not be used to arrange insurance cover with.

Apportionment of Values

Apportionments provided between buildings, land and plant and machinery are normally for depreciation purposes only. In normal circumstances apportionments are not valuations and they should not be used for any other purpose unless specified in our report.

Definitions and Reservations for Valuations

Future Useful Economic Life

Future useful economic life of buildings is normally assessed in bands of years, most frequently subject to a maximum of fifty years. This applies to freehold properties and to leasehold properties where the future life is less than the unexpired term of the lease. An average figure is usually provided for groups of buildings forming a single asset. The figures are appropriate for depreciation purposes only.

Compliance with Valuation Standards

Where applicable our valuations are in accordance with the RICS Valuation – Global Standards effective from 31 January 2020, published by the Royal Institution of Chartered Surveyors (“RICS”), the Insurance Companies (Valuation of Assets) Regulations 1981, the Financial Conduct Authority (FCA) “Listing Rules” (“Source Book”) and “City Code on Takeovers and Mergers” (“Blue Book”) as amended and revised from time to time. A copy is available for inspection.

RICS Investigations

The valuation may be investigated by the RICS for the purposes of the administration of the Institution’s conduct and disciplinary regulations. Guidance on the operation of the RICS monitoring scheme including matters relating to confidentiality is available from www.rics.org.

Total Valuation

Where provided this is the aggregate of the value of each individual property. It is envisaged that properties would be marketed singly or in groups over an appropriate period of time. If all properties were to be sold as a single lot, the realisation would not necessarily be the same as the total of the valuations. This assumption is not applicable to valuations made for taxation purposes.

Legal Issues

Any interpretation of leases and other legal documents and legal assumptions is given in our capacity as Property Consultants (including Chartered Surveyors and Chartered Town Planners) and must be verified by a suitability qualified lawyer if it is to be relied upon. No responsibility or liability is accepted for the true interpretation of the legal position of the client or other parties.

Date, Market Conditions and Validity of Valuation

Valuations may be relied upon for the stated purpose as at the date specified. In normal market conditions the value may not change materially in the short term. However the property market is constantly changing and is susceptible to many external facets which can affect business confidence. If any reliance is to be placed on the valuation following any changes which could affect business confidence, then further consultation is strongly recommended. In any event, the valuation should not be considered valid after a period of three months.

Valuations and Reports

Valuations and Reports are only for the use of the party to whom they are addressed. They may be disclosed only to other professional advisors assisting in respect of that purpose. No responsibility is accepted to any third party for the whole or any part of the contents.

Reports should be considered in their entirety and should only be used within the context of the instructions under which they are prepared.

Neither the whole nor any part of a valuation, report or other document or any reference thereto may be included in any published article, document, circular or statement or published in any way without prior written approval of Avison Young of the form and context in which it may appear.

Warranties

The client warrants and represents that, to the best of its knowledge, information and belief, the information supplied by and on its behalf to Avison Young is true and accurate and that it will advise and instruct its third party advisers to advise Avison Young in the event that it and/they receive notice that any such information is either misleading or inaccurate.

To: ABN AMRO Bank N.V.
10 Gustav Mahlerlaan
1082 PP Amsterdam
The Netherlands

and: Barclays Bank PLC
1 Churchill Place
London E14 5HP

and: Lloyds Bank Corporate Markets plc
10 Gresham Street
London EC2V 7AE

and: MUFG Securities EMEA plc
Ropemaker Place
25 Ropemaker Street
London EC2Y 9AJ

and: National Australia Bank Limited (ABN 12 004 044 937)
52 Lime Street
London EC3M 7AF

and: NatWest Markets Plc
250 Bishopsgate
London EC2M 4AA

and any further dealers appointed from time to time under the amended and restated Programme Agreement in respect of the Programme (as defined below).

(each a **Dealer**)

and: M&G Trustee Company Limited
10 Fenchurch Avenue
London EC3M 5AG

(the **Note Trustee** and the **Security Trustee**)

and: Platform HG Financing plc
1700 Solihull Parkway
Birmingham Business Park
Solihull B37 7YD

(as **Issuer**)

and: Platform Housing Limited
1700 Solihull Parkway
Birmingham Business Park

Solihull B37 7YD

(as **Original Borrower**)

23 February 2024

Dear Sirs

Valuation of housing stock of Platform Housing Limited relating to the update of the £1,000,000,000 Secured Note Programme of Platform HG Financing plc (the *Programme*) (the *Programme Update*)

Jones Lang LaSalle Limited original reports dated 19 December 2023 and 21 December 2023 (together, the *Original Reports*)

1 Scope of this Report

- 1.1 We provided valuations in the Original Reports in respect of the properties listed therein which form part of the security for the holders of the Notes issued under the Programme (the **Original Properties**) as at 19 December 2023 and 21 December 2023 respectively. Copies of the Original Reports are attached at Schedule to this Report.
- 1.2 We understand that the Programme is being updated and any Notes to be issued by the Issuer under the Programme will be secured by, *inter alia*, the charged properties from a shared security pool.
- 1.3 This Report is issued for the benefit of the addressees and for inclusion in the Programme Admission Particulars for the update of the Programme by the Issuer and may only be used in connection with the transaction referred to in this Report and for the purposes of the Programme Admission Particulars.
- 1.4 This Report is given in connection with the update of the Programme by the Issuer and is subject to our engagement letter with the Issuer dated 9 November 2023. We hereby give consent to the publication of this Report within the Programme Admission Particulars, and accept responsibility for the information contained in this Report. Having taken all reasonable care to ensure that such is the case, the information given in this Report is, to the best of our knowledge, in accordance with the facts and contains no omission likely to affect its import.
- 1.5 For the avoidance of doubt this is not a revaluation exercise. This letter in no way purports to comment on market value later than the respective valuation dates in the Original Reports. We have not re-inspected, and our opinion is subject to the condition and characteristics of the Original Properties and the location in which they are situated; and we assume these have not changed materially since the respective valuation dates of the Original Reports.
- 1.6 All representations, undertakings and other obligations provided by us in the Original Reports shall remain valid and in full force and effect in accordance with their terms and the terms upon which the Original Reports were issued.
- 1.7 With the exception of this Report (and subject to the terms on which the Original Reports were issued), we do not accept any liability in relation to the information contained in the Programme Admission Particulars or any other information provided by the Issuer or the Original Borrower or any representative

or agent of the Issuer or the Original Borrower related to the Programme Admission Particulars. To the extent that any summary or part of the Original Reports is included in the Programme Admission Particulars, such summaries or extracts should be considered in conjunction with the Original Reports in their entirety.

2 Valuation

- 2.1 The Original Reports refer to the position as at the date that they were originally issued and we have taken no action to review or update the Original Reports since the date they were originally issued. However, we have not been made aware by the Issuer, the Original Borrower or any other party of any material change in any matter relating to the Original Properties.
- 2.2 We understand that no units within the Original Properties have been removed from charge since the respective dates of the Original Reports.
- 2.3 The aggregate value of the Original Properties (less such removed properties) as stated in the Original Reports is therefore as follows:
- (a) the aggregate Existing Use Value for Social Housing (EUV-SH) value of the 221 freehold units restricted to this basis of valuation is:

£17,140,000 (seventeen million one hundred and forty thousand pounds); and
 - (b) the aggregate Market Value – Subject to Tenancies (MV-STT) value of the 1,858 freehold units valued on this basis of valuation is:

£199,370,000 (one hundred and ninety nine million three hundred and seventy thousand pounds).
- 2.4 A further 89 units have been given a nil value.
- 2.5 All Original Properties are freehold properties.

This letter is governed by and shall be construed in accordance with English law and the English courts shall have exclusive jurisdiction.

Yours faithfully



Vacar Zeb MRICS
Director - Affordable Housing
For and on behalf of
Jones Lang LaSalle Limited

Yours faithfully



Fiona Hollingworth MRICS
Director - Affordable Housing
For and on behalf of
Jones Lang LaSalle Limited

Yours faithfully



Richard Petty FRICS
Lead Director – Living Advisory
For and on behalf of
Jones Lang LaSalle Limited



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**Schedule
Original Reports**

Valuation Advisory

Property Valuation: 1,312 Affordable Housing units owned by Platform Housing Group

December | 2023



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To:

M&G Trustee Company Limited (previously known as Prudential Trustee Company Limited) as Security Trustee (the **Security Trustee**) or itself and on behalf of the Beneficiaries, each Beneficiary (both present and future) and each of their respective successors, assignees and transferees from time to time under (and as each such term is defined in) a security trust deed dated 10 August 2020 and made between Platform HG Financing plc as Initial Beneficiary, Platform Housing Limited as the Initial Chargor and M&G Trustee Company Limited as Security Trustee (as the same may be further amended, varied, supplemented, restated and/or novated from time to time (the **Security Trust Deed**);

M&G Trustee Company Limited (formerly Prudential Trustee Company Limited) as Bond Trustee (the **Bond Trustee**) more particularly described in a Bond Loan Agreement dated 10th August 2020 made between Platform Housing Limited (1) Platform HG Financing Plc as lender (2) and the Security Trustee (3) as may be amended, novated, varied, supplemented, restated, or replaced from time to time (the **Bond Agreement**);

M&G Trustee Company Limited (formerly Prudential Trustee Company Limited) as Note Trustee (the **Note Trustee**) for itself and on behalf of the Noteholders more particularly described in a Note Trust Deed dated 22nd February 2021 made between Platform HG Financing Plc (1) and M&G Trustee Company Limited as may be amended, novated, varied, supplemented, restated, or replaced from time to time in respect of the £1,000,000,000 Secured Note Programme (the Programme) of Platform HG Financing plc; and

Banco Santander, S.A., Barclays Bank PLC, Lloyds Bank Corporate Markets plc, MUFG Securities EMEA plc, National Australia Bank Limited, NatWest Markets Plc and any other dealers appointed from time to time pursuant to the Programme Agreement dated 22 February 2021 (as amended, supplemented or restated) (the **Programme**),

Any person that becomes a Beneficiary (as defined in the Security Trust Deed) in accordance with the provisions of the Security Trust Deed,

together with any receiver or other party which is appointed by them to realise the security, and in each case, each of their respective successors, transferees and assignees (together referred to as the "**Addressees**").

19 December 2023

Dear Sirs

1,312 Affordable Housing units owned by Platform Housing Group

We are pleased to attach our report in connection with the above.

If you have any questions about this report or require any further information, please contact Vacar Zeb (vacar.zeb@jll.com; 07794 031247).

This report is issued for the benefit and use of the Addressees and for inclusion in the admission particulars for the issue of the Bonds (the "Admission Particulars" and the "Bond Issue") and may only be used in connection with the Admission Particulars and the Bond Issue. We hereby give our consent to the publication of this report within the Admission Particulars and accept responsibility for the information contained in this report.

Having taken all reasonable care to ensure that such is the case, the information given in this report is, to the best of our knowledge, in accordance with the facts and contains no omission likely to affect its import.

Before this report or any part of it is reproduced or referred to in any document, circular or statement (other than the Admission Particulars in respect of the Bonds), our written approval as to the form and context of such publication must be obtained.

Yours faithfully



Vacar Zeb MRICS
Director - Affordable Housing
For and on behalf of
Jones Lang LaSalle Limited

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Yours faithfully



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Yours faithfully



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Executive Summary

This summary should be read in conjunction with the main body of our report. Section numbers are supplied where relevant.

Introduction

The date of this report is 19 December 2023.

Jones Lang LaSalle Limited has been instructed to value a portfolio of 1,312 properties for loan security purposes.

Properties

The portfolio comprises 1,259 social housing units located in the East Midlands. From our inspections, the properties are primarily of a mixture of ages and of traditional brick/concrete and steel construction.

The portfolio contains a mixture of different tenures as summarised in the table overleaf and set out in greater detail in section 3 of this report.

In addition, there are 53 units in the portfolio which either form ancillary accommodation, or have been sold on long leases or fully staircased. The Borrower's interest in these units is considered to be de minimis for the purpose of this exercise and so they have been included at nil value. Furthermore, please note that these properties have not been included in any unit counts or other statistics in this report.

We have inspected the exterior of all units in the portfolio and have seen a representative sample of 10% internally (section 3).

Valuations

The valuation date is 19 December 2023.

Our valuation of the 10 properties being valued on the basis of Existing Use Value for Social Housing ("EUV-SH"), in aggregate, at the valuation date is:

£1,060,000

(one million, sixty thousand pounds)

Our valuation of the 1,249 properties being valued on the basis of Market Value subject to Tenancies ("MV-T"), in aggregate, at the valuation date is:

£133,570,000

(one hundred and thirty three million, five hundred and seventy thousand pounds)

The following table summarises our opinions of value (section 6):

Freehold Properties

Category	Units Count	Basis of Valuation	EUV-SH	MV-T
GN Affordable Rent	11	MV-T	£950,000	£1,660,000
GN Social Rent	1,118	MV-T	£68,980,000	£124,800,000
Supported self-contained	120	MV-T	£4,590,000	£7,110,000
Shared Ownership	10	EUV-SH	£1,060,000	-
Total	1,259		£75,580,000	£133,570,000

Portfolio Analysis

Strengths:

- given the divergence between property prices and local average earnings, demand for these properties should be sustainable in the medium to long term;
- the level of rental income for all areas is broadly in line with other Registered Providers of social housing (“RPs”) in the respective areas;
- the level of rental income is, in aggregate, below the relevant levels of Local Housing Allowance (LHA) for each region;
- the EUV-SH and MV-T values per unit and percentage relationships to MV-VP, are at levels appropriate to the current climate, having regard to the portfolio’s location and composition;
- we have made conservative assumptions with regard to the respective rent and sales contributions to the valuations of the shared ownership units and they are not overly dependent on proceeds from sales; and
- EUV-SH values are likely to maintain their current levels as stock transactions within the sector and access to debt markets continue to take place, albeit with more hesitancy due to market fluctuations.

There is excess demand for affordable housing properties across the localities within the portfolio as summarised by the following data.

Households on local authority waiting lists:

Region	Waiting list
East Midlands	72,000

Based on current levels of affordable housing supply (new build) across the localities within the portfolio, the following table summarises the number of households on the waiting list for every new property being built:

Region	No. of Households
East Midlands	31

Weaknesses:

- the age of the properties mean they require continued investment in order to be able to maintain the same level of rental income in the long term;
- downward pressure on house prices in the medium-term and falling transaction volumes could impact upon values going forward; and
- there are short-term risks for RPs' income not supported by housing benefit and a greater number of voids and arrears.

Opportunities:

- increased efficiencies are continuing to be driven by mergers between RPs;
- rationalisation of RPs' stock allowing for more efficient asset management;
- investment of REITs and other funds into the sector as whole; and
- reactive changes to working conditions and government policy could drive further efficiencies in the sector and wider economy in the longer-term.

Threats:

- the current cost of living crisis could result in changes in government policy or further interventions, such as the introduction of a rent freeze, a further period of rent cuts or changing the Rent Regime;
- as a result of the Hackitt Review and other influences, the social housing sector is undertaking extensive investigations and works around fire and building safety, and the required scope of such works might change over time; and
- current high levels of global inflation could have a prolonged effect on the cost of materials and labour required to carry out any repairs and maintenance work on existing stock.

Suitability of Security

Your instructions require us to comment on whether the properties we have valued provide adequate security for the issue.

It is difficult for any valuer, without being asked to consider a specific credit or risk assessment policy, to make an absolute, unqualified statement that those assets will provide suitable security because our instructions do not explain what criteria the Security Trustee is applying in making this assessment.

However, we confirm that, in our opinion, should the Security Trustee become a mortgagee in possession of this portfolio of properties, then it would be possible to achieve a sale to another RP that would be at a price at least equivalent to our valuation on the basis of EUV-SH or, in principle, to a private purchaser at a price equivalent to our valuation on the basis of MV-T as set out in our report. However, the valuation assumes implicitly that a purchaser could obtain debt finance on commercially viable terms to facilitate a purchase of the portfolio.

Based on the sample of inspections undertaken as a part of this valuation exercise, we are satisfied that the properties are being maintained to an acceptable social housing standard in line with the Regulator of Social Housing ("RSH") regulatory requirements and commensurate with the likely demands of the target tenant group.

Overall, we have assumed that each property has a useful economic life of at least 50 years provided that the properties continue to be properly maintained in the future.

Unless otherwise stated in our report none of the properties are of 6 storeys or more or are subject to any remedial works in the wake of the Grenfell Tower disaster of June 2017. We have therefore assumed that the properties conform to the Fire Precaution Regulations and any other statutory requirements.

With the above factors in mind, and with specific regard to the continuing need for well-maintained social housing accommodation, we believe it reasonable to conclude an acceptable demand for a portfolio of this nature from commensurate social housing landlords and private institutional investment firms.

Subject to the information presented within this report, and at the values formally reported, we are satisfied to recommend to the Security Trustee that this portfolio is suitable for security purposes.

Stock

The stock is summarised by count of unit type as follows:

Property Type	Units
Studio flat	11
1 bed flat	275
2 bed flat	80
3 bed flat	19
1 bed house	6
2 bed house	188
3 bed house	388
4 bed house	13
1 bed bungalow	58
2 bed bungalow	221
Total	1,259

Locations

The properties within the portfolio are located in East Midlands, as shown in the table below:

County	Units
Leicestershire	1,259
Total	1,259

EUV-SH Assumptions: Rented Properties

The following table provides a summary of the assumptions made in our rented valuations:

Assumption	EUV-SH
Rental income growth - (Year 1)	1.0%
Bad debts and voids (Year 1)	3.0%
Management costs (average per unit)	£650
Management cost growth inflator	0.50%
Total repairs costs (Year 1)	£1,625 - £1,815
Repair cost growth inflator	1.00%
Discount rate (income)	5.50% - 5.75%

MV-T Assumptions: Rented Properties

The following table provides a summary of the assumptions made in our rented MV-T valuations:

Assumption	MV-T
Rental income growth - houses (Year 1)	16.4% - 19.5%
Rental income growth - flats (Year 1)	16.1% - 18.3%
Sales rate (houses)	3.5% - 20.0%
Sales rate (flats)	3.0% - 3.5%
Bad debts and voids (Year 1)	8.0%
Management costs	10.0%
Total repairs costs (Year 1)	£3,275 - £3,775
Repair cost growth inflator	1.00%
Discount rate (income)	7.50% - 7.75%
Discount rate (sales)	7.75% - 8.50%

Assumptions: Shared Ownership

The following table provides a summary of the assumptions made in our shared ownership valuation:

Assumption	EUJ-SH
Discount rate (income)	5.00%
Discount rate (sales)	7.50%
Management Costs	4.5% of Gross Income
Sales rate (yrs. 0-2)	3 tranche sales p.a.
Sales rate (yrs. 3-10)	1 tranche sale p.a.
Sales rate (yrs. 11-35)	0 tranche sales p.a.
Sales rate (yrs. 36-50)	0 tranche sales p.a.
Rental growth (all years)	0.50%

This summary should be read in conjunction with the remainder of this valuation report and must not be relied upon in isolation.

1 Introduction

1.1 Background

Jones Lang LaSalle Limited (hereafter “JLL”) has been instructed to prepare a valuation of 1,312 properties owned by Platform Housing Group (the “Borrower”).

1.2 Compliance

Our valuations have been prepared in accordance with the current RICS Valuation – Global Standards, incorporating the IVS, and the RICS Valuation – Global Standards – UK National Supplement published by the Royal Institution of Chartered Surveyors (commonly known as the “Red Book”).

Our valuations may be subject to monitoring by the RICS and have been undertaken by currently Registered RICS Valuers.

This report has been prepared by Vacar Zeb MRICS (Valuer Number: #1185896) and countersigned by Fiona Hollingworth MRICS (Valuer Number: #0099707).

The report is also countersigned by Richard Petty FRICS (Valuer Number: #0089005).

In accordance with PS 2.3 of the Red Book, we confirm that we have sufficient knowledge and skills to undertake this valuation competently.

We can confirm that no conflict of interest has occurred as a result of our production of this report.

The valuation date is 19 December 2023.

For the avoidance of doubt, we confirm that it would not be appropriate or possible to compare this valuation with any values appearing in the Borrower’s accounts. This report has been prepared in accordance with the Red Book. The valuations are prepared on this basis so that we can determine the value recoverable if the charges over the properties were enforced at the date of this report. We understand that values given in the Borrower’s accounts are prepared on an historic cost basis which considers how much the properties have cost and will continue to cost the Borrower. This is an entirely different basis of valuation from that used for loan security purposes.

This valuation qualifies as a Regulated Purpose Valuation (“RPV”) as defined by the Red Book. A RPV is a valuation which is intended for the information of third parties in addition to the Addressees. It is a requirement of UKVS 4.3 of the Red Book in relation to disclosures that we declare our prior involvement with the Borrower, or the properties being valued, to ensure that there is no conflict of interest.

We confirm that the total fee income earned from the Borrower is substantially less than 5% of the fee income earned by JLL in our last financial year (ending 31 December 2022) and that we do not anticipate this situation changing in the foreseeable future.

1.3 Instructions

Our report is prepared in accordance with the Borrower’s formal instructions.

We have been instructed to prepare our valuations on the following bases:

- Existing Use Value for Social Housing (“EUV-SH”); and
- Market Value subject to existing Tenancies (“MV-T”).

Please note that the properties that have been valued on the basis of MV-T have also been valued on the basis of EUV-SH, for information purposes only.

1.4 Status of Valuer

In preparing this report, we confirm that JLL is acting as an external valuer as defined in the Red Book. We can also confirm that we consider ourselves to be independent for the purposes of this instruction.

In accordance with RICS guidance, and our own rotation policy, we recommend that a rotation of overall responsibility within JLL is considered no later than the end of 2028.

1.5 The Stock Rationalisation Market – EUV-SH Transactions

As you will be aware, an active market exists for the sale of tenanted stock between RPs. This can be driven by strategic decisions about the type and location of accommodation that RPs wish to provide, and the viability of investing in properties to bring them up to the required standards.

Where competition is generated, a market has emerged in which RPs bid against one another on price. The resulting values, even though presented on an EUV-SH basis, tend to be in excess of base EUV-SH values that might be expected for balance sheet or loan security purposes.

Although this may appear hard to justify, the underlying rationale is as follows:

- the bidding price is still much less than the cost of development;
- the marginal cost of taking additional units into management, in an area where the acquiring RP already has stock, justifies a financial model based on relatively low costs for management, repairs and maintenance;
- the judgement of all-round risk formed by the acquiring RP, as reflected in the discount rate, is often lower (and the rate therefore keener) than would be acceptable to either a funder or an auditor in a balance sheet context;
- the price is worth paying to achieve strategic objectives around increasing a presence in a particular area or market; and/or
- the price may be supported by future void sales and/or changes of tenure (for example, from Social Rent to Affordable Rent).

1.6 Deregulatory Measures

A package of deregulatory measures for which the primary legislation was the Housing & Planning Act 2016 came into force on 6 April 2017. These are very significant for the UK social housing sector, as they give RPs greater freedom in terms of commercial decision making than they have ever previously enjoyed in terms of the reduced ability of the regulator to prevent asset management actions.

The deregulatory measures introduced, give RPs the freedom to dispose of assets without the regulator’s consent, either with or without tenants in place. Disposals include the grant of leases and the creation of charges when assets are pledged as security for loan security purposes.

There are already early signs that these measures are having an effect on RPs' thinking, and on their business plans, as they begin to adopt a more commercial approach to asset management as one of the tools at their disposal to respond to the greater financial pressures and expectations upon them. For example, through our day to day work, we are beginning to see more analytical requirements in terms of asset management decisions, around investment, remodelling and sale; and an element of sales being built into some stock rationalisation bids.

To be clear this does not mean that RPs are in any way sacrificing their fundamental social ethos. Rather, it is a recognition that, as for any charitable organisation, making best use of its assets to enable it to meet its charitable objectives is an obligation rather than an option; and that commercial behaviour is not at all incompatible with a strong social ethos, within a framework of strong governance.

As mentioned, some RPs are steadily starting to build in an element of void sales into some stock rationalisation bids, however in accordance with our instructions, we have not considered or built in any rate for sales of void properties within our EUV-SH valuations.

1.7 Market Conditions

Transactions across markets and sectors remain low, for a variety of reasons. The full implications of wars in the Middle East and Ukraine are unknown. Instability in these regions and beyond may compound already difficult real estate market conditions. This is likely to be exacerbated when coupled with inflationary pressures and other factors impacting the global economy, including the cost and availability of debt. The combination heightens the potential for volatility and quick changes in consumer and investor behaviours.

In recognition of the potential for market conditions to change rapidly, we highlight the critical importance of the valuation date and confirm the conclusions in our report are valid at that date only and advise you to keep the valuation under regular review.

For the avoidance of doubt, due to the functioning nature of the market, our valuation is NOT reported as being subject to 'material valuation uncertainty' as defined by VPS 3 and VPGA 10 of the RICS Valuation – Global Standards.

2 Methodology

2.1 Valuation Model

We have undertaken our valuation of the portfolio using fully explicit discounted cashflow models, over a 50-year period, with the net income in the final year capitalised into perpetuity.

For the purposes of our valuation, we have split this portfolio by tenure in order to reflect the different risks and opportunities associated with each business stream.

Against the income receivable for each property, we have made allowances for voids and bad debts; the costs of management and administration; major repairs; cyclical maintenance; day-to-day repairs; and for future staircasing. We have assumed an appropriate level of future growth in these costs (expenditure inflation).

We have then discounted the resulting net income stream at an appropriate rate which reflects our judgement of the overall level of risk associated with the long-term income. A more detailed explanation of the discount rate is included in section 4.

2.2 Information Provided

The principal source of background data for the portfolio has been the rent roll for each property provided by the Borrower. This detailed the number and type of units, the rent payable, tenancy type, and equity retained by the association (where applicable).

This information was supplemented with our market research and other data we have gathered from similar instructions undertaken recently and involving comparable stock. From these sources we have collated information on the following:

- rents;
- bad debts, voids and arrears;
- cost of maintenance and repairs; and
- management and administration expenses.

A location plan of the portfolio is provided as Appendix 2.

2.3 Inspections

We derived our inspections strategy by giving full regard to:

- the geographical spread of the stock;
- the concentration (and thereby its exposure to risk); and
- the property types.

We have satisfied ourselves as to the quality of location and the general condition of and level of fixtures and fittings provided to the properties, and we have derived our valuation assumptions accordingly.

In accordance with our instructions, we have inspected all schemes externally and a representative sample of 10.0% of the stock was inspected internally. Our inspections were carried out between 13 November 2023 and 08 December 2023.

A representative selection of photographs is provided as Appendix 3.

2.4 Market Research

In arriving at our valuation, we have undertaken a comprehensive programme of research to supplement our knowledge and understanding of the properties. This has included:

- researching local vacant possession values through conversations with local estate agents together with internet research and using RightmovePlus, a bespoke tool for comparable evidence;
- examining local benchmark affordable rents and comparing these with the Borrower's rents; and
- analysing data provided by the Borrower.

3 General Commentary

Schedules summarising the following data for each property within the portfolio form Appendix 1 of this report:

- address;
- unit type;
- title number; and
- tenure.

3.1 Locations

The properties within the portfolio are all located in the county of Leicestershire in the East Midlands.

The properties are located in established residential locations with good to reasonable access to local amenities and public transport.

A location plan of the portfolio is provided at Appendix 2.

3.2 Property Types

The following table summarises the unit types within the portfolio.

Property Type	Units
Studio flat	11
1 bed flat	275
2 bed flat	80
3 bed flat	19
1 bed house	6
2 bed house	188
3 bed house	388
4 bed house	13
1 bed bungalow	58
2 bed bungalow	221
Total	1,259

3.3 Condition

We have not carried out a condition survey, this being outside the scope of our instructions.

The properties within the portfolio are a mixture of ages as shown in the table overleaf:

Age	House	Flat	Bungalow	Total
Pre-1919	37	3	-	40
1920-1949	272	9	10	291
1950-1979	258	214	141	613
1980s	-	159	86	245
1990s	24	-	31	55
2010s	-	-	11	11
Post 2020	4	-	-	4
Total	595	385	279	1,259

The property ages and construction methodology have been factored into the assumptions we have made regarding voids, discount rates and repairs and maintenance.

Based on our inspections, we are satisfied that the properties we inspected internally, are being maintained to an acceptable social housing standard, in line with RSH regulatory requirements and commensurate with the likely demands of the target tenant group.

Overall, we have assumed that each property has a useful economic life of at least 50 years provided that the properties continue to be properly maintained in the future.

3.4 Fire Safety

Our valuations have been provided in accordance with the RICS' Guidance Note: "*Valuation of properties in multi-storey, multi-occupancy residential buildings with cladding, 1st Edition March 2021*" (the 'Guidance Note'), effective from 5 April 2021.

The purpose of the Guidance Note is to help valuers undertaking valuations of domestic residential blocks of flats in the UK for secure lending purposes. It sets out criteria for buildings of different heights that can be used to identify where possible remediation work to cladding for fire safety purposes is likely to be required and may materially affect the value of the property.

From our inspections there no blocks of six storeys or above in the portfolio and none under six storeys where we have queried the construction of the external wall system and whether potentially combustible cladding or timber balconies are present.

Energy Performance Certificates (EPCs)

We have not been provided with copies of any Energy Performance Certificates by the Borrower. The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 make it unlawful for landlords in the private rented sector to let properties that have an EPC rating of F or G, from 1 April 2018. The Regulations do not apply to the majority of properties owned by RPs.

However, the Borrower has confirmed the EPC rating applicable for 1,149 properties in the portfolio which are summarised in the table overleaf:

EPC Rating	Units
A	1
B	44
C	757
D	317
E	28
F	1
G	1
Unknown	110
Total	1,259

We note that 2 of the properties have an EPC rating of F or G which falls below the minimum EPC threshold required for lettings in the private rental market. However, we have valued these properties on the basis of EUV-SH or MV-T (where appropriate).

In respect to properties that have been valued on the basis of MV-T, we have made an allowance of between £2,500 and £3,000 in each of the first 2 years of our cashflow to bring the properties up to the minimum regulatory EPC standard (E) that must be achieved before they can be let as Market Rent.

3.5 Climate Change Risk and Net Zero Carbon

Global warming targets set in the Paris Agreement are 1.5-2.0° Celsius above pre-industrial levels. Even the lower end of this range will produce significant changes to global climate systems, including extreme heat or cold events, higher frequency and severity of precipitation or drought, and sea level rise. Therefore, the level of physical climate-related risk of the subject property is likely to fluctuate over its useful life. High levels of climate risk could affect occupier and investor demand, as well as ability to obtain building insurance.

There is an increased focus on Environmental, Social & Governance (ESG) criteria for investment across all asset classes, including real estate. There are also various new, ESG-focused funds entering the real estate market. As a result, the value of property assets of all types is likely to be increasingly affected over time by long term, sustainability challenges. We note that, under the Paris Agreement, the 2050 vision is for all buildings, both new and existing, to be net zero carbon across the whole life cycle. As an interim ambition, the agreement envisages that all new buildings should be able to achieve zero carbon in operations, and aim to reduce carbon emissions by 40%, by 2030,

To achieve the best sustainability credentials and, in particular, to achieve Net Zero Carbon specification, the cost of a refurbishment of a building is currently higher than it would be for a refurbishment which fell short of the standards. However, given the speed at which both the legislation and ESG requirements are advancing, there is a risk that, within the next ten years, further capital expenditure will be required. However, such costs may be mitigated in the future through the principles of the Circular Economy, with a greater focus on recycling materials,

and the development of more flexible buildings which can be refurbished and adapted to alternative uses more economically.

Therefore, in terms of cashflow, we anticipate that the technological advances, combined with the increased supply of products and competition, will lower these costs over time and we have not, at this stage, included in our valuation any additional allowance for costs to support the move to net zero carbon over the period covered by our valuation models.

4 Valuation Commentary – Rented Stock

4.1 Introduction

There are 1,249 rented affordable housing properties in the portfolio. These are summarised in the table below.

Category	Units	% of the Portfolio
GN Affordable Rent	11	1.0%
GN Social Rent	1,118	89.5%
Supported self-contained	120	9.5%
Total	1,249	100%

4.2 Tenancies

The majority of the rented properties (circa 68.35%) are let on assured tenancies. We have assumed that these are ‘standard’ assured tenancies although we have not seen example tenancy agreements. The remaining 396 units are let on secure tenancies.

4.3 Rental Income

The following table summarises the total income that the Borrower receives from the portfolio annually:

Category	Annual Income	Average Rent
GN Affordable Rent	£71,165	£124.41
GN Social Rent	£5,883,422	£101.20
Supported self-contained	£523,711	£83.93
Total	£6,478,298	£99.75

The Statistical Data Return (“SDR”) is an annual online survey completed by all private RPs of social housing in England. The latest return for 2021/22 provides the average social rents charged by all RPs for general needs and sheltered/supported properties. The following table compares the Borrower’s average rents with the average sector rents in the same localities:

Region	Average Sector Rent - General Needs	Borrower General Needs	Average Sector Rent – Affordable Rent	Borrower Affordable Rent	Average Sector Rent - Supported	Borrower Sheltered & Supported
East Midlands	£82.65	£101.20	£112.90	£124.41	£83.72	£83.93

According to the Valuation Office Agency, LHA is set at the 30th centile point between what in the local Rent Officer’s opinion are the highest and lowest non-exceptional rents in a given Broad Rental Market Area. This analysis looks

at local properties and differentiates by bedroom number but not by property type (i.e. houses and flats). These statistics are used as a reference for housing benefit and are a good indication of rent levels which are affordable in a given area.

The following table sets out a comparison of the Borrower's average rents with the average LHA in the portfolio and also our opinion of Market Rents for comparable properties in the same areas (rents are shown on the basis of 52 weeks).

Category	Average Passing Rent	Average LHA	% of LHA	Average Market Rent	% of Market Rent
GN Affordable Rent	£124.41	£130.03	95.7%	£185.00	67.3%
GN Social Rent	£101.20	£140.23	72.2%	£191.09	53.0%
Supported self-contained	£83.93	£110.21	76.2%	£140.99	59.5%

We are unable to verify the accuracy of the rent roll provided to us by the Borrower.

4.4 Affordability

In addition, we have looked at the passing rents as a proportion of local net weekly earnings as reported by the Office of National Statistics in its provisional 2021 Annual Survey of Hours and Earnings. The results for each of the regions in our valuations are shown in the table overleaf and, in our opinion, demonstrate that the rents being charged by the Borrower are affordable.

Region	Average Weekly Earnings	General Needs	General Needs as %age	Affordable Rent	Affordable Rent as %	Sheltered & Supported	Sheltered/Supp as %
East Midlands	£434.82	£101.20	23.3%	£124.41	28.6%	£83.93	19.3%

4.5 EUV-SH Rental Growth

We have modelled rental growth of 1.0% in the first year of our cashflow, and rental growth of CPI plus 1% in all years thereafter into perpetuity.

4.6 MV-T Rental Growth

Passing rents are currently below market levels, resulting in good prospects for future rental growth when considering the market value of the portfolio.

We have assumed that it will take between 1 and 5 years for assured rents to increase to market levels and thereafter for rents to rise at 1% (real) per annum. In making our assumptions regarding the number of years and annual increases, we have had regard to typical gross and net yields on private residential portfolios of a similar age profile and in comparable locations.

The average increases we have modelled per year for houses in each of our valuations range from 16.4% - 19.5% and from 16.1% - 18.3% for flats.

4.7 Relet Rates

Our EUV-SH model allows for a rate at which secure tenancies are relet as assured tenancies. The annual rates of tenancy turnover experienced by housing associations vary considerably between localities and between different property types. In regard to assured tenancies, national turnover rates are typically within the range of 5.0% to 11.0%, with higher rates of turnover in the North than in the South.

The rates that we have adopted are set out in the table below, and have assumed that those properties will be relet at the prevailing average target rent. In addition, we have included an allowance for incidental voids as outlined in section 4.11.

Property Type	Relet Rate
House	3.0%
Flat	5.0%
Room	5.0%

4.8 Sales Rates

In accordance with section 1.6, we have not included the sale of any void units under the deregulatory measures introduced by the Housing and Planning Act 2016 in any of our EUV-SH valuations.

In our MV-T cashflows we have assumed that some of the units which become void are sold on the open market. In establishing the sales rates, we have had regard to Land Registry's information on the number of sales and average prices across the same localities over the past 12 months.

The average sales rates we have applied per annum for houses and flats are shown in the table below:

Category	Annual Sales Rates	Sales (Year 1)
Sales rate (houses)	3.5% - 20.0%	21
Sales rate (flats)	3.0% - 3.5%	10

The above figures equate 701 sales in total over 50 years. This, in our view, is a sustainable level of sales which would not adversely impact local house prices or marketability.

4.9 Right to Buy

We anticipate that the tenants of some of the properties within the portfolio may have either the Right to Buy ("RTB") or the Right to Acquire ("RTA"). The National Housing Federation ("NHF") put an offer to Government in September 2015 in which it proposed the implementation of an extended RTB on a voluntary basis. The Voluntary Right to Buy ("VRtB") was described as a compromise with a view to securing the independence of housing associations and the best deal on compensation (for discounts) and flexibilities (the ability to refuse the VRtB in relation to certain properties).

The Government has funded two regional pilot schemes of VRtB for housing association tenants. The initial pilot scheme in 2016, involved five housing associations and was expected to offer 3,000 tenants the ability to buy their own home. A second pilot scheme across the Midlands ran for a period of two years from August 2018, aimed at testing two aspects of the voluntary agreement that the initial pilot scheme did not cover, namely:

- one-for-one replacement; and
- portability of discounts.

A full evaluation of the second pilot was published in February 2021. There were 44 housing associations involved in the pilot, resulting in a total of 1,892 homes being sold or sales in the final stages of completion by 30 April 2020. Data on the construction of replacement homes will be updated on an annual basis.

The government will now evaluate new pilot areas and announce more details in due course.

The wider terms of the overall extension of RTB and therefore any consideration of the impact of RTB or RTA on valuations would be speculative. We consider it imprudent to reflect additional value from capital receipts and we have therefore assumed that neither RTB nor RTA will be available to exercise at the date of valuation.

4.10 Outgoings

In forming our opinion of the net rental income generated by the portfolio, we have considered the following outgoings:

- bad debts, voids and arrears;
- cost of maintenance and repairs; and
- management and administration expenses.

We emphasise that, under the definitions of the bases of valuation we have been instructed to adopt, we are not valuing the Borrower's stewardship of the stock, rather we are assessing what a hypothetical purchaser in the market would pay for the stock, based on the market's judgement of the capabilities of the portfolio.

The assumptions we have made in our appraisal reflect our opinion of the view the market would adopt on the future performance of the portfolio. In forming our opinion, we have had regard to other recent valuations we have undertaken of comparable stock.

4.11 Bad Debts and Voids

We have incorporated into our valuations the potential for future voids and bad debts. Any loss of income for both void properties and bad debts is reflected in a deduction made from the gross rental income.

The rates applied take into consideration the figures in the 2022 Global Accounts data provided by the Regulator of Social Housing and are similar to allowances used by other RPs providing a management and maintenance service in the areas where the properties are situated.

The 2022 Global Accounts data shows that across the whole affordable housing sector, RPs have lost approximately 0.55% of their gross income through bad debts and 1.79% through void losses. The void losses reflect a decrease from 0.61% in the 2021 data whilst bad debts have remained at similar levels over the same period.

In our MV-T valuations we are assuming greater increases in rents than a social landlord would impose. In our opinion, these rent increases would inevitably be reflected in a higher level of voids and bad debts than would otherwise be the case. The associated risk has been factored into our MV-T discount rate.

The rates we have adopted for bad debts and voids as a percentage of gross income for each of our EUV-SH and MV-T valuations are summarised in the table below:

Category	Units Count	Bad debts & voids Year 1 (EUV-SH)	Bad debts & voids Year 1 (MV-T)
GN Affordable Rent	11	3.00%	8.0%
GN Social Rent	1,118	3.00%	8.0%
Supported self-contained	120	3.00%	8.0%

4.12 Management Costs

We have adopted rates for management and administration based on our experience of other RPs operating in similar areas to the Borrower. Our rates are subject to an annual inflator of 0.5% (real) for the duration of the cashflow reflecting long-term earnings, growth predictions and potential management savings.

From the information provided in the 2022 Global Accounts, the average cost of management across the sector is £1,112 per unit and the average management cost for the Borrower is £647 per unit.

In arriving at our opinion of value, we are assessing what a hypothetical purchaser in the market would pay for the properties, and in our experience, bids are likely to reflect a marginal approach to management costs. Furthermore, a growth in stock numbers could give rise to potential economies of scale, rationalisation of services and other efficiencies which would reduce unit costs.

Taking the above into account, we have adopted an average rate of £650 per unit for management and administration in our valuations on the basis of EUV-SH.

We have assumed that a mortgagee in possession would expect to spend 10.0% of rental income on management and administration in our valuations on the basis of MV-T.

4.13 Repairs and Maintenance

Although the majority of the properties are generally in a reasonable or good condition, renewal, day-to-day and cyclical maintenance will be required to keep the stock in its present condition.

From the information provided in the 2022 Global Accounts, the total average cost of carrying out major repairs, planned and routine maintenance across the sector is £2,299 per unit and the average maintenance cost for the Borrower is £1,597 per unit. The Global Accounts average figure for the sector is an increase of 19.8% on the 2021 Edition.

The above figures are broad averages; costs will vary according to a property's age, type, size and form of construction. In particular, the profile of expenditure will be different for a newly built property compared to an older property. The former should only require modest routine maintenance over the first 5 to 10 years of its life,

with major repairs only arising from years 15 to 20. Hence there is a low start cost profile, rising steeply in the medium term, whilst an older property is likely to have a flatter profile with a higher starting point.

In accordance with section 3.3 we have had due consideration to the age and construction type for each of the tenure types in our valuations.

The following table sets out the average cost assumptions we have made in the first year of our EUV-SH cashflows. All of our appraisals assume that these costs will inflate at 1.0% (real) per annum.

Category of Expenditure	Period	Rented Properties
Major repairs and renewals	Year 1	£958
Cyclical repairs	Year 1	£377
Day-to-day repairs	Year 1	£402
Total Average Costs	Year 1	£1,737

We have adopted higher costs for major repairs in the first 2 years of our MV-T valuations as some of the properties will require refurbishment and redecoration in order to attract buyers or to be let in the private residential market. After this initial period, our costs settle to a lower level similar to the costs used in our EUV-SH valuation.

4.14 Discount Rate

Our cashflow valuations are based on constant prices and therefore explicitly exclude inflation. The chosen discount rate reflects our judgement of the economic conditions at the time of the valuation and the level of risk involved in each cashflow, taking all factors and assumptions into account. To determine the risk involved we have looked at:

- the sustainability of the existing rental income;
- the likely rate of future rental growth;
- the condition of the portfolio;
- the level of outgoings required to maintain the maximum income stream;
- the likely performance of the portfolio in relation to its profile and location;
- the real cost of borrowing; and
- the long-term cost of borrowing.

For our EUV-SH valuations of the rented properties we have adopted real discount rates of between 5.50% and 5.75% on net rental income.

In our MV-T model we have adopted a higher rate on rental income to reflect additional risk resulting from the significant rental growth that we have assumed during the first 1-5 years. In addition, we have adopted a higher rate on income from sales to reflect the additional premium on the yield which an investor would expect from a sales income stream.

We have adopted real discount rates of between 7.50% and 7.75% (rental income), and between 7.75% and 8.50% (sales) for our MV-T cashflows.

5 Valuation Commentary - Shared Ownership

5.1 Introduction

There are 10 shared ownership properties within the portfolio. The Borrower currently owns 66.0% of the equity in the units and a rent is charged on this percentage.

5.2 Rental Levels

According to the information provided by the Borrower, the average gross weekly rental level is £79.32 against the average retained equity. All rents are expressed on the basis of 52 rent weeks per year.

We have not included the value of any current or future ground rent income in our valuations.

5.3 Rental Growth

The RSH's restriction on future rental growth through section 2.4.5 of the Capital Funding Guide allows a maximum of 0.5% real growth per annum only. The imposition of this formula effectively constrains the net present value of the cashflow to the basis of EUV-SH.

It should also be noted that although, in general, rents in the sector will be linked to CPI, the rents for shared ownership properties will grow as set out in the signed leases for each property. We have not had sight of these leases and assume that they have the standard rent review provisions (upwards only, indexed linked at RPI plus 0.5%) set out in the model shared ownership lease, published by the National Housing Federation.

We have grown rents at a rate of RPI plus 0.5% in line with this guidance and the terms of the existing leases.

5.4 Outgoings

In forming an opinion of the net rental income generated by the portfolio, we have allowed 4.5% of gross rental income for management.

5.5 Voids and Bad Debts

We understand that all of the properties are now let and so we would not expect any voids going forward. We have allowed for the incidence of bad debts in the discount rate.

5.6 Repairs and Maintenance

We have assumed any repair obligations will lie with the leaseholders. We would expect that repair/renewal, day-to-day and cyclical maintenance would be required to keep the stock in its present condition. However, we have assumed that, where appropriate, service charge income fully covers expenditure.

5.7 Discount Rate

For our EUV-SH valuation we have adopted a discount rate of 5.0% on the rental income and 7.5% on sales.

5.8 Market Value subject to Vacant Possession (MV-VP)

The average MV-VP of the retained equity in the shared ownership properties in the portfolio is £145,864.

5.9 Rate of Sales

We have adopted what we would expect to be a long-term sustainable rate of sales of further tranches over the 50 years of our cashflow model. We have assumed that equity is sold in 25.0% tranches.

The rates we have adopted in our cashflow are as follows:

Years	Tranche Sales p.a.
Sales rate (yrs. 0-2)	3
Sales rate (yrs. 3-10)	1
Sales rate (yrs. 11-35)	0
Sales rate (yrs. 36-50)	0

It is difficult to judge when tenants will purchase additional tranches so the income from sales proceeds has been discounted at a higher rate, in line with section 5.7, to reflect the additional risk of realising the value.

6 Valuation

6.1 Background

We have prepared our valuations on the following bases:

- Existing Use Value for Social Housing (“EUV-SH”); and
- Market Value subject to existing Tenancies (“MV-T”).

Our valuations have been prepared in accordance with the RICS Red Book.

Apportionments of the valuations have been calculated as arithmetic apportionments and are included in the schedules at Appendix 1. This is a portfolio valuation, and no valuation of individual properties has been performed.

In forming our opinion of the value of the portfolio as a whole, we have neither applied a discount for quantum nor added a premium to reflect break-up potential.

The definitions of the bases of valuation are set out in full in section 7 of this report.

6.2 Asset Value for Loan Security Purposes

Freehold Properties

Our valuation of the 10 freehold properties being valued on the basis of Existing Use Value for Social Housing (“EUV-SH”), in aggregate, at the valuation date is:

£1,060,000
(one million, sixty thousand pounds)

Our valuation of the 1,249 freehold properties being valued on the basis of Market Value subject to Tenancies (“MV-T”), in aggregate, at the valuation date is:

£133,570,000
(one hundred and thirty three million, five hundred and seventy thousand pounds)

6.3 Asset Value by Tenure

Our valuation of each individual tenure is shown in the following table:

Category	Units Count	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
GN Affordable Rent	11	MV-T	£950,000	£1,660,000	£2,200,000
GN Social Rent	1,118	MV-T	£68,980,000	£124,800,000	£216,340,000
Supported self-contained	120	MV-T	£4,590,000	£7,110,000	£9,285,000
Shared Ownership	10	EUV-SH	£1,060,000	-	£1,460,000
Total	1,259		£75,580,000	£133,570,000	£229,285,000

7 Bases of Valuation

Our valuations have been prepared in accordance with the RICS Red Book.

7.1 Existing Use Value for Social Housing

The basis of Existing Use Value for Social Housing is defined in UK VPGA 7 of the RICS Valuation Global Standards – UK National Supplement as follows:

“Existing use value for social housing (EUV-SH) is an opinion of the best price at which the sale of an interest in a property would have been completed unconditionally for a cash consideration on the valuation date, assuming:

- *a willing seller;*
- *that prior to the valuation date there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest for the agreement of the price and terms and for the completion of the sale;*
- *that the state of the market, level of values and other circumstances were on any earlier assumed date of exchange of contracts, the same as on the date of valuation;*
- *that no account is taken of any additional bid by a prospective purchaser with a special interest;*
- *that both parties to the transaction had acted knowledgeably, prudently and without compulsion;*
- *that the property will continue to be let by a body pursuant to delivery of a service for the existing use;*
- *the vendor would only be able to dispose of the property to organisations intending to manage their housing stock in accordance with the regulatory body’s requirements;*
- *that properties temporarily vacant pending re-letting should be valued, if there is a letting demand, on the basis that the prospective purchaser intends to re-let them, rather than with vacant possession; and*
- *that any subsequent sale would be subject to all the same assumptions above.”*

7.2 Market Value

The basis of Market Value is defined in VPS 4.4 of the Red Book as follows:

“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

Market Value subject to Tenancies is in accordance with the above definition, with the addition of the point below:

“That the properties would be subject to any secure or assured tenancies that may prevail, together with any other conditions or restrictions to which property may be subject.”

7.3 Expenses

No allowance is made in our valuations for any expenses of realisation.

7.4 Tax

No allowance is made in our valuations for any liability for payment of Corporation Tax, or for any liability for Capital Gains Tax, whether existing or which may arise in the future.

The transfer of properties between RPs is exempt from Stamp Duty Land Tax (“SDLT”). Our MV-T valuations include fees of 3.0% on individual unit sales, however we have not included SDLT or other costs of acquisition within our valuation.

7.5 VAT

Our valuations are exclusive of VAT on disposal.

8 Sources of Verification of Information

8.1 General

We have relied upon the description, tenancy type and current rental income provided to us by the Borrower and we have been unable to verify the accuracy of that data.

8.2 Tenure

Unless otherwise stated in this Report, the Borrower holds a freehold interest or long leasehold interest with not less than 80 years unexpired in respect of its properties. We confirm that there will be no material difference in the MV-T and EUV-SH cashflow valuations between these two holding interests.

8.3 Title

We have reviewed the certificate of title prepared by Devonshires (the “Certificate”) and the Report on Title produced by Pinsent Masons can confirm that our valuations fully reflect the disclosures contained therein.

In respect of each property that we have valued on the basis of MV-T we confirm that we have reviewed the Certificates and confirm that each such property can be disposed of on an unfettered basis (subject only to existing tenancies disclosed in the Certificates but not subject to any security interest, option of other encumbrance or to any restriction preventing or restricting its sale to or use by any person for residential use).

8.4 Nomination Agreements

Our valuations are prepared on the basis that there are no nomination agreements. If any nomination rights are found to be in existence, they are assumed not to be binding on a mortgagee in possession unless otherwise stated in this report

8.5 Measurements/Floor Areas

We have not measured the properties, this being outside the scope of a valuation of a portfolio of this nature, unless otherwise stated in this report.

However, where measurements have been undertaken, we have adhered to the RICS Code of Measuring Practice, 6th edition, except where we specifically state that we have relied on another source. The areas adopted are purely for the purpose of assisting us in forming an opinion of capital value. They should not be relied upon for other purposes nor used by other parties without our written authorisation.

Where floor areas have been provided to us, we have relied upon these and have assumed that they have been properly measured in accordance with the Code of Measuring Practice referred to above.

8.6 Structural Surveys

Unless expressly instructed, we do not carry out a structural survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. We seek to reflect in our valuations any readily apparent defects or items of disrepair, which we note during our inspection, or costs of repair which are brought to

our attention. Otherwise, we assume that each building is structurally sound and that there are no structural, latent or other material defects.

In our opinion the economic life of each property should exceed 50 years providing the properties are properly maintained.

8.7 Deleterious Materials

We do not normally carry out or commission investigations on site to ascertain whether any building was constructed or altered using deleterious materials or techniques (including, by way of example high alumina cement concrete, woodwool as permanent shuttering, calcium chloride or asbestos). Unless we are otherwise informed, our valuations are on the basis that no such materials or techniques have been used.

8.8 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

8.9 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with you.

8.10 Japanese Knotweed

Our inspections are for valuation purposes only and carried out on an external and internal sample basis only, therefore we cannot confirm whether invasive vegetation has been or is present on the site, our valuation assumes that none exists within the demise or proximity of any of the properties.

8.11 Energy Performance Certificates (EPCs)

We have not been provided with copies of any Energy Performance Certificates by the Borrower. The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 make it unlawful for landlords in the private rented sector to let properties that have an EPC rating of F or G, from 1 April 2018. The Regulations do not apply to the majority of properties owned by RPs.

Based on our inspections and our wider knowledge of energy ratings within the social housing sector, we do not consider this issue to present a material valuation risk.

8.12 Market Rental Values

Our assessment of rental values is formed purely for the purposes of assisting in the formation of an opinion of MV-T and is generally on the basis of Market Rent, as defined in the “the Red Book”. Such figures should not be used for any other purpose other than in the context of this valuation.

8.13 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms.

8.14 Planning

We have prepared our valuations on the basis that each property exists in accordance with a valid planning permission.

8.15 The Equality Act

We have assumed the properties appear to comply with the requirements of the Equality Act 2010.

8.16 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favour of contractors, subcontractors or any members of the professional or design team.

8.17 Services

We do not normally carry out or commission investigations into the capacity or condition of services. Therefore, we assume that the services, and any associated controls or software, are in working order and free from defect. We also assume that the services are of sufficient capacity to meet current and future needs.

8.18 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under licence and may include mapping data from Ordnance Survey © Crown Copyright. All rights are reserved.

8.19 Compliance with Building Regulations and Statutory Requirements

Our valuations have been provided in accordance with the RICS’ Guidance Note: “*Valuation of properties in multi-storey, multi-occupancy residential buildings with cladding, 1st Edition March 2021*”, effective from 5 April 2021.

Unless otherwise stated in our report none of the properties are of 18m or 6 storeys or more or are subject to any remedial works in the wake of the Grenfell Tower disaster of June 2017. We have therefore assumed that the properties conform to the Fire Precaution Regulations and any other statutory requirements.

Appendix 1

Property Schedules



Housing Association: Platform Housing Group
 Valuer: JLL
 Valuation Date: 19 December 2023
 Valuation: Platform Project Solitaire

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS00001	LT411561	FH	26 Lutterworth Road	Leicestershire	LE8 5UT	Bungalow	2	Assured	GN Social Rent	E	MV-T	£65,665	£115,228	£200,000
HS00002	LT411561	FH	28 Lutterworth Road	Leicestershire	LE8 5UT	Bungalow	2	Assured	GN Social Rent	E	MV-T	£64,961	£115,228	£200,000
HS00003	LT411561	FH	30 Lutterworth Road	Leicestershire	LE8 5UT	Bungalow	1	Starter	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS00004	LT411561	FH	32 Lutterworth Road	Leicestershire	LE8 5UT	Bungalow	1	Secure - Transferred Assured	GN Social Rent	D	MV-T	£57,980	£80,660	£140,000
HS00005	LT411561	FH	34 Lutterworth Road	Leicestershire	LE8 5UT	Bungalow	2	Assured	GN Social Rent	C	MV-T	£64,967	£115,228	£200,000
HS00006	LT411561	FH	36 Lutterworth Road	Leicestershire	LE8 5UT	Bungalow	2	Assured	GN Social Rent	E	MV-T	£65,665	£115,228	£200,000
HS00007	LT411561	FH	4 Mill Hill Road	Leicestershire	LE8 SWG	House	2	Assured	GN Social Rent	C	MV-T	£60,573	£115,228	£200,000
HS00109	LT411748	FH	25 Coventry Road	Leicestershire	LE9 6QB	House	3	Secure - Transferred Assured	GN Social Rent		MV-T	£66,812	£135,393	£235,000
HS00114	LT226733	FH	9 Darwin Close	Leicestershire	LE9 6XD	House	2	Assured	GN Social Rent		MV-T	£60,124	£123,870	£215,000
HS00110	LT228784	FH	16 Darwin Close	Leicestershire	LE9 6XD	House	2	Assured	Shared Ownership	C	EUV-SH	£83,000	-	£143,341
HS00111	LT228733	FH	20 Darwin Close	Leicestershire	LE9 6XD	House	2	Assured	Shared Ownership		EUV-SH	£88,800	-	£143,341
HS00112	LT228872	FH	28 Darwin Close	Leicestershire	LE9 6XD	House	2	Assured	Shared Ownership	C	EUV-SH	£88,800	-	£143,341
HS00115	LT411759	FH	2 Frolesworth Road	Leicestershire	LE9 6PE	House	2	Assured	GN Social Rent	C	MV-T	£60,785	£123,870	£215,000
HS00116	LT411759	FH	6 Frolesworth Road	Leicestershire	LE9 6PE	House	2	Assured	GN Social Rent	C	MV-T	£60,567	£123,870	£215,000
HS00117	LT411759	FH	8 Frolesworth Road	Leicestershire	LE9 6PE	House	2	Assured	GN Social Rent		MV-T	£60,772	£123,870	£215,000
HS00175	LT411759	FH	4 Jubilee Road	Leicestershire	LE9 6PL	House	2	Starter	GN Social Rent	C	MV-T	£63,110	£123,870	£215,000
HS00180	LT411759	FH	9 Jubilee Road	Leicestershire	LE9 6PN	House	2	Assured	GN Social Rent	D	MV-T	£60,573	£123,870	£215,000
HS00166	LT411759	FH	10 Jubilee Road	Leicestershire	LE9 6PL	House	2	Starter	GN Social Rent	D	MV-T	£60,772	£123,870	£215,000
HS00167	LT411759	FH	17 Jubilee Road	Leicestershire	LE9 6PN	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£60,573	£123,870	£215,000
HS00168	LT411759	FH	22 Jubilee Road	Leicestershire	LE9 6PL	House	2	Starter	GN Social Rent	C	MV-T	£60,772	£123,870	£215,000
HS00169	LT411759	FH	26 Jubilee Road	Leicestershire	LE9 6PL	House	3	Assured	GN Social Rent	C	MV-T	£66,805	£135,393	£235,000
HS00170	LT411759	FH	29 Jubilee Road	Leicestershire	LE9 6PN	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£135,393	£235,000
HS00171	LT411759	FH	30 Jubilee Road	Leicestershire	LE9 6PL	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£135,393	£235,000
HS00172	LT411759	FH	32 Jubilee Road	Leicestershire	LE9 6PL	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,812	£135,393	£235,000
HS00173	LT411759	FH	35 Jubilee Road	Leicestershire	LE9 6PN	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£135,393	£235,000
HS00174	LT411759	FH	38 Jubilee Road	Leicestershire	LE9 6PL	House	3	Secure - Transferred Assured	GN Social Rent	E	MV-T	£70,969	£135,393	£235,000
HS00181	LT411771	FH	27 Leicester Road	Leicestershire	LE9 6QE	House	2	Secure - Transferred Assured	GN Social Rent		MV-T	£65,447	£123,870	£215,000
HS00200	LT411737	FH	2 Beadswell Lane	Leicestershire	LE8 9DA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£152,677	£265,000
HS01944	LT411782	FH	Flat 1, 52 Main Street	Leicestershire	LE7 9PN	Flat	1	Assured	GN Social Rent	C	MV-T	£39,885	£54,733	£95,000
HS01945	LT411782	FH	Flat 2, 52 Main Street	Leicestershire	LE7 9PN	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£39,885	£54,733	£95,000
HS01946	LT411782	FH	Flat 3, 52 Main Street	Leicestershire	LE7 9PN	Flat	1	Assured	GN Social Rent	C	MV-T	£39,885	£54,733	£95,000
HS01947	LT411782	FH	Flat 4, 52 Main Street	Leicestershire	LE7 9PN	Flat	1	Assured	GN Social Rent	C	MV-T	£39,885	£54,733	£95,000
HS01943	LT411782	FH	81 Main Street	Leicestershire	LE7 9PL	House	3	Assured	GN Social Rent	C	MV-T	£67,734	£135,393	£235,000
HS01948	LT412441	FH	1 Randles Close	Leicestershire	LE7 9RG	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£65,665	£115,228	£200,000
HS01955	LT412441	FH	2 Randles Close	Leicestershire	LE7 9RG	Bungalow	2	Assured	GN Social Rent	C	MV-T	£64,967	£115,228	£200,000
HS01956	LT412441	FH	3 Randles Close	Leicestershire	LE7 9RG	Bungalow	2	Assured	GN Social Rent	C	MV-T	£63,951	£115,228	£200,000
HS01957	LT412441	FH	6 Randles Close	Leicestershire	LE7 9RG	House	3	Secure - Transferred Assured	GN Social Rent		MV-T	£66,812	£135,393	£235,000
HS01958	LT412441	FH	9 Randles Close	Leicestershire	LE7 9RG	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£135,393	£235,000
HS01950	LT412441	FH	12 Randles Close	Leicestershire	LE7 9RG	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£60,573	£115,228	£200,000
HS01951	LT412441	FH	15 Randles Close	Leicestershire	LE7 9RG	House	2	Assured	GN Social Rent	C	MV-T	£60,573	£115,228	£200,000
HS01952	LT412441	FH	16 Randles Close	Leicestershire	LE7 9RG	Flat	1	Secure - Transferred Assured	GN Social Rent	D	MV-T	£39,885	£54,733	£95,000
HS01953	LT412441	FH	17 Randles Close	Leicestershire	LE7 9RG	Flat	1	Secure - Transferred Assured	GN Social Rent		MV-T	£39,885	£54,733	£95,000
HS01954	LT412441	FH	19 Randles Close	Leicestershire	LE7 9RG	Flat	1	Assured	GN Social Rent	D	MV-T	£39,885	£54,733	£95,000
HS00201	LT411790	FH	1 Rural Cottages	Leicestershire	LE8 0PH	House	3	Assured	GN Social Rent		MV-T	£66,812	£144,035	£250,000
HS00710	LT412030	FH	3 Church Causeway	Leicestershire	LE16 7SU	House	3	Assured	GN Social Rent	C	MV-T	£79,270	£138,273	£240,000
HS00711	LT412030	FH	5 Church Causeway	Leicestershire	LE16 7SU	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,681	£132,512	£230,000
HS00712	LT412030	FH	8 Church Causeway	Leicestershire	LE16 7SU	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,927	£132,512	£230,000
HS00713	LT412030	FH	16 Thornton Crescent	Leicestershire	LE16 7TA	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,681	£132,512	£230,000
HS00714	LT412030	FH	19 Thornton Crescent	Leicestershire	LE16 7TA	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£79,270	£138,273	£240,000
HS00715	LT412030	FH	29a Thornton Crescent	Leicestershire	LE16 7TA	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS00716	LT412030	FH	41 Thornton Crescent	Leicestershire	LE16 7TA	House	3	Assured	GN Social Rent	C	MV-T	£80,074	£138,273	£240,000
HS00214	LT411806	FH	20 Main Street	Leicestershire	LE16 8SD	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£60,928	£115,228	£200,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS00215	LT411806	FH	5 Nevill Holt Road	Leicestershire	LE16 8SB	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£144,035	£250,000
HS00216	LT411820	FH	30 Coopers Lane	Leicestershire	LE17 5LH	House	3	Assured	GN Social Rent	C	MV-T	£67,161	£138,273	£240,000
HS00217	LT411820	FH	32 Coopers Lane	Leicestershire	LE17 5LH	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS00218	LT411820	FH	34 Coopers Lane	Leicestershire	LE17 5LH	House	2	Assured	GN Social Rent	C	MV-T	£60,928	£120,989	£210,000
HS00219	LT411820	FH	38 Coopers Lane	Leicestershire	LE17 5LH	House	3	Starter	GN Social Rent	D	MV-T	£67,391	£138,273	£240,000
HS00220	LT411820	FH	42 Coopers Lane	Leicestershire	LE17 5LH	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00221	LT411820	FH	44 Coopers Lane	Leicestershire	LE17 5LH	House	3	Assured	GN Social Rent	D	MV-T	£67,154	£138,273	£240,000
HS00222	LT411820	FH	54 Coopers Lane	Leicestershire	LE17 5LH	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS00223	LT411820	FH	56 Coopers Lane	Leicestershire	LE17 5LH	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS00224	LT411820	FH	60 Coopers Lane	Leicestershire	LE17 5LH	House	2	Starter	GN Social Rent	C	MV-T	£61,134	£120,989	£210,000
HS00225	LT411820	FH	68 Coopers Lane	Leicestershire	LE17 5LH	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£60,928	£120,989	£210,000
HS00226	LT411820	FH	70 Coopers Lane	Leicestershire	LE17 5LH	House	2	Assured	GN Social Rent	C	MV-T	£60,928	£120,989	£210,000
HS00239	LT411820	FH	6 Lutterworth Road	Leicestershire	LE17 5LF	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS00234	LT412051	FH	2 Elwells Avenue	Leicestershire	LE17 5JT	House	3	Assured	GN Social Rent	C	MV-T	£67,154	£138,273	£240,000
HS00228	LT412051	FH	11 Elwells Avenue	Leicestershire	LE17 5JT	House	3	Assured	GN Social Rent	D	MV-T	£67,161	£138,273	£240,000
HS00229	LT412051	FH	12 Elwells Avenue	Leicestershire	LE17 5JT	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00230	LT412051	FH	15 Elwells Avenue	Leicestershire	LE17 5JT	House	3	Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS00231	LT412051	FH	16 Elwells Avenue	Leicestershire	LE17 5JT	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS00232	LT412051	FH	17 Elwells Avenue	Leicestershire	LE17 5JT	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,379	£115,228	£200,000
HS00233	LT412051	FH	19 Elwells Avenue	Leicestershire	LE17 5JT	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,731	£115,228	£200,000
HS00235	LT412051	FH	21 Elwells Avenue	Leicestershire	LE17 5JT	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,662	£115,228	£200,000
HS00236	LT412051	FH	22 Elwells Avenue	Leicestershire	LE17 5JT	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,662	£115,228	£200,000
HS00237	LT412051	FH	24 Elwells Avenue	Leicestershire	LE17 5JT	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,724	£115,228	£200,000
HS00238	LT412051	FH	26 Elwells Avenue	Leicestershire	LE17 5JT	Bungalow	2	Starter	GN Social Rent	D	MV-T	£69,435	£115,228	£200,000
HS00240	LT412051	FH	27 Main Street	Leicestershire	LE17 5JN	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00241	LT412051	FH	31 Main Street	Leicestershire	LE17 5JN	House	3	Assured Shorthold	GN Social Rent	C	MV-T	£68,089	£138,273	£240,000
HS00242	LT412051	FH	33 Main Street	Leicestershire	LE17 5JN	House	3	Assured	GN Social Rent	C	MV-T	£67,379	£138,273	£240,000
HS00243	LT412051	FH	35 Main Street	Leicestershire	LE17 5JN	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,089	£138,273	£240,000
HS00717	LT411860	FH	6 Back Lane	Leicestershire	LE16 7TB	House	2	Assured	GN Social Rent	D	MV-T	£73,050	£132,512	£230,000
HS00244	LT412112	FH	1 Edward Road	Leicestershire	LE8 8AD	House	3	Assured	GN Social Rent	C	MV-T	£70,969	£138,273	£240,000
HS00245	LT412112	FH	1 Elizabeth Close	Leicestershire	LE8 8TY	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£138,273	£240,000
HS00246	LT412112	FH	4 Elizabeth Close	Leicestershire	LE8 8TY	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£138,273	£240,000
HS00252	LT412112	FH	2 Elizabeth Road	Leicestershire	LE8 8AE	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,812	£138,273	£240,000
HS00259	LT412112	FH	2a Elizabeth Road	Leicestershire	LE8 8AE	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00260	LT412112	FH	2b Elizabeth Road	Leicestershire	LE8 8AE	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00261	LT412112	FH	2c Elizabeth Road	Leicestershire	LE8 8AE	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00262	LT412112	FH	2d Elizabeth Road	Leicestershire	LE8 8AE	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00267	LT412112	FH	5 Elizabeth Road	Leicestershire	LE8 8AE	House	4	Starter	GN Social Rent	C	MV-T	£66,618	£164,200	£285,000
HS00270	LT412112	FH	9 Elizabeth Road	Leicestershire	LE8 8AE	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00247	LT412112	FH	11 Elizabeth Road	Leicestershire	LE8 8AE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,388	£126,751	£220,000
HS00248	LT412112	FH	13 Elizabeth Road	Leicestershire	LE8 8AE	Bungalow	2	Assured	GN Social Rent	D	MV-T	£66,382	£126,751	£220,000
HS00249	LT412112	FH	15 Elizabeth Road	Leicestershire	LE8 8AE	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,375	£126,751	£220,000
HS00250	LT412112	FH	17 Elizabeth Road	Leicestershire	LE8 8AE	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,375	£126,751	£220,000
HS00251	LT412112	FH	19 Elizabeth Road	Leicestershire	LE8 8AE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,375	£126,751	£220,000
HS00253	LT412112	FH	22 Elizabeth Road	Leicestershire	LE8 8AE	Flat	1	Assured	GN Social Rent	D	MV-T	£41,984	£57,614	£100,000
HS00254	LT412112	FH	24 Elizabeth Road	Leicestershire	LE8 8AE	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00255	LT412112	FH	25 Elizabeth Road	Leicestershire	LE8 8AE	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,812	£144,035	£250,000
HS00256	LT412112	FH	26 Elizabeth Road	Leicestershire	LE8 8AE	Flat	1	Assured Shorthold	GN Social Rent	D	MV-T	£41,984	£57,614	£100,000
HS00257	LT412112	FH	27 Elizabeth Road	Leicestershire	LE8 8AE	House	3	Assured	GN Social Rent	C	MV-T	£66,805	£144,035	£250,000
HS00258	LT412112	FH	28 Elizabeth Road	Leicestershire	LE8 8AE	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00263	LT412112	FH	33 Elizabeth Road	Leicestershire	LE8 8AE	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£60,573	£126,751	£220,000
HS00264	LT412112	FH	35 Elizabeth Road	Leicestershire	LE8 8AE	House	2	Assured	GN Social Rent	C	MV-T	£60,567	£126,751	£220,000
HS00265	LT412112	FH	37 Elizabeth Road	Leicestershire	LE8 8AE	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£65,447	£126,751	£220,000
HS00266	LT412112	FH	45 Elizabeth Road	Leicestershire	LE8 8AE	House	2	Assured	GN Social Rent	D	MV-T	£60,567	£126,751	£220,000
HS00268	LT412112	FH	51 Elizabeth Road	Leicestershire	LE8 8AE	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00272	LT412112	FH	61 Gladstone Street	Leicestershire	LE8 8AH	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£70,969	£144,035	£250,000
HS00273	LT412112	FH	70 Gladstone Street	Leicestershire	LE8 8AG	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS00274	LT412112	FH	74 Gladstone Street	Leicestershire	LE8 8AG	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00275	LT412112	FH	86 Gladstone Street	Leicestershire	LE8 8AG	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00277	LT412141	FH	68 Leicester Road	Leicestershire	LE8 8BG	House	2	Assured	GN Social Rent	D	MV-T	£60,573	£126,751	£220,000
HS00278	LT412141	FH	72 Leicester Road	Leicestershire	LE8 8BG	House	3	Secure - Transferred Assured	GN Social Rent		MV-T	£70,595	£144,035	£250,000
HS00279	LT412141	FH	82 Leicester Road	Leicestershire	LE8 8BG	House	3	Assured	GN Social Rent	D	MV-T	£70,607	£144,035	£250,000
HS00280	LT412141	FH	84 Leicester Road	Leicestershire	LE8 8BG	House	2	Secure - Transferred Assured	GN Social Rent		MV-T	£65,447	£126,751	£220,000
HS00281	LT412141	FH	87 Leicester Road	Leicestershire	LE8 8BG	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£60,573	£126,751	£220,000
HS00282	LT412141	FH	91 Leicester Road	Leicestershire	LE8 8BG	House	2	Assured	GN Social Rent	D	MV-T	£60,573	£126,751	£220,000
HS00283	LT412141	FH	93 Leicester Road	Leicestershire	LE8 8BG	House	2	Secure - Transferred Assured	GN Social Rent	G	MV-T	£60,386	£126,751	£220,000
HS00276	LT412141	FH	103 Leicester Road	Leicestershire	LE8 8BG	House	3	Assured	GN Social Rent	D	MV-T	£65,758	£144,035	£250,000
HS00284	LT412115	FH	3 Main Street	Leicestershire	LE8 8AP	House	1	Assured	GN Social Rent		MV-T	£59,538	£92,182	£160,000
HS00289	LT412115	FH	7 Main Street	Leicestershire	LE8 8AP	House	1	Starter	GN Social Rent	D	MV-T	£59,389	£92,182	£160,000
HS00292	LT412115	FH	9a Main Street	Leicestershire	LE8 8AP	Flat	2	Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS00285	LT412269	FH	62 Main Street	Leicestershire	LE8 8AN	House	1	Secure - Transferred Assured	GN Social Rent		MV-T	£49,803	£92,182	£160,000
HS00290	LT412269	FH	72 Main Street	Leicestershire	LE8 8AN	House	1	Assured	GN Social Rent	C	MV-T	£59,183	£92,182	£160,000
HS00291	LT412269	FH	74 Main Street	Leicestershire	LE8 8AN	House	1	Secure - Transferred Assured	GN Social Rent		MV-T	£58,192	£92,182	£160,000
HS00299	LT411931	FH	1 Brookside Gardens	Leicestershire	LE8 8AB	Flat	3	N/A	GN Social Rent		MV-T	£84,138	£144,035	£250,000
HS00310	LT411931	FH	2 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Starter	ported self-contain	C	MV-T	£38,501	£57,431	£75,000
HS00321	LT411931	FH	3 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	C	MV-T	£38,501	£57,431	£75,000
HS00324	LT411931	FH	4 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	C	MV-T	£38,634	£57,431	£75,000
HS00325	LT411931	FH	5 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	C	MV-T	£38,501	£57,431	£75,000
HS00326	LT411931	FH	6 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Starter	ported self-contain	C	MV-T	£38,638	£57,431	£75,000
HS00327	LT411931	FH	7 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Starter	ported self-contain	C	MV-T	£36,107	£57,431	£75,000
HS00328	LT411931	FH	8 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	C	MV-T	£38,501	£57,431	£75,000
HS00329	LT411931	FH	9 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	C	MV-T	£38,497	£57,431	£75,000
HS00300	LT411931	FH	10 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain		MV-T	£38,634	£57,431	£75,000
HS00301	LT411931	FH	11 Brookside Gardens	Leicestershire	LE8 8AB	Flat	0	Assured	ported self-contain	C	MV-T	£32,467	£57,431	£75,000
HS00302	LT411931	FH	12 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	C	MV-T	£38,779	£57,431	£75,000
HS00303	LT411931	FH	13 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	B	MV-T	£38,779	£57,431	£75,000
HS00304	LT411931	FH	14 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Starter	ported self-contain	C	MV-T	£38,912	£57,431	£75,000
HS00305	LT411931	FH	15 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	B	MV-T	£38,766	£57,431	£75,000
HS00306	LT411931	FH	16 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	C	MV-T	£38,779	£57,431	£75,000
HS00307	LT411931	FH	17 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	C	MV-T	£38,779	£57,431	£75,000
HS00308	LT411931	FH	18 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	C	MV-T	£38,779	£57,431	£75,000
HS00309	LT411931	FH	19 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Starter	ported self-contain		MV-T	£38,912	£57,431	£75,000
HS00311	LT411931	FH	20 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Starter	ported self-contain	C	MV-T	£38,779	£57,431	£75,000
HS00312	LT411931	FH	21 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	B	MV-T	£38,766	£57,431	£75,000
HS00313	LT411931	FH	22 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Starter	ported self-contain	B	MV-T	£36,367	£57,431	£75,000
HS00314	LT411931	FH	23 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	B	MV-T	£39,062	£57,431	£75,000
HS00315	LT411931	FH	24 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	B	MV-T	£39,062	£57,431	£75,000
HS00316	LT411931	FH	25 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	C	MV-T	£39,062	£57,431	£75,000
HS00317	LT411931	FH	26 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	C	MV-T	£39,058	£57,431	£75,000
HS00318	LT411931	FH	27 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	C	MV-T	£39,195	£57,431	£75,000
HS00319	LT411931	FH	28 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Starter	ported self-contain	C	MV-T	£39,195	£57,431	£75,000
HS00320	LT411931	FH	29 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	C	MV-T	£39,053	£57,431	£75,000
HS00322	LT411931	FH	30 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	C	MV-T	£39,062	£57,431	£75,000
HS00323	LT411931	FH	31 Brookside Gardens	Leicestershire	LE8 8AB	Flat	1	Assured	ported self-contain	C	MV-T	£39,062	£57,431	£75,000
HS02611	LT411931	FH	32 Brookside Gardens	Leicestershire	LE8 8AB	Flat	0	N/A	ported self-contain		MV-T	£29,644	£45,945	£60,000
HS00293	LT411931	FH	20 Orchard Street	Leicestershire	LE8 8AR	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00294	LT411931	FH	23 Orchard Street	Leicestershire	LE8 8AR	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00295	LT411931	FH	25 Orchard Street	Leicestershire	LE8 8AR	House	3	Assured	GN Social Rent	C	MV-T	£67,030	£144,035	£250,000
HS00296	LT411931	FH	26 Orchard Street	Leicestershire	LE8 8AR	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00297	LT411931	FH	31 Orchard Street	Leicestershire	LE8 8AR	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00298	LT411931	FH	35 Orchard Street	Leicestershire	LE8 8AR	House	3	Assured	GN Social Rent	C	MV-T	£66,805	£144,035	£250,000
HS00348	LT412140	FH	3 Leire Road	Leicestershire	LE17 5RA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£144,035	£250,000
HS01313	LT412955	FH	1 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,665	£115,228	£200,000
HS01325	LT412955	FH	2 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	D	MV-T	£68,426	£115,228	£200,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS01331	LT412955	FH	3 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,677	£115,228	£200,000
HS01332	LT412955	FH	4 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,665	£115,228	£200,000
HS01333	LT412955	FH	5 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£65,665	£115,228	£200,000
HS01334	LT412955	FH	6 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£65,665	£115,228	£200,000
HS01335	LT412955	FH	7 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,665	£115,228	£200,000
HS01336	LT412955	FH	8 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£65,665	£115,228	£200,000
HS01337	LT412955	FH	9 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,665	£115,228	£200,000
HS01314	LT412955	FH	10 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,441	£115,228	£200,000
HS01315	LT412955	FH	10a Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,441	£115,228	£200,000
HS01316	LT412955	FH	11 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,435	£115,228	£200,000
HS01317	LT412955	FH	12 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	D	MV-T	£66,724	£115,228	£200,000
HS01318	LT412955	FH	13 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,045	£115,228	£200,000
HS01319	LT412955	FH	14 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Starter	GN Social Rent	D	MV-T	£66,942	£115,228	£200,000
HS01320	LT412955	FH	15 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,724	£115,228	£200,000
HS01321	LT412955	FH	16 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,045	£115,228	£200,000
HS01322	LT412955	FH	17 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	D	MV-T	£66,731	£115,228	£200,000
HS01323	LT412955	FH	18 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,724	£115,228	£200,000
HS01324	LT412955	FH	19 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Starter	GN Social Rent	C	MV-T	£68,806	£115,228	£200,000
HS01326	LT412955	FH	20 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,039	£115,228	£200,000
HS01327	LT412955	FH	21 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,731	£115,228	£200,000
HS01328	LT412955	FH	22 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,731	£115,228	£200,000
HS01329	LT412955	FH	23 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,045	£115,228	£200,000
HS01330	LT412955	FH	24 Gunnsbrook Close	Leicestershire	LE16 7HZ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,731	£115,228	£200,000
HS01529	LT412539	FH	82 Main Street	Leicestershire	LE16 7HD	House	3	Assured	GN Social Rent	D	MV-T	£59,139	£138,273	£240,000
HS01530	LT412539	FH	88 Main Street	Leicestershire	LE16 7HD	House	3	Assured	GN Social Rent	C	MV-T	£68,582	£138,273	£240,000
HS01531	LT412539	FH	92 Main Street	Leicestershire	LE16 7HD	House	3	Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01751	LT412955	FH	65 Station Road	Leicestershire	LE16 7HL	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,933	£132,512	£230,000
HS01752	LT412955	FH	72 Station Road	Leicestershire	LE16 7HN	House	3	Assured	GN Social Rent	D	MV-T	£97,270	£138,273	£240,000
HS00409	LT412152	FH	1 Cromwell Road	Leicestershire	LE8 9GU	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£65,447	£115,228	£200,000
HS00411	LT412152	FH	2 Cromwell Road	Leicestershire	LE8 9GU	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£65,447	£115,228	£200,000
HS00414	LT412152	FH	3 Cromwell Road	Leicestershire	LE8 9GU	House	2	Assured	GN Social Rent	C	MV-T	£64,718	£115,228	£200,000
HS00415	LT412152	FH	4 Cromwell Road	Leicestershire	LE8 9GU	House	2	Assured	GN Social Rent	C	MV-T	£64,718	£115,228	£200,000
HS00416	LT412152	FH	5 Cromwell Road	Leicestershire	LE8 9GU	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£64,718	£115,228	£200,000
HS00417	LT412152	FH	8 Cromwell Road	Leicestershire	LE8 9GU	House	2	Assured	GN Social Rent	C	MV-T	£65,440	£115,228	£200,000
HS00410	LT412152	FH	10 Cromwell Road	Leicestershire	LE8 9GU	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£70,969	£152,677	£265,000
HS00413	LT412152	FH	27 Cromwell Road	Leicestershire	LE8 9GU	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£70,969	£152,677	£265,000
HS00421	LT412152	FH	2 Naseby Way	Leicestershire	LE8 9GS	Flat	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£56,534	£77,779	£135,000
HS00426	LT412152	FH	4 Naseby Way	Leicestershire	LE8 9GS	Flat	2	Assured	GN Social Rent	C	MV-T	£56,534	£77,779	£135,000
HS00427	LT412152	FH	8 Naseby Way	Leicestershire	LE8 9GS	Flat	2	Assured	GN Social Rent	D	MV-T	£56,679	£77,779	£135,000
HS00418	LT412152	FH	10 Naseby Way	Leicestershire	LE8 9GS	Flat	2	Assured	GN Social Rent	B	MV-T	£56,679	£77,779	£135,000
HS00419	LT412152	FH	12 Naseby Way	Leicestershire	LE8 9GS	Flat	2	Starter	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS00420	LT412152	FH	14 Naseby Way	Leicestershire	LE8 9GS	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£65,447	£115,228	£200,000
HS00422	LT412152	FH	28 Naseby Way	Leicestershire	LE8 9GS	House	2	Assured	GN Social Rent	C	MV-T	£64,718	£115,228	£200,000
HS00423	LT412152	FH	34 Naseby Way	Leicestershire	LE8 9GS	House	2	Assured	GN Social Rent	D	MV-T	£64,718	£115,228	£200,000
HS00425	LT412152	FH	38 Naseby Way	Leicestershire	LE8 9GS	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£65,447	£115,228	£200,000
HS00431	LT412152	FH	2 Packe Terrace	Leicestershire	LE8 9GG	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£64,718	£115,228	£200,000
HS00432	LT412152	FH	4 Packe Terrace	Leicestershire	LE8 9GG	House	2	Assured	GN Social Rent	C	MV-T	£64,718	£115,228	£200,000
HS00433	LT412152	FH	7 Packe Terrace	Leicestershire	LE8 9GG	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£65,447	£115,228	£200,000
HS00437	LT412152	FH	8 Ruperts Way	Leicestershire	LE8 9GR	House	4	Assured	GN Social Rent	D	MV-T	£76,497	£172,842	£300,000
HS00434	LT412152	FH	20 Ruperts Way	Leicestershire	LE8 9GR	House	4	Assured	GN Social Rent	D	MV-T	£76,497	£172,842	£300,000
HS00435	LT412152	FH	26 Ruperts Way	Leicestershire	LE8 9GR	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£70,595	£152,677	£265,000
HS00436	LT412152	FH	30 Ruperts Way	Leicestershire	LE8 9GR	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£70,969	£152,677	£265,000
HS00429	LT412150	FH	2 Oaks Road	Leicestershire	LE8 9EF	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£152,677	£265,000
HS00430	LT412150	FH	8 Oaks Road	Leicestershire	LE8 9EF	House	3	Assured	GN Social Rent	D	MV-T	£66,812	£152,677	£265,000
HS00428	LT412150	FH	12 Oaks Road	Leicestershire	LE8 9EF	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£152,677	£265,000
HS00444	LT412150	FH	2 St Cuthberts Avenue	Leicestershire	LE8 9EJ	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£152,677	£265,000
HS00450	LT412150	FH	4 St Cuthberts Avenue	Leicestershire	LE8 9EJ	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£152,677	£265,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS00456	LT412150	FH	6 St Cuthberts Avenue	Leicestershire	LE8 9EJ	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£152,677	£265,000
HS00457	LT412150	FH	7 St Cuthberts Avenue	Leicestershire	LE8 9EJ	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£152,677	£265,000
HS00458	LT412150	FH	8 St Cuthberts Avenue	Leicestershire	LE8 9EJ	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£60,573	£115,228	£200,000
HS00439	LT412150	FH	11 St Cuthberts Avenue	Leicestershire	LE8 9EJ	Bungalow	1	Secure - Transferred Assured	GN Social Rent	D	MV-T	£58,778	£80,660	£140,000
HS00440	LT412150	FH	13 St Cuthberts Avenue	Leicestershire	LE8 9EJ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,665	£115,228	£200,000
HS00441	LT412150	FH	15 St Cuthberts Avenue	Leicestershire	LE8 9EJ	Bungalow	1	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS00442	LT412150	FH	17 St Cuthberts Avenue	Leicestershire	LE8 9EJ	Bungalow	1	Starter	GN Social Rent	C	MV-T	£55,762	£80,660	£140,000
HS00443	LT412150	FH	19 St Cuthberts Avenue	Leicestershire	LE8 9EJ	Bungalow	1	Starter	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS00445	LT412150	FH	21 St Cuthberts Avenue	Leicestershire	LE8 9EJ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£65,665	£115,228	£200,000
HS00447	LT412150	FH	24 St Cuthberts Avenue	Leicestershire	LE8 9EJ	House	2	Assured	GN Social Rent	E	MV-T	£65,447	£115,228	£200,000
HS00448	LT412150	FH	26 St Cuthberts Avenue	Leicestershire	LE8 9EJ	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£64,718	£115,228	£200,000
HS00451	LT412150	FH	41 St Cuthberts Avenue	Leicestershire	LE8 9EJ	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£60,573	£115,228	£200,000
HS00452	LT412150	FH	45 St Cuthberts Avenue	Leicestershire	LE8 9EJ	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£64,718	£115,228	£200,000
HS00453	LT412150	FH	47 St Cuthberts Avenue	Leicestershire	LE8 9EJ	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£64,718	£115,228	£200,000
HS00454	LT412150	FH	49 St Cuthberts Avenue	Leicestershire	LE8 9EJ	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£115,228	£200,000
HS00455	LT412150	FH	55 St Cuthberts Avenue	Leicestershire	LE8 9EJ	House	2	Assured	GN Social Rent	C	MV-T	£60,573	£115,228	£200,000
HS00379	LT412595	FH	44 Ashby Rise	Leicestershire	LE8 9GA	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,812	£152,677	£265,000
HS00380	LT412595	FH	46 Ashby Rise	Leicestershire	LE8 9GA	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£152,677	£265,000
HS00382	LT412595	FH	50 Ashby Rise	Leicestershire	LE8 9GA	House	2	Assured	GN Social Rent	C	MV-T	£60,567	£115,228	£200,000
HS00383	LT412595	FH	58 Ashby Rise	Leicestershire	LE8 9GA	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£152,677	£265,000
HS00459	LT412595	FH	15 St Thomas's Road	Leicestershire	LE8 9EH	House	3	Assured	GN Social Rent	D	MV-T	£66,812	£152,677	£265,000
HS00460	LT412595	FH	10a Stonehill Drive	Leicestershire	LE8 9EL	Flat	2	Starter	GN Social Rent	D	MV-T	£56,679	£77,779	£135,000
HS00461	LT412595	FH	12a Stonehill Drive	Leicestershire	LE8 9EL	Flat	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£61,502	£89,302	£155,000
HS00463	LT412504	FH	1 Hare Pie View	Leicestershire	LE16 8UL	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,731	£115,228	£200,000
HS00464	LT412504	FH	2 Hare Pie View	Leicestershire	LE16 8UL	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,269	£115,228	£200,000
HS00465	LT412504	FH	3 Hare Pie View	Leicestershire	LE16 8UL	Bungalow	2	Assured Shorthold	GN Social Rent	E	MV-T	£66,039	£115,228	£200,000
HS00466	LT412504	FH	4 Hare Pie View	Leicestershire	LE16 8UL	Bungalow	2	Assured	GN Social Rent	D	MV-T	£65,060	£115,228	£200,000
HS00467	LT412504	FH	5 Hare Pie View	Leicestershire	LE16 8UL	Bungalow	2	Assured	GN Social Rent	E	MV-T	£65,060	£115,228	£200,000
HS00468	LT412504	FH	6 Hare Pie View	Leicestershire	LE16 8UL	Bungalow	2	Secure - Transferred Assured	GN Social Rent	E	MV-T	£65,677	£115,228	£200,000
HS00470	LT412504	FH	2 Medbourne Road	Leicestershire	LE16 8UH	House	3	Assured	GN Social Rent	C	MV-T	£79,276	£144,035	£250,000
HS00471	LT412504	FH	8 Medbourne Road	Leicestershire	LE16 8UH	House	2	Assured	GN Social Rent	D	MV-T	£73,050	£120,989	£210,000
HS00469	LT412504	FH	10 Medbourne Road	Leicestershire	LE16 8UH	House	2	Assured	GN Social Rent	C	MV-T	£73,050	£120,989	£210,000
HS00472	LT412159	FH	48 North End	Leicestershire	LE16 8UJ	House	3	Assured	GN Social Rent	D	MV-T	£79,270	£144,035	£250,000
HS00473	LT412159	FH	50 North End	Leicestershire	LE16 8UJ	House	3	Assured	GN Social Rent	C	MV-T	£79,270	£144,035	£250,000
HS00538	LT412241	FH	Flat 1, Main Street	Leicestershire	LE7 9EG	Flat	1	Assured	GN Social Rent	D	MV-T	£39,885	£54,733	£95,000
HS00539	LT412241	FH	Flat 4, Main Street	Leicestershire	LE7 9EG	Flat	1	Assured	GN Social Rent	D	MV-T	£39,885	£54,733	£95,000
HS00537	P179339	FH	2 Rural Cottages	Leicestershire	LE7 9EG	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£70,595	£135,393	£235,000
HS00540	LT412241	FH	6 Rural Cottages	Leicestershire	LE7 9EG	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£135,393	£235,000
HS00565	LT412494	FH	69 Hillcrest Avenue	Leicestershire	LE8 0NH	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,812	£144,035	£250,000
HS00566	LT412494	FH	72 Hillcrest Avenue	Leicestershire	LE8 0NJ	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,812	£144,035	£250,000
HS00567	LT412494	FH	74 Hillcrest Avenue	Leicestershire	LE8 0NJ	House	3	Assured	GN Social Rent	C	MV-T	£66,805	£144,035	£250,000
HS00569	LT412494	FH	80 Hillcrest Avenue	Leicestershire	LE8 0NJ	House	2	Assured	GN Social Rent	C	MV-T	£64,718	£120,989	£210,000
HS00570	LT412494	FH	82 Hillcrest Avenue	Leicestershire	LE8 0NJ	House	3	Assured	GN Social Rent	D	MV-T	£70,595	£144,035	£250,000
HS00572	LT412494	FH	86 Hillcrest Avenue	Leicestershire	LE8 0NJ	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,812	£144,035	£250,000
HS00574	LT412494	FH	93 Hillcrest Avenue	Leicestershire	LE8 0NH	House	3	Assured	GN Social Rent	C	MV-T	£70,595	£144,035	£250,000
HS00575	LT412494	FH	97 Hillcrest Avenue	Leicestershire	LE8 0NH	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,812	£144,035	£250,000
HS00541	LT412494	FH	101 Hillcrest Avenue	Leicestershire	LE8 0NH	House	3	Assured	GN Social Rent	C	MV-T	£70,975	£144,035	£250,000
HS00542	LT412494	FH	182 Hillcrest Avenue	Leicestershire	LE8 0PA	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,812	£144,035	£250,000
HS00543	LT412494	FH	184 Hillcrest Avenue	Leicestershire	LE8 0PA	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00544	LT412494	FH	186 Hillcrest Avenue	Leicestershire	LE8 0PA	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,812	£144,035	£250,000
HS00545	LT412494	FH	188 Hillcrest Avenue	Leicestershire	LE8 0PA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00546	LT412494	FH	190 Hillcrest Avenue	Leicestershire	LE8 0PA	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£70,121	£144,035	£250,000
HS00547	LT412494	FH	194 Hillcrest Avenue	Leicestershire	LE8 0PA	House	3	Starter	GN Social Rent	D	MV-T	£66,525	£144,035	£250,000
HS00548	LT412494	FH	196 Hillcrest Avenue	Leicestershire	LE8 0PA	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,812	£144,035	£250,000
HS00577	LT412958	FH	1 Home Close	Leicestershire	LE8 0JT	Flat	1	Starter	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00584	LT412958	FH	2 Home Close	Leicestershire	LE8 0JT	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00589	LT412958	FH	3 Home Close	Leicestershire	LE8 0JT	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS00592	LT412958	FH	4 Home Close	Leicestershire	LE8 0JT	Flat	1	Starter	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00595	LT412958	FH	5 Home Close	Leicestershire	LE8 0JT	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00597	LT412958	FH	6 Home Close	Leicestershire	LE8 0JT	Flat	3	Secure - Transferred Assured	GN Social Rent	B	MV-T	£60,766	£89,302	£155,000
HS00598	LT412958	FH	7 Home Close	Leicestershire	LE8 0JT	Flat	1	Assured	GN Social Rent	B	MV-T	£41,984	£57,614	£100,000
HS00599	LT412958	FH	8 Home Close	Leicestershire	LE8 0JT	Flat	3	Starter	GN Social Rent	C	MV-T	£61,514	£89,302	£155,000
HS00578	LT412958	FH	10 Home Close	Leicestershire	LE8 0JT	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00579	LT412958	FH	11 Home Close	Leicestershire	LE8 0JT	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00580	LT412958	FH	12 Home Close	Leicestershire	LE8 0JT	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00581	LT412958	FH	14 Home Close	Leicestershire	LE8 0JT	Flat	3	Starter	GN Social Rent	C	MV-T	£61,726	£89,302	£155,000
HS00582	LT412958	FH	15 Home Close	Leicestershire	LE8 0JT	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00583	LT412958	FH	19 Home Close	Leicestershire	LE8 0JT	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00585	LT412958	FH	21 Home Close	Leicestershire	LE8 0JT	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00586	LT412958	FH	23 Home Close	Leicestershire	LE8 0JT	Flat	3	Assured	GN Social Rent	C	MV-T	£61,502	£89,302	£155,000
HS00587	LT412958	FH	27 Home Close	Leicestershire	LE8 0JT	Flat	1	Secure - Transferred Assured	GN Social Rent	B	MV-T	£41,984	£57,614	£100,000
HS00588	LT412958	FH	29 Home Close	Leicestershire	LE8 0JT	Flat	1	Starter	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00590	LT412958	FH	31 Home Close	Leicestershire	LE8 0JT	Flat	3	Secure - Transferred Assured	GN Social Rent	B	MV-T	£60,585	£89,302	£155,000
HS00591	LT412958	FH	33 Home Close	Leicestershire	LE8 0JT	Flat	3	Assured Shorthold	GN Social Rent		MV-T	£57,687	£89,302	£155,000
HS00593	LT412958	FH	46 Home Close	Leicestershire	LE8 0JT	Bungalow	2	Assured	GN Social Rent	D	MV-T	£65,665	£115,228	£200,000
HS00594	LT412958	FH	48 Home Close	Leicestershire	LE8 0JT	Bungalow	2	Assured	GN Social Rent	C	MV-T	£64,961	£115,228	£200,000
HS00596	LT412958	FH	50 Home Close	Leicestershire	LE8 0JT	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,908	£115,228	£200,000
HS00602	LT412958	FH	1 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,375	£115,228	£200,000
HS00611	LT412958	FH	2 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,403	£115,228	£200,000
HS00603	LT412958	FH	11 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain	C	MV-T	£38,501	£57,431	£75,000
HS00604	LT412958	FH	12 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain	C	MV-T	£38,501	£57,431	£75,000
HS00606	LT412958	FH	14 Morrison Court	Leicestershire	LE8 0JQ	Flat	2	Assured	ported self-contain	C	MV-T	£42,674	£68,918	£90,000
HS00607	LT412958	FH	15 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain		MV-T	£38,634	£57,431	£75,000
HS00608	LT412958	FH	16 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain	C	MV-T	£38,501	£57,431	£75,000
HS00609	LT412958	FH	17 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain	C	MV-T	£35,683	£57,431	£75,000
HS00610	LT412958	FH	19 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain	C	MV-T	£35,683	£57,431	£75,000
HS00612	LT412958	FH	20 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Secure - Transferred Assured	ported self-contain	C	MV-T	£35,683	£57,431	£75,000
HS00613	LT412958	FH	22 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain	C	MV-T	£35,801	£57,431	£75,000
HS00614	LT412958	FH	23 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain	C	MV-T	£38,501	£57,431	£75,000
HS00615	LT412958	FH	24 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Starter	ported self-contain	C	MV-T	£38,497	£57,431	£75,000
HS00616	LT412958	FH	25 Morrison Court	Leicestershire	LE8 0JQ	Flat	2	Secure - Transferred Assured	ported self-contain	C	MV-T	£42,674	£68,918	£90,000
HS00617	LT412958	FH	26 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain	C	MV-T	£40,403	£57,431	£75,000
HS00618	LT412958	FH	27 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain	C	MV-T	£38,916	£57,431	£75,000
HS00619	LT412958	FH	28 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Secure - Transferred Assured	ported self-contain	C	MV-T	£38,779	£57,431	£75,000
HS00620	LT412958	FH	29 Morrison Court	Leicestershire	LE8 0JQ	Flat	0	Assured	ported self-contain	C	MV-T	£32,769	£45,945	£60,000
HS00621	LT412958	FH	31 Morrison Court	Leicestershire	LE8 0JQ	Flat	2	Assured	ported self-contain	D	MV-T	£42,382	£68,918	£90,000
HS00622	LT412958	FH	32 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Starter	ported self-contain	C	MV-T	£37,115	£57,431	£75,000
HS00623	LT412958	FH	33 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain	C	MV-T	£38,501	£57,431	£75,000
HS00624	LT412958	FH	34 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Starter	ported self-contain	C	MV-T	£35,678	£57,431	£75,000
HS00625	LT412958	FH	35 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain	C	MV-T	£35,683	£57,431	£75,000
HS00626	LT412958	FH	37 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain	C	MV-T	£35,683	£57,431	£75,000
HS00627	LT412958	FH	39 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain	C	MV-T	£35,683	£57,431	£75,000
HS00628	LT412958	FH	40 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain		MV-T	£38,779	£57,431	£75,000
HS00629	LT412958	FH	41 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Starter	ported self-contain	D	MV-T	£38,638	£57,431	£75,000
HS00630	LT412958	FH	42 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain	C	MV-T	£35,678	£57,431	£75,000
HS00631	LT412958	FH	44 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,665	£115,228	£200,000
HS00632	LT412958	FH	45 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£64,961	£115,228	£200,000
HS00633	LT412958	FH	46 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£64,961	£115,228	£200,000
HS00634	LT412958	FH	47 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	D	MV-T	£64,961	£115,228	£200,000
HS00635	LT412958	FH	48 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£64,138	£115,228	£200,000
HS00636	LT412958	FH	49 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,677	£115,228	£200,000
HS00637	LT412958	FH	50 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,908	£115,228	£200,000
HS00638	LT412958	FH	51 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£64,138	£115,228	£200,000
HS00639	LT412958	FH	52 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£65,902	£115,228	£200,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS00640	LT412958	FH	53 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	D	MV-T	£64,961	£115,228	£200,000
HS00641	LT412958	FH	54 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£64,961	£115,228	£200,000
HS00642	LT412958	FH	55 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£64,138	£115,228	£200,000
HS00643	LT412958	FH	56 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£64,979	£115,228	£200,000
HS00644	LT412958	FH	57 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	D	MV-T	£65,902	£115,228	£200,000
HS00645	LT412958	FH	58 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£64,973	£115,228	£200,000
HS00646	LT412958	FH	59 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,197	£115,228	£200,000
HS00647	LT412958	FH	60 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,665	£115,228	£200,000
HS00648	LT412958	FH	61 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,665	£115,228	£200,000
HS00649	LT412958	FH	62 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,677	£115,228	£200,000
HS00650	LT412958	FH	63 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£64,624	£115,228	£200,000
HS00651	LT412958	FH	64 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,677	£115,228	£200,000
HS00652	LT412958	FH	65 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,677	£115,228	£200,000
HS00653	LT412958	FH	66 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£64,138	£115,228	£200,000
HS00654	LT412958	FH	67 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Assured	GN Social Rent	D	MV-T	£64,967	£115,228	£200,000
HS00655	LT412958	FH	68 Morrison Court	Leicestershire	LE8 0JQ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£64,979	£115,228	£200,000
HS00674	LT412958	FH	47a Weir Road	Leicestershire	LE8 0LQ	Bungalow	1	Secure - Transferred Assured	GN Social Rent	E	MV-T	£58,778	£80,660	£140,000
HS00675	LT412958	FH	47b Weir Road	Leicestershire	LE8 0LQ	Bungalow	1	Assured	GN Social Rent	C	MV-T	£58,685	£80,660	£140,000
HS00676	LT412958	FH	51 Weir Road	Leicestershire	LE8 0LQ	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,812	£144,035	£250,000
HS00677	LT412958	FH	53 Weir Road	Leicestershire	LE8 0LQ	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£60,573	£120,989	£210,000
HS00657	LT412306	FH	20 New Road	Leicestershire	LE8 0LE	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00658	LT412306	FH	Flat 1, School Road	Leicestershire	LE8 0JD	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00659	LT412306	FH	Flat 2, School Road	Leicestershire	LE8 0JD	Flat	1	Assured Shorthold	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00660	LT412306	FH	Flat 3, School Road	Leicestershire	LE8 0JD	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00661	LT412306	FH	Flat 4, School Road	Leicestershire	LE8 0JD	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS00671	LT412306	FH	4 Stuart Street	Leicestershire	LE8 0LA	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00672	LT412306	FH	6 Stuart Street	Leicestershire	LE8 0LA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00673	LT412306	FH	9 Stuart Street	Leicestershire	LE8 0LA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00663	LT412306	FH	10 Stuart Street	Leicestershire	LE8 0LA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00664	LT412306	FH	19 Stuart Street	Leicestershire	LE8 0LA	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,375	£115,228	£200,000
HS00665	LT412306	FH	21 Stuart Street	Leicestershire	LE8 0LA	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,375	£115,228	£200,000
HS00666	LT412306	FH	23 Stuart Street	Leicestershire	LE8 0LA	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,375	£115,228	£200,000
HS00667	LT412306	FH	25 Stuart Street	Leicestershire	LE8 0LA	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,375	£115,228	£200,000
HS00668	LT412306	FH	27 Stuart Street	Leicestershire	LE8 0LA	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,375	£115,228	£200,000
HS00669	LT412306	FH	29 Stuart Street	Leicestershire	LE8 0LA	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,375	£115,228	£200,000
HS00670	LT412306	FH	31 Stuart Street	Leicestershire	LE8 0LA	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,375	£115,228	£200,000
HS00678	LT412216	FH	4 Langton Road	Leicestershire	LE8 0NL	House	3	Assured	GN Social Rent	D	MV-T	£66,812	£144,035	£250,000
HS00679	LT412216	FH	6 Langton Road	Leicestershire	LE8 0NL	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS00724	LT412228	FH	1 Dunton Road	Leicestershire	LE17 5HG	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00725	LT412228	FH	2 Dunton Road	Leicestershire	LE17 5HG	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00730	LT412629	FH	1 Hoke Court	Leicestershire	LE17 5LN	Bungalow	1	Assured	GN Social Rent	C	MV-T	£57,675	£80,660	£140,000
HS00731	LT412629	FH	2 Hoke Court	Leicestershire	LE17 5LN	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,447	£115,228	£200,000
HS00732	LT412629	FH	3 Hoke Court	Leicestershire	LE17 5LN	Bungalow	2	Starter	GN Social Rent	C	MV-T	£65,671	£115,228	£200,000
HS00733	LT412629	FH	4 Hoke Court	Leicestershire	LE17 5LN	Bungalow	1	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS00734	LT412629	FH	5 Hoke Court	Leicestershire	LE17 5LN	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,447	£115,228	£200,000
HS00735	LT412629	FH	6 Hoke Court	Leicestershire	LE17 5LN	Bungalow	1	Assured	GN Social Rent	D	MV-T	£58,778	£80,660	£140,000
HS00726	LT412629	FH	3 Oak Avenue	Leicestershire	LE17 5HN	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00727	LT412629	FH	6 Oak Avenue	Leicestershire	LE17 5HN	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00729	LT412629	FH	9 Oak Avenue	Leicestershire	LE17 5HN	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00736	LT412148	FH	2 Greenaways	Leicestershire	LE7 9XE	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,812	£135,393	£235,000
HS00737	LT412226	FH	2 Council House	Leicestershire	LE7 9DD	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£135,393	£235,000
HS00776	LT412225	FH	44 School Lane	Leicestershire	LE16 9TW	House	3	Assured	GN Social Rent	C	MV-T	£74,209	£135,393	£235,000
HS00808	LT190215	FH	1 Crescent House	Leicestershire	LE17 4NR	Flat	1	Assured	GN Social Rent	D	MV-T	£44,084	£60,495	£105,000
HS00810	LT190215	FH	2 Crescent House	Leicestershire	LE17 4NR	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00811	LT190215	FH	3 Crescent House	Leicestershire	LE17 4NR	Flat	1	Starter	GN Social Rent	D	MV-T	£44,084	£60,495	£105,000
HS00812	LT190215	FH	4 Crescent House	Leicestershire	LE17 4NR	Flat	1	Assured	GN Social Rent	E	MV-T	£44,084	£60,495	£105,000
HS00813	LT190215	FH	5 Crescent House	Leicestershire	LE17 4NR	Flat	1	Assured	GN Social Rent	E	MV-T	£44,084	£60,495	£105,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS00814	LT190215	FH	6 Crescent House	Leicestershire	LE17 4NR	Flat	1	Secure - Transferred Assured	GN Social Rent	D	MV-T	£44,084	£60,495	£105,000
HS00815	LT190215	FH	7 Crescent House	Leicestershire	LE17 4NR	Flat	1	Secure - Transferred Assured	GN Social Rent	D	MV-T	£44,084	£60,495	£105,000
HS00816	LT190215	FH	8 Crescent House	Leicestershire	LE17 4NR	Flat	1	Starter	GN Social Rent	D	MV-T	£44,084	£60,495	£105,000
HS00817	LT190215	FH	9 Crescent House	Leicestershire	LE17 4NR	Flat	1	Secure - Transferred Assured	GN Social Rent	D	MV-T	£44,084	£60,495	£105,000
HS00809	LT190215	FH	10 Crescent House	Leicestershire	LE17 4NR	Flat	1	Starter	GN Social Rent	D	MV-T	£44,084	£60,495	£105,000
HS00832	LT190215	FH	49 Crescent Road	Leicestershire	LE17 4NR	Flat	3	Assured Shorthold	GN Social Rent	D	MV-T	£60,598	£138,273	£240,000
HS00793	LT412667	FH	41 Canada Fields	Leicestershire	LE17 4NB	House	2	Assured	GN Social Rent	C	MV-T	£61,464	£115,228	£200,000
HS00800	LT412667	FH	6 Central Avenue	Leicestershire	LE17 4NZ	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS00855	LT412667	FH	3 Denbig Place	Leicestershire	LE17 4NX	Flat	2	Business Tenancy	GN Social Rent	C	MV-T	£52,259	£77,779	£135,000
HS00856	LT412667	FH	4 Denbig Place	Leicestershire	LE17 4NX	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00857	LT412667	FH	5 Denbig Place	Leicestershire	LE17 4NX	Flat	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£56,142	£77,779	£135,000
HS00851	LT412667	FH	19 Denbig Place	Leicestershire	LE17 4NX	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00852	LT412667	FH	19a Denbig Place	Leicestershire	LE17 4NX	Flat	1	Starter	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00853	LT412667	FH	21 Denbig Place	Leicestershire	LE17 4NX	Flat	1	Secure - Transferred Assured	GN Social Rent	D	MV-T	£44,084	£60,495	£105,000
HS00854	LT412667	FH	21a Denbig Place	Leicestershire	LE17 4NX	Flat	1	Assured	GN Social Rent	D	MV-T	£44,084	£60,495	£105,000
HS00872	LT412667	FH	1 Dunley Way	Leicestershire	LE17 4NP	House	2	Assured	GN Social Rent	C	MV-T	£61,477	£115,228	£200,000
HS00879	LT412667	FH	8 Dunley Way	Leicestershire	LE17 4NP	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00874	LT412667	FH	23 Dunley Way	Leicestershire	LE17 4NP	House	2	Assured	GN Social Rent	D	MV-T	£61,470	£115,228	£200,000
HS00875	LT412667	FH	25 Dunley Way	Leicestershire	LE17 4NP	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS00876	LT412667	FH	26 Dunley Way	Leicestershire	LE17 4NP	House	4	Assured	GN Social Rent	C	MV-T	£71,162	£161,319	£280,000
HS00877	LT412667	FH	27 Dunley Way	Leicestershire	LE17 4NP	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS00942	LT412667	FH	1 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00950	LT412667	FH	2 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00951	LT412667	FH	3 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00952	LT412667	FH	4 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00953	LT412667	FH	5 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00954	LT412667	FH	6 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00955	LT412667	FH	7 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Starter	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00956	LT412667	FH	8 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00957	LT412667	FH	9 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00943	LT412667	FH	10 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00944	LT412667	FH	11 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00945	LT412667	FH	12 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00946	LT412667	FH	13 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Starter	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00947	LT412667	FH	14 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00948	LT412667	FH	15 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00949	LT412667	FH	16 Ladywood Court	Leicestershire	LE17 4NA	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00990	LT412667	FH	93 Leicester Road	Leicestershire	LE17 4NN	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS00991	LT412667	FH	99 Leicester Road	Leicestershire	LE17 4NN	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£62,717	£115,228	£200,000
HS00983	LT412667	FH	105 Leicester Road	Leicestershire	LE17 4NN	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS00984	LT412667	FH	113 Leicester Road	Leicestershire	LE17 4NN	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£62,717	£115,228	£200,000
HS01073	LT412667	FH	20 Sherrier Way	Leicestershire	LE17 4NW	House	3	Assured	GN Social Rent	C	MV-T	£67,609	£138,273	£240,000
HS01074	LT412667	FH	21 Sherrier Way	Leicestershire	LE17 4NW	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01076	LT412667	FH	32 Sherrier Way	Leicestershire	LE17 4NW	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01110	LT412667	FH	34 Swiftway	Leicestershire	LE17 4PA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01113	LT412667	FH	43 Swiftway	Leicestershire	LE17 4PA	Flat	2	Assured	GN Social Rent	C	MV-T	£56,316	£77,779	£135,000
HS01114	LT412667	FH	43a Swiftway	Leicestershire	LE17 4PA	Flat	2	Starter	GN Social Rent	C	MV-T	£56,509	£77,779	£135,000
HS01116	LT412667	FH	45 Swiftway	Leicestershire	LE17 4PA	Flat	2	Starter	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01117	LT412667	FH	45a Swiftway	Leicestershire	LE17 4PA	Flat	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£56,322	£77,779	£135,000
HS01119	LT412667	FH	47 Swiftway	Leicestershire	LE17 4PA	Flat	2	Assured	GN Social Rent	C	MV-T	£56,135	£77,779	£135,000
HS01120	LT412667	FH	47a Swiftway	Leicestershire	LE17 4PA	Flat	2	Assured	GN Social Rent	C	MV-T	£56,322	£77,779	£135,000
HS01121	LT412667	FH	47b Swiftway	Leicestershire	LE17 4PA	Flat	2	Starter	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01123	LT412667	FH	55 Swiftway	Leicestershire	LE17 4PA	House	2	Assured	GN Social Rent	C	MV-T	£61,464	£115,228	£200,000
HS01124	LT412667	FH	56 Swiftway	Leicestershire	LE17 4PA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS01125	LT412667	FH	58 Swiftway	Leicestershire	LE17 4PA	House	3	Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS01126	LT412667	FH	64 Swiftway	Leicestershire	LE17 4PA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00792	LT412713	FH	4 Canada Fields	Leicestershire	LE17 4NB	House	2	Assured	GN Social Rent	D	MV-T	£60,922	£115,228	£200,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS00794	LT412713	FH	6 Canada Fields	Leicestershire	LE17 4NB	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£60,928	£115,228	£200,000
HS00795	LT412713	FH	8 Canada Fields	Leicestershire	LE17 4NB	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00779	LT412713	FH	10 Canada Fields	Leicestershire	LE17 4NB	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£60,747	£115,228	£200,000
HS00780	LT412713	FH	11 Canada Fields	Leicestershire	LE17 4NB	House	2	Assured	GN Social Rent	D	MV-T	£61,464	£115,228	£200,000
HS00781	LT412713	FH	12 Canada Fields	Leicestershire	LE17 4NB	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00782	LT412713	FH	14 Canada Fields	Leicestershire	LE17 4NB	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00783	LT412713	FH	15 Canada Fields	Leicestershire	LE17 4NB	House	2	Assured	GN Social Rent	D	MV-T	£60,747	£115,228	£200,000
HS00784	LT412713	FH	16 Canada Fields	Leicestershire	LE17 4NB	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00785	LT412713	FH	19 Canada Fields	Leicestershire	LE17 4NB	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£61,464	£115,228	£200,000
HS00787	LT412713	FH	22 Canada Fields	Leicestershire	LE17 4NB	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00788	LT412713	FH	23 Canada Fields	Leicestershire	LE17 4NB	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00789	LT412713	FH	24 Canada Fields	Leicestershire	LE17 4NB	House	2	Assured	GN Social Rent	D	MV-T	£61,134	£115,228	£200,000
HS00790	LT412713	FH	25 Canada Fields	Leicestershire	LE17 4NB	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00791	LT412713	FH	31 Canada Fields	Leicestershire	LE17 4NB	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£60,747	£138,273	£240,000
HS00799	LT412713	FH	3 Central Avenue	Leicestershire	LE17 4NZ	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00796	LT412713	FH	11 Central Avenue	Leicestershire	LE17 4NY	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00797	LT412713	FH	13 Central Avenue	Leicestershire	LE17 4NY	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00798	LT412713	FH	17 Central Avenue	Leicestershire	LE17 4NU	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00824	LT412713	FH	24 Crescent Road	Leicestershire	LE17 4NR	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS00830	LT412713	FH	46 Crescent Road	Leicestershire	LE17 4NR	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00834	LT412713	FH	50 Crescent Road	Leicestershire	LE17 4NR	House	3	Assured	GN Social Rent	C	MV-T	£67,391	£138,273	£240,000
HS00835	LT412713	FH	53 Crescent Road	Leicestershire	LE17 4NR	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00836	LT412713	FH	55 Crescent Road	Leicestershire	LE17 4NR	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00837	LT412713	FH	57 Crescent Road	Leicestershire	LE17 4NR	Flat	1	Starter	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00838	LT412713	FH	59 Crescent Road	Leicestershire	LE17 4NR	Flat	1	Starter	GN Social Rent	D	MV-T	£44,084	£60,495	£105,000
HS00839	LT412713	FH	61 Crescent Road	Leicestershire	LE17 4NR	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS00840	LT412713	FH	63 Crescent Road	Leicestershire	LE17 4NR	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£60,747	£115,228	£200,000
HS00841	LT412713	FH	65 Crescent Road	Leicestershire	LE17 4NR	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS00842	LT412713	FH	71 Crescent Road	Leicestershire	LE17 4NR	House	3	Assured	GN Social Rent	C	MV-T	£67,154	£138,273	£240,000
HS00890	LT412713	FH	4 Feilding Way	Leicestershire	LE17 4NS	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00891	LT412713	FH	5 Feilding Way	Leicestershire	LE17 4NS	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00880	LT412713	FH	10 Feilding Way	Leicestershire	LE17 4NS	House	3	Assured	GN Social Rent	C	MV-T	£67,834	£138,273	£240,000
HS00881	LT412713	FH	15 Feilding Way	Leicestershire	LE17 4NS	House	3	Assured	GN Social Rent	D	MV-T	£67,154	£138,273	£240,000
HS00882	LT412713	FH	20 Feilding Way	Leicestershire	LE17 4NS	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS00883	LT412713	FH	21 Feilding Way	Leicestershire	LE17 4NS	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00884	LT412713	FH	22 Feilding Way	Leicestershire	LE17 4NS	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS00885	LT412713	FH	23 Feilding Way	Leicestershire	LE17 4NS	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS00887	LT412713	FH	28 Feilding Way	Leicestershire	LE17 4NT	House	2	Assured	GN Social Rent	C	MV-T	£56,939	£115,228	£200,000
HS00889	LT412713	FH	38 Feilding Way	Leicestershire	LE17 4NT	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS00892	LT412713	FH	51 Feilding Way	Leicestershire	LE17 4NT	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00985	LT412713	FH	29 Leicester Road	Leicestershire	LE17 4NQ	House	2	Assured	GN Social Rent	C	MV-T	£62,717	£115,228	£200,000
HS00986	LT412713	FH	41 Leicester Road	Leicestershire	LE17 4NH	House	2	Assured	GN Social Rent	C	MV-T	£62,717	£115,228	£200,000
HS00987	LT412713	FH	45 Leicester Road	Leicestershire	LE17 4NH	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS00988	LT412713	FH	53 Leicester Road	Leicestershire	LE17 4NH	House	3	Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS00989	LT412713	FH	55 Leicester Road	Leicestershire	LE17 4NH	House	3	Assured	GN Social Rent	D	MV-T	£67,366	£138,273	£240,000
HS01102	LT412713	FH	2 Swiftway	Leicestershire	LE17 4PB	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01108	LT412713	FH	3 Swiftway	Leicestershire	LE17 4PB	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS01122	LT412713	FH	5 Swiftway	Leicestershire	LE17 4PB	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01099	LT412713	FH	14 Swiftway	Leicestershire	LE17 4PB	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01100	LT412713	FH	16 Swiftway	Leicestershire	LE17 4PB	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£60,928	£115,228	£200,000
HS01101	LT412713	FH	17 Swiftway	Leicestershire	LE17 4PB	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS01103	LT412713	FH	21 Swiftway	Leicestershire	LE17 4PB	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01104	LT412713	FH	23 Swiftway	Leicestershire	LE17 4PB	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS01105	LT412713	FH	26 Swiftway	Leicestershire	LE17 4PB	House	2	Assured	GN Social Rent	C	MV-T	£60,922	£115,228	£200,000
HS01106	LT412713	FH	28 Swiftway	Leicestershire	LE17 4PB	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01107	LT412713	FH	29 Swiftway	Leicestershire	LE17 4PB	House	3	Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS01109	LT412713	FH	33 Swiftway	Leicestershire	LE17 4PB	Flat	1	Starter	GN Social Rent	D	MV-T	£44,084	£60,495	£105,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS01111	LT412713	FH	35 Swiftway	Leicestershire	LE17 4PB	Flat	1	Assured	GN Social Rent		MV-T	£44,084	£60,495	£105,000
HS01141	LT412713	FH	3 Wiclifway	Leicestershire	LE17 4PD	House	3	Assured	GN Social Rent	D	MV-T	£67,391	£138,273	£240,000
HS01142	LT412713	FH	4 Wiclifway	Leicestershire	LE17 4PD	House	2	Assured	GN Social Rent	D	MV-T	£60,928	£115,228	£200,000
HS01144	LT412713	FH	8 Wiclifway	Leicestershire	LE17 4PD	House	2	Assured	GN Social Rent	C	MV-T	£61,134	£115,228	£200,000
HS01139	LT412713	FH	21 Wiclifway	Leicestershire	LE17 4PD	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£60,928	£115,228	£200,000
HS01140	LT412713	FH	23 Wiclifway	Leicestershire	LE17 4PD	House	2	Assured	GN Social Rent	C	MV-T	£60,922	£115,228	£200,000
HS00997	LT412318	FH	1 Orchard Road	Leicestershire	LE17 4DA	Bungalow	1	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01006	LT412318	FH	3 Orchard Road	Leicestershire	LE17 4DA	Bungalow	1	Secure - Transferred Assured	GN Social Rent	D	MV-T	£58,778	£80,660	£140,000
HS01035	LT412318	FH	8 Orchard Road	Leicestershire	LE17 4DA	House	3	Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS00999	LT412318	FH	18 Orchard Road	Leicestershire	LE17 4DA	House	2	Starter	GN Social Rent		MV-T	£57,279	£100,917	£150,000
HS01000	LT412318	FH	20 Orchard Road	Leicestershire	LE17 4DA	House	2	Assured	GN Social Rent		MV-T	£56,339	£100,917	£150,000
HS01001	LT412318	FH	22 Orchard Road	Leicestershire	LE17 4DA	House	2	Assured	GN Social Rent	C	MV-T	£56,143	£100,917	£150,000
HS01002	LT412318	FH	23 Orchard Road	Leicestershire	LE17 4DA	House	3	Assured	GN Social Rent		MV-T	£67,366	£138,273	£240,000
HS01003	LT412318	FH	24 Orchard Road	Leicestershire	LE17 4DA	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£60,747	£115,228	£200,000
HS01004	LT412318	FH	26 Orchard Road	Leicestershire	LE17 4DA	House	2	Starter	GN Social Rent	D	MV-T	£60,959	£115,228	£200,000
HS01005	LT412318	FH	28 Orchard Road	Leicestershire	LE17 4DA	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£61,464	£115,228	£200,000
HS01007	LT412318	FH	31 Orchard Road	Leicestershire	LE17 4DA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01008	LT412318	FH	32 Orchard Road	Leicestershire	LE17 4DA	House	2	Assured	GN Social Rent	D	MV-T	£60,747	£115,228	£200,000
HS01009	LT412318	FH	38 Orchard Road	Leicestershire	LE17 4DA	House	2	Assured	GN Social Rent	D	MV-T	£61,470	£115,228	£200,000
HS01010	LT412318	FH	39 Orchard Road	Leicestershire	LE17 4DA	House	2	Assured	GN Social Rent	C	MV-T	£60,747	£115,228	£200,000
HS01011	LT412318	FH	42 Orchard Road	Leicestershire	LE17 4DA	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£60,747	£115,228	£200,000
HS01012	LT412318	FH	43 Orchard Road	Leicestershire	LE17 4DA	House	2	Assured	GN Social Rent	C	MV-T	£60,747	£115,228	£200,000
HS01013	LT412318	FH	44 Orchard Road	Leicestershire	LE17 4DA	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£61,464	£115,228	£200,000
HS01015	LT412318	FH	46 Orchard Road	Leicestershire	LE17 4DA	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,089	£138,273	£240,000
HS01016	LT412318	FH	48 Orchard Road	Leicestershire	LE17 4DA	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,366	£138,273	£240,000
HS01017	LT412318	FH	49 Orchard Road	Leicestershire	LE17 4DA	House	3	Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS01018	LT412318	FH	50 Orchard Road	Leicestershire	LE17 4DA	House	3	Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS01020	LT412318	FH	52 Orchard Road	Leicestershire	LE17 4DA	House	3	Assured	GN Social Rent	C	MV-T	£62,266	£161,468	£240,000
HS01021	LT412318	FH	53 Orchard Road	Leicestershire	LE17 4DA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS01022	LT412318	FH	54 Orchard Road	Leicestershire	LE17 4DA	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,366	£138,273	£240,000
HS01023	LT412318	FH	55 Orchard Road	Leicestershire	LE17 4DA	House	3	Assured	GN Social Rent	C	MV-T	£62,260	£161,468	£240,000
HS01025	LT412318	FH	63 Orchard Road	Leicestershire	LE17 4DA	House	3	Assured	GN Social Rent		MV-T	£68,089	£138,273	£240,000
HS01026	LT412318	FH	65 Orchard Road	Leicestershire	LE17 4DA	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,366	£138,273	£240,000
HS01027	LT412318	FH	66 Orchard Road	Leicestershire	LE17 4DA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01028	LT412318	FH	67 Orchard Road	Leicestershire	LE17 4DA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS01029	LT412318	FH	69 Orchard Road	Leicestershire	LE17 4DA	House	3	Assured	GN Social Rent	C	MV-T	£67,379	£138,273	£240,000
HS01030	LT412318	FH	71 Orchard Road	Leicestershire	LE17 4DA	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,366	£138,273	£240,000
HS01031	LT412318	FH	73 Orchard Road	Leicestershire	LE17 4DA	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,089	£138,273	£240,000
HS01032	LT412318	FH	75 Orchard Road	Leicestershire	LE17 4DA	Bungalow	2	Assured	GN Social Rent	C	MV-T	£61,464	£106,586	£185,000
HS01033	LT412318	FH	77 Orchard Road	Leicestershire	LE17 4DA	Bungalow	2	Assured	GN Social Rent	C	MV-T	£60,747	£106,586	£185,000
HS01034	LT412318	FH	79 Orchard Road	Leicestershire	LE17 4DA	Bungalow	2	Assured	GN Social Rent	C	MV-T	£56,971	£106,586	£185,000
HS01036	LT412318	FH	81 Orchard Road	Leicestershire	LE17 4DA	Bungalow	2	Assured	GN Social Rent	C	MV-T	£61,464	£106,586	£185,000
HS01037	LT412318	FH	83 Orchard Road	Leicestershire	LE17 4DA	Bungalow	2	Assured	GN Social Rent	D	MV-T	£61,470	£106,586	£185,000
HS01038	LT412318	FH	85 Orchard Road	Leicestershire	LE17 4DA	Bungalow	2	Starter	GN Social Rent	C	MV-T	£63,297	£106,586	£185,000
HS01039	LT412318	FH	87 Orchard Road	Leicestershire	LE17 4DA	Bungalow	2	Assured	GN Social Rent	C	MV-T	£60,747	£106,586	£185,000
HS01040	LT412318	FH	89 Orchard Road	Leicestershire	LE17 4DA	Bungalow	2	Assured	GN Social Rent	C	MV-T	£61,682	£106,586	£185,000
HS01041	LT412318	FH	1 Palmer Drive	Leicestershire	LE17 4BU	Bungalow	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01048	LT412318	FH	2 Palmer Drive	Leicestershire	LE17 4BU	Bungalow	1	Assured	GN Social Rent	D	MV-T	£58,778	£80,660	£140,000
HS01049	LT412318	FH	3 Palmer Drive	Leicestershire	LE17 4BU	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,731	£106,586	£185,000
HS01050	LT412318	FH	4 Palmer Drive	Leicestershire	LE17 4BU	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,731	£106,586	£185,000
HS01051	LT412318	FH	6 Palmer Drive	Leicestershire	LE17 4BU	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,731	£106,586	£185,000
HS01052	LT412318	FH	8 Palmer Drive	Leicestershire	LE17 4BU	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,731	£106,586	£185,000
HS01053	LT412318	FH	9 Palmer Drive	Leicestershire	LE17 4BU	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,731	£106,586	£185,000
HS01042	LT412318	FH	10 Palmer Drive	Leicestershire	LE17 4BU	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,724	£106,586	£185,000
HS01043	LT412318	FH	11 Palmer Drive	Leicestershire	LE17 4BU	Bungalow	1	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01044	LT412318	FH	12 Palmer Drive	Leicestershire	LE17 4BU	Bungalow	1	Assured	GN Social Rent	D	MV-T	£58,778	£80,660	£140,000
HS01045	LT412318	FH	13 Palmer Drive	Leicestershire	LE17 4BU	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,724	£106,586	£185,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS01046	LT412318	FH	15 Palmer Drive	Leicestershire	LE17 4BU	Bungalow	1	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01047	LT412318	FH	16 Palmer Drive	Leicestershire	LE17 4BU	Bungalow	1	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01158	LT412318	FH	84 Woodmarket	Leicestershire	LE17 4DB	Bungalow	1	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01159	LT412318	FH	86 Woodmarket	Leicestershire	LE17 4DB	Bungalow	1	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01160	LT412318	FH	88 Woodmarket	Leicestershire	LE17 4DB	Bungalow	1	Assured	GN Social Rent	D	MV-T	£58,778	£80,660	£140,000
HS01161	LT412318	FH	90 Woodmarket	Leicestershire	LE17 4DB	Bungalow	1	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01162	LT412318	FH	98 Woodmarket	Leicestershire	LE17 4BZ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,731	£106,586	£185,000
HS01157	LT412318	FH	100 Woodmarket	Leicestershire	LE17 4BZ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,731	£106,586	£185,000
HS01163	LT412318	FH	1 Woodway Road	Leicestershire	LE17 4QQ	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00801	LT412716	FH	1 Churchgate	Leicestershire	LE17 4AN	House	1	Assured	GN Social Rent	E	MV-T	£56,304	£80,660	£140,000
HS00958	LT412716	FH	1 Lancaster Close	Leicestershire	LE17 4BH	Flat	2	Assured	GN Social Rent	C	MV-T	£56,142	£77,779	£135,000
HS00969	LT412716	FH	2 Lancaster Close	Leicestershire	LE17 4BH	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00977	LT412716	FH	3 Lancaster Close	Leicestershire	LE17 4BH	Flat	2	Starter	GN Social Rent	C	MV-T	£56,329	£77,779	£135,000
HS00978	LT412716	FH	4 Lancaster Close	Leicestershire	LE17 4BH	Flat	2	Starter	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS00979	LT412716	FH	5 Lancaster Close	Leicestershire	LE17 4BH	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00981	LT412716	FH	7 Lancaster Close	Leicestershire	LE17 4BH	Flat	2	Starter	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS00982	LT412716	FH	8 Lancaster Close	Leicestershire	LE17 4BH	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00959	LT412716	FH	10 Lancaster Close	Leicestershire	LE17 4BH	Flat	2	Starter	GN Social Rent	C	MV-T	£56,142	£77,779	£135,000
HS00960	LT412716	FH	11 Lancaster Close	Leicestershire	LE17 4BH	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00961	LT412716	FH	12 Lancaster Close	Leicestershire	LE17 4BH	Flat	3	Assured	GN Social Rent	C	MV-T	£61,383	£95,063	£165,000
HS00962	LT412716	FH	13 Lancaster Close	Leicestershire	LE17 4BH	Flat	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£60,766	£95,063	£165,000
HS00963	LT412716	FH	14 Lancaster Close	Leicestershire	LE17 4BH	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00964	LT412716	FH	15 Lancaster Close	Leicestershire	LE17 4BH	Flat	2	Assured	GN Social Rent	C	MV-T	£56,322	£77,779	£135,000
HS00965	LT412716	FH	16 Lancaster Close	Leicestershire	LE17 4BH	Flat	3	Assured	GN Social Rent	C	MV-T	£61,888	£95,063	£165,000
HS00966	LT412716	FH	17 Lancaster Close	Leicestershire	LE17 4BH	Flat	1	Starter	GN Social Rent	D	MV-T	£44,084	£60,495	£105,000
HS00967	LT412716	FH	18 Lancaster Close	Leicestershire	LE17 4BH	Flat	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£56,679	£77,779	£135,000
HS00968	LT412716	FH	19 Lancaster Close	Leicestershire	LE17 4BH	Flat	3	Assured	GN Social Rent	C	MV-T	£62,617	£95,063	£165,000
HS00970	LT412716	FH	21 Lancaster Close	Leicestershire	LE17 4BH	Flat	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£60,766	£95,063	£165,000
HS00971	LT412716	FH	22 Lancaster Close	Leicestershire	LE17 4BH	Flat	3	Assured	GN Social Rent	C	MV-T	£60,766	£95,063	£165,000
HS00972	LT412716	FH	23 Lancaster Close	Leicestershire	LE17 4BH	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00973	LT412716	FH	24 Lancaster Close	Leicestershire	LE17 4BH	Flat	3	Assured	GN Social Rent	C	MV-T	£60,772	£95,063	£165,000
HS00974	LT412716	FH	25 Lancaster Close	Leicestershire	LE17 4BH	Flat	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£61,900	£95,063	£165,000
HS00975	LT412716	FH	26 Lancaster Close	Leicestershire	LE17 4BH	Flat	1	Starter	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00976	LT412716	FH	27 Lancaster Close	Leicestershire	LE17 4BH	Flat	3	Starter	GN Social Rent	D	MV-T	£61,900	£95,063	£165,000
HS01054	LT412716	FH	1 Regent Court	Leicestershire	LE17 4BB	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS01064	LT412716	FH	3 Regent Court	Leicestershire	LE17 4BB	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS01065	LT412716	FH	4 Regent Court	Leicestershire	LE17 4BB	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS01066	LT412716	FH	5 Regent Court	Leicestershire	LE17 4BB	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS01067	LT412716	FH	7 Regent Court	Leicestershire	LE17 4BB	Flat	2	Starter	GN Social Rent	C	MV-T	£56,516	£77,779	£135,000
HS01068	LT412716	FH	8 Regent Court	Leicestershire	LE17 4BB	Flat	2	Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01069	LT412716	FH	9 Regent Court	Leicestershire	LE17 4BB	Flat	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01055	LT412716	FH	10 Regent Court	Leicestershire	LE17 4BB	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS01056	LT412716	FH	11 Regent Court	Leicestershire	LE17 4BB	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS01057	LT412716	FH	13 Regent Court	Leicestershire	LE17 4BB	Flat	2	Assured	GN Social Rent	C	MV-T	£56,316	£77,779	£135,000
HS01058	LT412716	FH	16 Regent Court	Leicestershire	LE17 4BB	Flat	1	Starter	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS01059	LT412716	FH	17 Regent Court	Leicestershire	LE17 4BB	Flat	0	Assured	GN Social Rent	C	MV-T	£33,587	£46,091	£80,000
HS01060	LT412716	FH	18 Regent Court	Leicestershire	LE17 4BB	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS01061	LT412716	FH	19 Regent Court	Leicestershire	LE17 4BB	Flat	0	Starter	GN Social Rent	C	MV-T	£33,587	£46,091	£80,000
HS01062	LT412716	FH	20 Regent Court	Leicestershire	LE17 4BB	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS01063	LT412716	FH	21 Regent Court	Leicestershire	LE17 4BB	Flat	0	Assured	GN Social Rent	C	MV-T	£33,587	£46,091	£80,000
HS00844	LT412716	FH	2 The Cutchel	Leicestershire	LE17 4DH	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00845	LT412716	FH	3 The Cutchel	Leicestershire	LE17 4DH	Flat	1	Starter	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00846	LT412716	FH	4 The Cutchel	Leicestershire	LE17 4DH	Flat	1	Starter	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00847	LT412716	FH	5 The Cutchel	Leicestershire	LE17 4DH	Flat	1	Starter	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00848	LT412716	FH	6 The Cutchel	Leicestershire	LE17 4DH	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00849	LT412716	FH	8 The Cutchel	Leicestershire	LE17 4DH	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000
HS00850	LT412716	FH	9 The Cutchel	Leicestershire	LE17 4DH	Flat	1	Assured	GN Social Rent	C	MV-T	£44,084	£60,495	£105,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS01145	LT412716	FH	1 Woodbine Crescent	Leicestershire	LE17 4BQ	Bungalow	1	Assured	GN Social Rent	D	MV-T	£58,778	£80,660	£140,000
HS01149	LT412716	FH	2 Woodbine Crescent	Leicestershire	LE17 4BQ	Bungalow	1	Assured	GN Social Rent	D	MV-T	£58,778	£80,660	£140,000
HS01150	LT412716	FH	3 Woodbine Crescent	Leicestershire	LE17 4BQ	Bungalow	1	Assured	GN Social Rent	D	MV-T	£58,778	£80,660	£140,000
HS01151	LT412716	FH	4 Woodbine Crescent	Leicestershire	LE17 4BQ	Bungalow	1	Secure - Transferred Assured	GN Social Rent	D	MV-T	£58,778	£80,660	£140,000
HS01152	LT412716	FH	5 Woodbine Crescent	Leicestershire	LE17 4BQ	Bungalow	1	Assured	GN Social Rent	D	MV-T	£58,778	£80,660	£140,000
HS01153	LT412716	FH	6 Woodbine Crescent	Leicestershire	LE17 4BQ	Bungalow	1	Assured	GN Social Rent	D	MV-T	£58,778	£80,660	£140,000
HS01154	LT412716	FH	7 Woodbine Crescent	Leicestershire	LE17 4BQ	Bungalow	1	Assured	GN Social Rent	D	MV-T	£58,778	£80,660	£140,000
HS01155	LT412716	FH	8 Woodbine Crescent	Leicestershire	LE17 4BQ	Bungalow	1	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01156	LT412716	FH	9 Woodbine Crescent	Leicestershire	LE17 4BQ	Bungalow	1	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01146	LT412716	FH	10 Woodbine Crescent	Leicestershire	LE17 4BQ	Bungalow	1	Secure - Transferred Assured	GN Social Rent	D	MV-T	£58,778	£80,660	£140,000
HS01147	LT412716	FH	11 Woodbine Crescent	Leicestershire	LE17 4BQ	Bungalow	1	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01148	LT412716	FH	12 Woodbine Crescent	Leicestershire	LE17 4BQ	Bungalow	1	Assured	GN Social Rent	D	MV-T	£58,778	£80,660	£140,000
HS00803	LT412314	FH	2 Council Street	Leicestershire	LE17 4PF	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£61,464	£115,228	£200,000
HS00804	LT412314	FH	5 Council Street	Leicestershire	LE17 4PF	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£59,058	£115,228	£200,000
HS00805	LT412314	FH	6 Council Street	Leicestershire	LE17 4PF	House	3	Starter	GN Social Rent	D	MV-T	£67,609	£138,273	£240,000
HS00806	LT412314	FH	7 Council Street	Leicestershire	LE17 4PF	House	2	Assured	GN Social Rent	C	MV-T	£60,747	£115,228	£200,000
HS00807	LT412314	FH	9 Council Street	Leicestershire	LE17 4PF	House	2	Assured	GN Social Rent	D	MV-T	£61,464	£115,228	£200,000
HS00818	LT412314	FH	1 Crescent Road	Leicestershire	LE17 4PE	House	2	Assured	GN Social Rent	D	MV-T	£61,464	£115,228	£200,000
HS00833	LT412314	FH	5 Crescent Road	Leicestershire	LE17 4PE	House	2	Assured	GN Social Rent	C	MV-T	£60,747	£115,228	£200,000
HS00843	LT412314	FH	9 Crescent Road	Leicestershire	LE17 4PE	House	2	Assured	GN Social Rent	C	MV-T	£60,747	£115,228	£200,000
HS00819	LT412314	FH	11 Crescent Road	Leicestershire	LE17 4PE	House	2	Assured	GN Social Rent	D	MV-T	£61,464	£115,228	£200,000
HS00820	LT412314	FH	13 Crescent Road	Leicestershire	LE17 4PE	House	2	Assured	GN Social Rent	D	MV-T	£61,464	£115,228	£200,000
HS00821	LT412314	FH	15 Crescent Road	Leicestershire	LE17 4PE	House	2	Assured	GN Social Rent	C	MV-T	£60,959	£115,228	£200,000
HS00822	LT412314	FH	17 Crescent Road	Leicestershire	LE17 4PE	House	2	Assured	GN Social Rent	D	MV-T	£60,747	£115,228	£200,000
HS00823	LT412314	FH	23 Crescent Road	Leicestershire	LE17 4PE	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£61,464	£115,228	£200,000
HS00825	LT412314	FH	29 Crescent Road	Leicestershire	LE17 4PE	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£60,928	£115,228	£200,000
HS00826	LT412314	FH	31 Crescent Road	Leicestershire	LE17 4PE	House	2	Assured	GN Social Rent	C	MV-T	£60,928	£115,228	£200,000
HS00827	LT412314	FH	39 Crescent Road	Leicestershire	LE17 4NR	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00829	LT412314	FH	45 Crescent Road	Leicestershire	LE17 4NR	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00831	LT412314	FH	47 Crescent Road	Leicestershire	LE17 4NR	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00904	LT412314	FH	1 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£37,489	£61,260	£80,000
HS00915	LT412314	FH	2 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,638	£61,260	£80,000
HS00926	LT412314	FH	3 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,501	£61,260	£80,000
HS00936	LT412314	FH	4 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,634	£61,260	£80,000
HS00937	LT412314	FH	5 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Starter	ported self-contain	C	MV-T	£35,911	£61,260	£80,000
HS00938	LT412314	FH	6 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,634	£61,260	£80,000
HS00939	LT412314	FH	7 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,497	£61,260	£80,000
HS00940	LT412314	FH	8 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,501	£61,260	£80,000
HS00941	LT412314	FH	9 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Starter	ported self-contain	C	MV-T	£36,107	£61,260	£80,000
HS00905	LT412314	FH	10 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,638	£61,260	£80,000
HS00906	LT412314	FH	11 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	D	MV-T	£38,501	£61,260	£80,000
HS00907	LT412314	FH	12 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,501	£61,260	£80,000
HS00908	LT412314	FH	13 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,916	£61,260	£80,000
HS00909	LT412314	FH	14 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Secure - Transferred Assured	ported self-contain	C	MV-T	£38,634	£61,260	£80,000
HS00910	LT412314	FH	15 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,779	£61,260	£80,000
HS00911	LT412314	FH	16 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,779	£61,260	£80,000
HS00912	LT412314	FH	17 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,916	£61,260	£80,000
HS00913	LT412314	FH	18 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Starter	ported self-contain	C	MV-T	£38,912	£61,260	£80,000
HS00914	LT412314	FH	19 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Secure - Transferred Assured	ported self-contain	B	MV-T	£38,634	£61,260	£80,000
HS00916	LT412314	FH	20 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Starter	ported self-contain	C	MV-T	£38,912	£61,260	£80,000
HS00917	LT412314	FH	21 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,779	£61,260	£80,000
HS00918	LT412314	FH	22 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,779	£61,260	£80,000
HS00919	LT412314	FH	23 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,779	£61,260	£80,000
HS00920	LT412314	FH	24 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£38,784	£61,260	£80,000
HS00921	LT412314	FH	25 Hazeland Court	Leicestershire	LE17 4SL	Flat	3	Secure - Transferred Assured	ported self-contain	B	MV-T	£46,428	£61,260	£80,000
HS00922	LT412314	FH	26 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£39,062	£61,260	£80,000
HS00923	LT412314	FH	27 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£39,195	£61,260	£80,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS00924	LT412314	FH	28 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£39,062	£61,260	£80,000
HS00925	LT412314	FH	29 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£39,062	£61,260	£80,000
HS00927	LT412314	FH	30 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£39,195	£61,260	£80,000
HS00928	LT412314	FH	31 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£39,062	£61,260	£80,000
HS00929	LT412314	FH	32 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£39,058	£61,260	£80,000
HS00930	LT412314	FH	33 Hazeland Court	Leicestershire	LE17 4SL	Flat	1	Assured	ported self-contain	C	MV-T	£39,062	£61,260	£80,000
HS00931	LT412314	FH	34 Hazeland Court	Leicestershire	LE17 4SL	Bungalow	2	Assured	GN Social Rent	D	MV-T	£66,170	£106,586	£185,000
HS00932	LT412314	FH	35 Hazeland Court	Leicestershire	LE17 4SL	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,447	£106,586	£185,000
HS00933	LT412314	FH	36 Hazeland Court	Leicestershire	LE17 4SL	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,665	£106,586	£185,000
HS00934	LT412314	FH	37 Hazeland Court	Leicestershire	LE17 4SL	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,447	£106,586	£185,000
HS00935	LT412314	FH	38 Hazeland Court	Leicestershire	LE17 4SL	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,170	£106,586	£185,000
HS02614	LT412314	FH	39 Hazeland Court	Leicestershire	LE17 4SL	Flat	0	N/A	ported self-contain		MV-T	£29,644	£49,774	£65,000
HS00992	LT412314	FH	23 Lower Leicester Road	Leicestershire	LE17 4NF	House	2	Assured	GN Social Rent		MV-T	£61,464	£115,228	£200,000
HS00993	LT412314	FH	27 Lower Leicester Road	Leicestershire	LE17 4NF	House	2	Assured	GN Social Rent	C	MV-T	£59,850	£115,228	£200,000
HS01086	LT412314	FH	3 Spencer Road	Leicestershire	LE17 4PG	House	2	Starter	GN Social Rent	D	MV-T	£61,134	£115,228	£200,000
HS01097	LT412314	FH	5 Spencer Road	Leicestershire	LE17 4PG	House	2	Assured	GN Social Rent	C	MV-T	£61,134	£115,228	£200,000
HS01098	LT412314	FH	9 Spencer Road	Leicestershire	LE17 4PG	House	3	Assured	GN Social Rent	D	MV-T	£68,089	£138,273	£240,000
HS01077	LT412314	FH	11 Spencer Road	Leicestershire	LE17 4PG	House	3	Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS01078	LT412314	FH	13 Spencer Road	Leicestershire	LE17 4PG	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£60,747	£115,228	£200,000
HS01079	LT412314	FH	15 Spencer Road	Leicestershire	LE17 4PG	House	3	Assured	GN Social Rent	C	MV-T	£68,089	£138,273	£240,000
HS01080	LT412314	FH	17 Spencer Road	Leicestershire	LE17 4PG	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,089	£138,273	£240,000
HS01081	LT412314	FH	19 Spencer Road	Leicestershire	LE17 4PG	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS01082	LT412314	FH	21 Spencer Road	Leicestershire	LE17 4PG	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS01083	LT412314	FH	24 Spencer Road	Leicestershire	LE17 4PG	House	3	Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS01084	LT412314	FH	27 Spencer Road	Leicestershire	LE17 4PG	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,366	£138,273	£240,000
HS01085	LT412314	FH	29 Spencer Road	Leicestershire	LE17 4PG	House	3	Assured	GN Social Rent	D	MV-T	£67,379	£138,273	£240,000
HS01087	LT412314	FH	30 Spencer Road	Leicestershire	LE17 4PG	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£60,928	£115,228	£200,000
HS01088	LT412314	FH	32 Spencer Road	Leicestershire	LE17 4PG	House	2	Assured	GN Social Rent	C	MV-T	£61,134	£115,228	£200,000
HS01089	LT412314	FH	34 Spencer Road	Leicestershire	LE17 4PG	House	2	Starter	GN Social Rent	C	MV-T	£57,139	£115,228	£200,000
HS01090	LT412314	FH	36 Spencer Road	Leicestershire	LE17 4PG	House	2	Assured	GN Social Rent	D	MV-T	£60,922	£115,228	£200,000
HS01091	LT412314	FH	37 Spencer Road	Leicestershire	LE17 4PG	House	2	Assured	GN Social Rent	C	MV-T	£60,747	£115,228	£200,000
HS01092	LT412314	FH	39 Spencer Road	Leicestershire	LE17 4PG	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,089	£138,273	£240,000
HS01093	LT412314	FH	40 Spencer Road	Leicestershire	LE17 4PG	House	2	Assured	GN Social Rent	C	MV-T	£60,928	£115,228	£200,000
HS01094	LT412314	FH	41 Spencer Road	Leicestershire	LE17 4PG	House	2	Assured	GN Social Rent	C	MV-T	£60,018	£115,228	£200,000
HS01095	LT412314	FH	42 Spencer Road	Leicestershire	LE17 4PG	House	2	Assured	GN Social Rent	D	MV-T	£60,928	£115,228	£200,000
HS01096	LT412314	FH	43 Spencer Road	Leicestershire	LE17 4PG	House	2	Assured	GN Social Rent	C	MV-T	£60,928	£115,228	£200,000
HS01169	LT412840	FH	62 Bath Street	Leicestershire	LE16 9EL	House	2	Secure - Transferred Assured	GN Social Rent		MV-T	£60,392	£120,989	£210,000
HS01170	LT218920	FH	80 Bath Street	Leicestershire	LE16 9EL	House	2	Secure - Transferred Assured	GN Social Rent		MV-T	£60,392	£120,989	£210,000
HS01164	LT412840	FH	106 Bath Street	Leicestershire	LE16 9JL	House	3	Starter	GN Social Rent	C	MV-T	£57,762	£158,104	£235,000
HS01165	LT412840	FH	124 Bath Street	Leicestershire	LE16 9JL	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£58,504	£135,393	£235,000
HS01166	LT412840	FH	134 Bath Street	Leicestershire	LE16 9JL	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£59,264	£135,393	£235,000
HS01167	LT412840	FH	138 Bath Street	Leicestershire	LE16 9JL	House	3	Assured	GN Social Rent		MV-T	£54,069	£158,104	£235,000
HS01168	LT412840	FH	140 Bath Street	Leicestershire	LE16 9JL	House	3	Assured	GN Social Rent	C	MV-T	£54,069	£158,104	£235,000
HS01295	LT412840	FH	18 Fairfax Road	Leicestershire	LE16 9JT	House	3	Assured	GN Social Rent	C	MV-T	£68,582	£135,393	£235,000
HS01297	LT412840	FH	22 Fairfax Road	Leicestershire	LE16 9JT	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000
HS01298	LT412840	FH	27 Fairfax Road	Leicestershire	LE16 9JT	House	3	Assured	GN Social Rent	D	MV-T	£68,582	£135,393	£235,000
HS01299	LT412840	FH	29 Fairfax Road	Leicestershire	LE16 9JT	House	3	Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01300	LT412840	FH	31 Fairfax Road	Leicestershire	LE16 9JT	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000
HS01301	LT412840	FH	32 Fairfax Road	Leicestershire	LE16 9JT	House	2	Assured	GN Social Rent	C	MV-T	£60,392	£120,989	£210,000
HS01302	LT412840	FH	34 Fairfax Road	Leicestershire	LE16 9JT	House	2	Assured	GN Social Rent	C	MV-T	£60,747	£120,989	£210,000
HS01304	LT412840	FH	40 Fairfax Road	Leicestershire	LE16 9JT	House	3	Starter	GN Social Rent	C	MV-T	£69,429	£135,393	£235,000
HS01477	LT412840	FH	2 Ireton Road	Leicestershire	LE16 9NT	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01481	LT412840	FH	3 Ireton Road	Leicestershire	LE16 9NT	House	3	Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01484	LT412840	FH	5 Ireton Road	Leicestershire	LE16 9NT	House	3	Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01485	LT412840	FH	6 Ireton Road	Leicestershire	LE16 9NT	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01577	LT412840	FH	1 Naseby Close	Leicestershire	LE16 9NX	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01583	LT412840	FH	8 Naseby Close	Leicestershire	LE16 9NX	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,366	£135,393	£235,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS01578	LT412840	FH	11 Naseby Close	Leicestershire	LE16 9NX	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,366	£135,393	£235,000
HS01579	LT412840	FH	22 Naseby Close	Leicestershire	LE16 9NX	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£60,392	£120,989	£210,000
HS01580	LT412840	FH	26 Naseby Close	Leicestershire	LE16 9NX	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£60,747	£120,989	£210,000
HS01581	LT412840	FH	29 Naseby Close	Leicestershire	LE16 9NX	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,643	£135,393	£235,000
HS01582	LT412840	FH	33 Naseby Close	Leicestershire	LE16 9NX	House	3	Assured	GN Social Rent		MV-T	£66,643	£135,393	£235,000
HS01864	LT412840	FH	6 Western Avenue	Leicestershire	LE16 9PL	House	2	Secure - Transferred Assured	GN Social Rent	E	MV-T	£60,747	£120,989	£210,000
HS01865	LT412840	FH	8 Western Avenue	Leicestershire	LE16 9PL	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,643	£135,393	£235,000
HS01860	LT412840	FH	14 Western Avenue	Leicestershire	LE16 9PL	House	2	Assured	GN Social Rent	C	MV-T	£60,380	£120,989	£210,000
HS01253	LT412881	FH	41 Coventry Road	Leicestershire	LE16 9BX	House	2	Secure - Transferred Assured	GN Social Rent	E	MV-T	£59,395	£120,989	£210,000
HS01254	LT412881	FH	45 Coventry Road	Leicestershire	LE16 9BX	Flat	0	Secure - Transferred Assured	GN Social Rent	D	MV-T	£33,587	£46,091	£80,000
HS01255	LT412881	FH	45a Coventry Road	Leicestershire	LE16 9BX	Flat	0	Assured	GN Social Rent	C	MV-T	£33,587	£46,091	£80,000
HS01655	LT412881	FH	2 Northbank	Leicestershire	LE16 9BT	Flat	1	Starter	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01666	LT412881	FH	3 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01677	LT412881	FH	4 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01679	LT412881	FH	5 Northbank	Leicestershire	LE16 9BT	Flat	1	Starter	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01680	LT412881	FH	6 Northbank	Leicestershire	LE16 9BT	Flat	1	Starter	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01681	LT412881	FH	7 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01682	LT412881	FH	8 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01683	LT412881	FH	9 Northbank	Leicestershire	LE16 9BT	Flat	1	Starter	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01645	LT412881	FH	10 Northbank	Leicestershire	LE16 9BT	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01646	LT412881	FH	11 Northbank	Leicestershire	LE16 9BT	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01647	LT412881	FH	12 Northbank	Leicestershire	LE16 9BT	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01648	LT412881	FH	13 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01649	LT412881	FH	14 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01650	LT412881	FH	15 Northbank	Leicestershire	LE16 9BT	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01651	LT412881	FH	16 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01652	LT412881	FH	17 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01653	LT412881	FH	18 Northbank	Leicestershire	LE16 9BT	Flat	1	Starter	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01654	LT412881	FH	19 Northbank	Leicestershire	LE16 9BT	Flat	1	Starter	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01656	LT412881	FH	20 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01657	LT412881	FH	21 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01658	LT412881	FH	22 Northbank	Leicestershire	LE16 9BT	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01659	LT412881	FH	23 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01660	LT412881	FH	24 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01661	LT412881	FH	25 Northbank	Leicestershire	LE16 9BT	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01662	LT412881	FH	26 Northbank	Leicestershire	LE16 9BT	Flat	1	Starter	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01663	LT412881	FH	27 Northbank	Leicestershire	LE16 9BT	Flat	1	Starter	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01664	LT412881	FH	28 Northbank	Leicestershire	LE16 9BT	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01665	LT412881	FH	29 Northbank	Leicestershire	LE16 9BT	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01667	LT412881	FH	30 Northbank	Leicestershire	LE16 9BT	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01668	LT412881	FH	31 Northbank	Leicestershire	LE16 9BT	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01669	LT412881	FH	32 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01670	LT412881	FH	33 Northbank	Leicestershire	LE16 9BT	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01671	LT412881	FH	34 Northbank	Leicestershire	LE16 9BT	Flat	1	Starter	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01672	LT412881	FH	35 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01673	LT412881	FH	36 Northbank	Leicestershire	LE16 9BT	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01674	LT412881	FH	37 Northbank	Leicestershire	LE16 9BT	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01675	LT412881	FH	38 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01676	LT412881	FH	39 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01678	LT412881	FH	40 Northbank	Leicestershire	LE16 9BT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01708	LT412881	FH	6 School Lane	Leicestershire	LE16 9DJ	House	2	Assured	GN Social Rent	C	MV-T	£60,928	£120,989	£210,000
HS02714	LT412499	FH	1 Clover Court	Leicestershire	LE16 9FU	Bungalow	2	5yr Fixed Term	GN Affordable Rent	B	MV-T	£86,238	£150,909	£200,000
HS02715	LT412499	FH	2 Clover Court	Leicestershire	LE16 9FU	Bungalow	2	Assured Lifetime	GN Affordable Rent	B	MV-T	£84,823	£150,909	£200,000
HS02716	LT412499	FH	3 Clover Court	Leicestershire	LE16 9FU	Bungalow	2	Assured Lifetime	GN Affordable Rent	B	MV-T	£86,238	£150,909	£200,000
HS02717	LT412499	FH	4 Clover Court	Leicestershire	LE16 9FU	Bungalow	2	5yr Fixed Term	GN Affordable Rent	B	MV-T	£86,231	£150,909	£200,000
HS02718	LT412499	FH	5 Clover Court	Leicestershire	LE16 9FU	Bungalow	2	10yr Fixed Term	GN Affordable Rent	B	MV-T	£87,113	£150,909	£200,000
HS02719	LT412499	FH	6 Clover Court	Leicestershire	LE16 9FU	Bungalow	2	10yr Fixed Term	GN Affordable Rent	B	MV-T	£87,806	£150,909	£200,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS02709	LT412499	FH	7 Clover Court	Leicestershire	LE16 9FU	Bungalow	2	5yr Fixed Term	GN Affordable Rent	B	MV-T	£86,238	£150,909	£200,000
HS02710	LT412499	FH	8 Clover Court	Leicestershire	LE16 9FU	Bungalow	2	Assured Lifetime	GN Affordable Rent	B	MV-T	£86,238	£150,909	£200,000
HS02711	LT412499	FH	9 Clover Court	Leicestershire	LE16 9FU	Bungalow	2	5yr Fixed Term	GN Affordable Rent	B	MV-T	£86,238	£150,909	£200,000
HS02712	LT412499	FH	10 Clover Court	Leicestershire	LE16 9FU	Bungalow	2	5yr Fixed Term	GN Affordable Rent	B	MV-T	£86,238	£150,909	£200,000
HS02713	LT412499	FH	11 Clover Court	Leicestershire	LE16 9FU	Bungalow	2	Assured Lifetime	GN Affordable Rent	B	MV-T	£86,238	£150,909	£200,000
HS01275	LT412499	FH	46 East Street	Leicestershire	LE16 9AE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,933	£115,228	£200,000
HS01276	LT412499	FH	48 East Street	Leicestershire	LE16 9AE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,229	£115,228	£200,000
HS01277	LT412499	FH	50 East Street	Leicestershire	LE16 9AE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,235	£115,228	£200,000
HS01278	LT412499	FH	52 East Street	Leicestershire	LE16 9AE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,229	£115,228	£200,000
HS01279	LT412499	FH	54 East Street	Leicestershire	LE16 9AE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,229	£115,228	£200,000
HS01280	LT412499	FH	56 East Street	Leicestershire	LE16 9AE	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,933	£115,228	£200,000
HS01281	LT412499	FH	58 East Street	Leicestershire	LE16 9AE	Bungalow	2	Starter	GN Social Rent	D	MV-T	£70,052	£115,228	£200,000
HS01282	LT412499	FH	60 East Street	Leicestershire	LE16 9AE	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,933	£115,228	£200,000
HS01283	LT412499	FH	62 East Street	Leicestershire	LE16 9AE	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,933	£115,228	£200,000
HS01284	LT412499	FH	64 East Street	Leicestershire	LE16 9AE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,933	£115,228	£200,000
HS01285	LT412499	FH	66 East Street	Leicestershire	LE16 9AE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,229	£115,228	£200,000
HS01286	LT412499	FH	68 East Street	Leicestershire	LE16 9AE	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,229	£115,228	£200,000
HS01287	LT412499	FH	70 East Street	Leicestershire	LE16 9AE	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,933	£115,228	£200,000
HS01288	LT412499	FH	72 East Street	Leicestershire	LE16 9AE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,933	£115,228	£200,000
HS01289	LT412499	FH	74 East Street	Leicestershire	LE16 9AE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,235	£115,228	£200,000
HS01290	LT412499	FH	76 East Street	Leicestershire	LE16 9AE	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,229	£115,228	£200,000
HS01291	LT412499	FH	78 East Street	Leicestershire	LE16 9AE	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,229	£115,228	£200,000
HS01292	LT412499	FH	80 East Street	Leicestershire	LE16 9AE	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,940	£115,228	£200,000
HS01378	LT412499	FH	57 Hearth Street	Leicestershire	LE16 9AQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,940	£115,228	£200,000
HS01379	LT412499	FH	59 Hearth Street	Leicestershire	LE16 9AQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,229	£115,228	£200,000
HS01380	LT412499	FH	61 Hearth Street	Leicestershire	LE16 9AQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£68,176	£115,228	£200,000
HS01381	LT412499	FH	63 Hearth Street	Leicestershire	LE16 9AQ	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,229	£115,228	£200,000
HS01382	LT412499	FH	65 Hearth Street	Leicestershire	LE16 9AQ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,933	£115,228	£200,000
HS01383	LT412499	FH	67 Hearth Street	Leicestershire	LE16 9AQ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,933	£115,228	£200,000
HS01384	LT412499	FH	69 Hearth Street	Leicestershire	LE16 9AQ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,229	£115,228	£200,000
HS01385	LT412499	FH	71 Hearth Street	Leicestershire	LE16 9AQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,946	£115,228	£200,000
HS01386	LT412499	FH	73 Hearth Street	Leicestershire	LE16 9AQ	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,933	£115,228	£200,000
HS01387	LT412499	FH	75 Hearth Street	Leicestershire	LE16 9AQ	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,229	£115,228	£200,000
HS01388	LT412499	FH	77 Hearth Street	Leicestershire	LE16 9AQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,229	£115,228	£200,000
HS01389	LT412499	FH	79 Hearth Street	Leicestershire	LE16 9AQ	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,933	£115,228	£200,000
HS01390	LT412499	FH	86 Hearth Street	Leicestershire	LE16 9AH	Bungalow	2	Assured	GN Social Rent	C	MV-T	£63,639	£115,228	£200,000
HS01391	LT412499	FH	88 Hearth Street	Leicestershire	LE16 9AH	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£59,675	£115,228	£200,000
HS01392	LT412499	FH	90 Hearth Street	Leicestershire	LE16 9AH	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,940	£115,228	£200,000
HS01393	LT412499	FH	92 Hearth Street	Leicestershire	LE16 9AH	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,229	£115,228	£200,000
HS01394	LT412499	FH	94 Hearth Street	Leicestershire	LE16 9AH	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,229	£115,228	£200,000
HS01395	LT412499	FH	96 Hearth Street	Leicestershire	LE16 9AH	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,933	£115,228	£200,000
HS01396	LT412499	FH	98 Hearth Street	Leicestershire	LE16 9AH	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,229	£115,228	£200,000
HS01377	LT412499	FH	100 Hearth Street	Leicestershire	LE16 9AH	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,522	£115,228	£200,000
HS01197	LT412913	FH	Flat 1, Gardiner House	Leicestershire	LE16 7JD	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01198	LT412913	FH	Flat 2, Gardiner House	Leicestershire	LE16 7JD	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01199	LT412913	FH	Flat 3, Gardiner House	Leicestershire	LE16 7JD	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01200	LT412913	FH	Flat 4, Gardiner House	Leicestershire	LE16 7JD	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01201	LT412913	FH	Flat 6, Gardiner House	Leicestershire	LE16 7JD	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01518	LT412913	FH	4 Leicester Road	Leicestershire	LE16 7AU	House	4	Starter	GN Social Rent	C	MV-T	£73,162	£161,319	£280,000
HS01520	LT412913	FH	6 Leicester Road	Leicestershire	LE16 7AU	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£60,392	£132,512	£230,000
HS01521	LT412913	FH	6a Leicester Road	Leicestershire	LE16 7AU	House	2	Assured	GN Social Rent	D	MV-T	£59,127	£132,512	£230,000
HS01527	LT228625	FH	82 Logan Street	Leicestershire	LE16 9AR	House	2	Assured	Shared Ownership	C	EUV-SH	£99,100	-	£140,007
HS01528	LT227158	FH	94 Logan Street	Leicestershire	LE16 9AR	House	2	Assured	Shared Ownership	C	EUV-SH	£99,100	-	£140,007
HS01221	LT412806	FH	1 Broadway Terrace	Leicestershire	LE16 7LY	House	2	Assured	GN Social Rent	C	MV-T	£62,337	£132,512	£230,000
HS01224	LT412806	FH	4 Broadway Terrace	Leicestershire	LE16 7LY	House	2	Assured	GN Social Rent	C	MV-T	£62,343	£132,512	£230,000
HS01225	LT412806	FH	6 Broadway Terrace	Leicestershire	LE16 7LY	House	2	Assured	GN Social Rent	D	MV-T	£62,343	£132,512	£230,000
HS01226	LT412806	FH	9 Broadway Terrace	Leicestershire	LE16 7LY	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£62,343	£132,512	£230,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS01222	LT412806	FH	11 Broadway Terrace	Leicestershire	LE16 7LY	House	2	Assured	GN Social Rent	C	MV-T	£62,555	£132,512	£230,000
HS01223	LT412806	FH	12 Broadway Terrace	Leicestershire	LE16 7LY	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£62,343	£132,512	£230,000
HS01425	LT412806	FH	49 Heygate Street	Leicestershire	LE16 7JR	House	4	Secure - Transferred Assured	GN Social Rent	C	MV-T	£74,820	£161,319	£280,000
HS01532	LT412806	FH	1 Meadow Close	Leicestershire	LE16 7JX	Bungalow	1	Assured	GN Social Rent	C	MV-T	£57,363	£80,660	£140,000
HS01533	LT412806	FH	2 Meadow Close	Leicestershire	LE16 7JX	Bungalow	1	Assured	GN Social Rent	C	MV-T	£57,363	£80,660	£140,000
HS01558	LT412806	FH	7 Meadow Street	Leicestershire	LE16 7JY	House	4	Assured	GN Social Rent	C	MV-T	£74,820	£161,319	£280,000
HS01534	LT412806	FH	13 Meadow Street	Leicestershire	LE16 7JY	House	3	Secure - Transferred Assured	GN Social Rent		MV-T	£68,575	£138,273	£240,000
HS01535	LT412806	FH	16 Meadow Street	Leicestershire	LE16 7JZ	House	3	Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01536	LT412806	FH	17 Meadow Street	Leicestershire	LE16 7JY	House	3	Assured	GN Social Rent	C	MV-T	£68,582	£138,273	£240,000
HS01537	LT412806	FH	18 Meadow Street	Leicestershire	LE16 7JZ	House	3	Assured	GN Social Rent		MV-T	£68,575	£138,273	£240,000
HS01538	LT412806	FH	19 Meadow Street	Leicestershire	LE16 7JY	House	3	Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01539	LT412806	FH	20 Meadow Street	Leicestershire	LE16 7JZ	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01540	LT412806	FH	22 Meadow Street	Leicestershire	LE16 7JZ	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01541	LT412806	FH	26 Meadow Street	Leicestershire	LE16 7JZ	House	3	Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01542	LT412806	FH	31 Meadow Street	Leicestershire	LE16 7JY	House	3	Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01543	LT412806	FH	32 Meadow Street	Leicestershire	LE16 7JZ	House	3	Starter	GN Social Rent	C	MV-T	£71,212	£138,273	£240,000
HS01544	LT412806	FH	37 Meadow Street	Leicestershire	LE16 7JY	House	3	Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01545	LT412806	FH	41 Meadow Street	Leicestershire	LE16 7JY	House	3	Secure - Transferred Assured	GN Social Rent		MV-T	£68,575	£138,273	£240,000
HS01546	LT412806	FH	44 Meadow Street	Leicestershire	LE16 7JZ	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01547	LT412806	FH	46 Meadow Street	Leicestershire	LE16 7JZ	House	3	Starter	GN Social Rent	C	MV-T	£68,818	£138,273	£240,000
HS01548	LT412806	FH	47 Meadow Street	Leicestershire	LE16 7JY	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01549	LT412806	FH	48 Meadow Street	Leicestershire	LE16 7JZ	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01550	LT412806	FH	50 Meadow Street	Leicestershire	LE16 7JZ	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01551	LT412806	FH	54 Meadow Street	Leicestershire	LE16 7JZ	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01552	LT412806	FH	57 Meadow Street	Leicestershire	LE16 7JY	House	3	Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01553	LT412806	FH	59 Meadow Street	Leicestershire	LE16 7JY	House	3	Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01554	LT412806	FH	62 Meadow Street	Leicestershire	LE16 7JZ	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01555	LT412806	FH	63 Meadow Street	Leicestershire	LE16 7JY	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01556	LT412806	FH	66 Meadow Street	Leicestershire	LE16 7JZ	Bungalow	1	Assured	GN Social Rent		MV-T	£57,363	£80,660	£140,000
HS01557	LT412806	FH	68 Meadow Street	Leicestershire	LE16 7JZ	Bungalow	1	Assured	GN Social Rent	C	MV-T	£57,363	£80,660	£140,000
HS01559	LT412806	FH	70 Meadow Street	Leicestershire	LE16 7JZ	Bungalow	1	Assured	GN Social Rent	C	MV-T	£57,569	£80,660	£140,000
HS01560	LT412806	FH	71 Meadow Street	Leicestershire	LE16 7JY	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01561	LT412806	FH	72 Meadow Street	Leicestershire	LE16 7JZ	Bungalow	1	Secure - Transferred Assured	GN Social Rent	D	MV-T	£57,363	£80,660	£140,000
HS01562	LT412806	FH	73 Meadow Street	Leicestershire	LE16 7JY	House	4	Secure - Transferred Assured	GN Social Rent	D	MV-T	£74,820	£161,319	£280,000
HS01563	LT412806	FH	74 Meadow Street	Leicestershire	LE16 7JZ	Bungalow	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£57,363	£80,660	£140,000
HS01564	LT412806	FH	75 Meadow Street	Leicestershire	LE16 7JY	House	4	Assured	GN Social Rent	D	MV-T	£74,820	£161,319	£280,000
HS01565	LT412806	FH	76 Meadow Street	Leicestershire	LE16 7JZ	Bungalow	1	Assured	GN Social Rent	C	MV-T	£55,861	£80,660	£140,000
HS01566	LT412806	FH	78 Meadow Street	Leicestershire	LE16 7JZ	Bungalow	1	Assured	GN Social Rent	C	MV-T	£57,363	£80,660	£140,000
HS01567	LT412806	FH	80 Meadow Street	Leicestershire	LE16 7JZ	Bungalow	1	Assured	GN Social Rent	C	MV-T	£57,363	£80,660	£140,000
HS01568	LT412806	FH	82 Meadow Street	Leicestershire	LE16 7JZ	Bungalow	1	Assured	GN Social Rent	C	MV-T	£57,369	£80,660	£140,000
HS01569	LT412806	FH	84 Meadow Street	Leicestershire	LE16 7JZ	Bungalow	1	Assured	GN Social Rent	D	MV-T	£57,363	£80,660	£140,000
HS01570	LT412806	FH	85 Meadow Street	Leicestershire	LE16 7JY	Flat	2	Assured	GN Social Rent	D	MV-T	£57,625	£80,660	£140,000
HS01571	LT412806	FH	89 Meadow Street	Leicestershire	LE16 7JY	Flat	2	Assured	GN Social Rent	C	MV-T	£57,800	£80,660	£140,000
HS01572	LT412806	FH	91 Meadow Street	Leicestershire	LE16 7JY	Flat	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£57,419	£80,660	£140,000
HS01573	LT412806	FH	93 Meadow Street	Leicestershire	LE16 7JY	Flat	2	Assured	GN Social Rent	C	MV-T	£57,625	£80,660	£140,000
HS01574	LT412806	FH	95 Meadow Street	Leicestershire	LE16 7JY	Flat	2	Assured	GN Social Rent	C	MV-T	£57,793	£80,660	£140,000
HS01575	LT412806	FH	97 Meadow Street	Leicestershire	LE16 7JY	Flat	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£57,800	£80,660	£140,000
HS01576	LT412806	FH	99 Meadow Street	Leicestershire	LE16 7JY	Flat	2	Assured	GN Social Rent	C	MV-T	£57,419	£80,660	£140,000
HS01208	LT412806	FH	34 The Broadway	Leicestershire	LE16 7NA	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01209	LT412806	FH	36 The Broadway	Leicestershire	LE16 7NA	House	3	Assured	GN Social Rent		MV-T	£68,575	£138,273	£240,000
HS01210	LT412806	FH	38 The Broadway	Leicestershire	LE16 7NA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01211	LT412806	FH	40 The Broadway	Leicestershire	LE16 7NA	House	3	Assured	GN Social Rent	C	MV-T	£68,582	£138,273	£240,000
HS01213	LT412806	FH	42 The Broadway	Leicestershire	LE16 7NA	House	3	Secure - Transferred Assured	GN Social Rent	E	MV-T	£68,575	£138,273	£240,000
HS01214	LT412806	FH	44 The Broadway	Leicestershire	LE16 7NA	House	3	Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01215	LT412806	FH	46 The Broadway	Leicestershire	LE16 7NA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01216	LT412806	FH	49 The Broadway	Leicestershire	LE16 7NA	House	3	Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01218	LT412806	FH	51 The Broadway	Leicestershire	LE16 7NA	House	3	Assured	GN Social Rent	C	MV-T	£68,582	£138,273	£240,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS01219	LT412806	FH	53 The Broadway	Leicestershire	LE16 7NA	House	3	Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01220	LT412806	FH	63 The Broadway	Leicestershire	LE16 7NA	House	3	Assured	GN Social Rent	C	MV-T	£68,818	£138,273	£240,000
HS01256	LT412806	FH	5 The Crescent	Leicestershire	LE16 7JJ	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01257	LT412806	FH	7 The Crescent	Leicestershire	LE16 7JJ	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01643	LT228624, LT233034	FH	43 Norbury Close	Leicestershire	LE16 9BH	House	2	Assured	GN Social Rent	C	MV-T	£66,170	£120,989	£210,000
HS01644	LT228621	FH	45 Norbury Close	Leicestershire	LE16 9BH	House	2	Assured	Shared Ownership	E	EUV-SH	£99,100	-	£140,007
HS01749	LT412836	FH	13 Springfield Street	Leicestershire	LE16 8BD	House	3	Assured	GN Social Rent	D	MV-T	£66,868	£144,035	£250,000
HS01750	LT412836	FH	23 Springfield Street	Leicestershire	LE16 8BD	House	3	Assured	GN Social Rent	D	MV-T	£68,575	£144,035	£250,000
HS01426	LT412866	FH	1 Hillside Road	Leicestershire	LE16 7PG	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01431	LT412866	FH	3 Hillside Road	Leicestershire	LE16 7PG	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01715	LT412866	FH	2 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£57,625	£80,660	£140,000
HS01725	LT412866	FH	3 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£57,800	£80,660	£140,000
HS01727	LT412866	FH	4 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Starter	GN Social Rent	C	MV-T	£55,232	£80,660	£140,000
HS01728	LT412866	FH	5 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01729	LT412866	FH	6 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01730	LT412866	FH	7 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£57,419	£80,660	£140,000
HS01731	LT412866	FH	8 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£57,426	£80,660	£140,000
HS01732	LT412866	FH	9 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Starter	GN Social Rent	C	MV-T	£57,993	£80,660	£140,000
HS01709	LT412866	FH	10 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01710	LT412866	FH	14 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Starter	GN Social Rent	C	MV-T	£57,625	£80,660	£140,000
HS01711	LT412866	FH	15 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£57,706	£80,660	£140,000
HS01712	LT412866	FH	16 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£57,986	£80,660	£140,000
HS01713	LT412866	FH	17 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Starter	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01714	LT412866	FH	18 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01716	LT412866	FH	20 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£57,419	£80,660	£140,000
HS01717	LT412866	FH	21 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£57,793	£80,660	£140,000
HS01718	LT412866	FH	22 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£57,800	£80,660	£140,000
HS01719	LT412866	FH	23 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01720	LT412866	FH	24 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01721	LT412866	FH	26 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£57,432	£80,660	£140,000
HS01722	LT412866	FH	27 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Starter	GN Social Rent	C	MV-T	£57,793	£80,660	£140,000
HS01723	LT412866	FH	28 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£57,993	£80,660	£140,000
HS01724	LT412866	FH	29 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01726	LT412866	FH	30 Shropshire Close	Leicestershire	LE16 7LE	Flat	2	Assured	GN Social Rent	C	MV-T	£58,778	£80,660	£140,000
HS01217	LT412866	FH	5 The Broadway	Leicestershire	LE16 7LZ	House	3	Assured	GN Social Rent	D	MV-T	£67,366	£138,273	£240,000
HS01202	LT412866	FH	14 The Broadway	Leicestershire	LE16 7LZ	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS01203	LT412866	FH	22 The Broadway	Leicestershire	LE16 7LZ	House	3	Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS01204	LT412866	FH	24 The Broadway	Leicestershire	LE16 7LZ	House	4	Assured	GN Social Rent	C	MV-T	£72,901	£161,319	£280,000
HS01207	LT412866	FH	33 The Broadway	Leicestershire	LE16 7NA	House	3	Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01212	LT412866	FH	41 The Broadway	Leicestershire	LE16 7NA	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01341	LT412866	FH	2 The Headlands	Leicestershire	LE16 7DH	House	2	Assured	GN Social Rent	C	MV-T	£62,337	£132,512	£230,000
HS01353	LT412866	FH	4 The Headlands	Leicestershire	LE16 7DH	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£62,343	£132,512	£230,000
HS01375	LT412866	FH	8 The Headlands	Leicestershire	LE16 7DH	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£62,343	£132,512	£230,000
HS01429	LT412825	FH	2 Hillside Road	Leicestershire	LE16 7PG	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01427	LT412825	FH	11 Hillside Road	Leicestershire	LE16 7PG	House	3	Assured	GN Social Rent	D	MV-T	£68,575	£138,273	£240,000
HS01428	LT412825	FH	12 Hillside Road	Leicestershire	LE16 7PG	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01430	LT412825	FH	22 Hillside Road	Leicestershire	LE16 7PG	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£62,343	£132,512	£230,000
HS01343	LT412825	FH	22 The Headlands	Leicestershire	LE16 7DH	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01345	LT412825	FH	24 The Headlands	Leicestershire	LE16 7DH	House	3	Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01347	LT412825	FH	26 The Headlands	Leicestershire	LE16 7DH	House	2	Assured	GN Social Rent	D	MV-T	£62,343	£132,512	£230,000
HS01348	LT412825	FH	28 The Headlands	Leicestershire	LE16 7DH	House	2	Starter	GN Social Rent	C	MV-T	£62,555	£132,512	£230,000
HS01352	LT412825	FH	32 The Headlands	Leicestershire	LE16 7DH	House	2	Starter	GN Social Rent	D	MV-T	£64,730	£132,512	£230,000
HS01354	LT412825	FH	46 The Headlands	Leicestershire	LE16 7DH	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£138,273	£240,000
HS01355	LT412825	FH	52 The Headlands	Leicestershire	LE16 7DL	House	2	Assured	GN Social Rent	D	MV-T	£62,343	£132,512	£230,000
HS01360	LT412825	FH	60 The Headlands	Leicestershire	LE16 7DL	House	2	Assured	GN Social Rent	D	MV-T	£62,343	£132,512	£230,000
HS01362	LT412825	FH	62 The Headlands	Leicestershire	LE16 7DL	House	2	Assured	GN Social Rent	D	MV-T	£62,343	£132,512	£230,000
HS01363	LT412825	FH	64 The Headlands	Leicestershire	LE16 7DL	House	2	Assured	GN Social Rent	D	MV-T	£62,343	£132,512	£230,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS01365	LT412825	FH	66 The Headlands	Leicestershire	LE16 7DL	House	2	Assured	GN Social Rent	D	MV-T	£62,343	£132,512	£230,000
HS01367	LT412825	FH	68 The Headlands	Leicestershire	LE16 7DL	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£62,343	£132,512	£230,000
HS01369	LT412825	FH	72 The Headlands	Leicestershire	LE16 7DL	House	2	Assured	GN Social Rent	C	MV-T	£62,337	£132,512	£230,000
HS01372	LT412825	FH	76 The Headlands	Leicestershire	LE16 7DL	House	2	Assured	GN Social Rent	D	MV-T	£62,343	£132,512	£230,000
HS01373	LT412825	FH	78 The Headlands	Leicestershire	LE16 7DL	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£62,343	£132,512	£230,000
HS01376	LT412825	FH	84 The Headlands	Leicestershire	LE16 7DL	House	2	Assured	GN Social Rent	C	MV-T	£62,555	£132,512	£230,000
HS01296	LT412724	FH	2 Fairfax Road	Leicestershire	LE16 9JT	Flat	2	Starter	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01303	LT412724	FH	4 Fairfax Road	Leicestershire	LE16 9JT	Flat	2	Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01305	LT412724	FH	6 Fairfax Road	Leicestershire	LE16 9JT	Flat	2	Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01306	LT412724	FH	8 Fairfax Road	Leicestershire	LE16 9JT	Flat	2	Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01293	LT412724	FH	10 Fairfax Road	Leicestershire	LE16 9JT	Flat	2	Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01294	LT412724	FH	12 Fairfax Road	Leicestershire	LE16 9JT	Flat	2	Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01474	LT412724	FH	11 Ireton Road	Leicestershire	LE16 9NT	House	3	Starter	GN Social Rent	D	MV-T	£68,818	£135,393	£235,000
HS01475	LT412724	FH	18 Ireton Road	Leicestershire	LE16 9NT	Flat	2	Assured	GN Social Rent		MV-T	£56,679	£77,779	£135,000
HS01476	LT412724	FH	19 Ireton Road	Leicestershire	LE16 9NT	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,643	£135,393	£235,000
HS01478	LT412724	FH	20 Ireton Road	Leicestershire	LE16 9NT	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01479	LT412724	FH	26 Ireton Road	Leicestershire	LE16 9NT	Flat	2	Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01480	LT412724	FH	29 Ireton Road	Leicestershire	LE16 9NT	House	3	Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01482	LT412724	FH	32 Ireton Road	Leicestershire	LE16 9NT	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01483	LT412724	FH	39 Ireton Road	Leicestershire	LE16 9NU	House	3	Assured	GN Social Rent		MV-T	£68,575	£135,393	£235,000
HS01702	LT412724	FH	1 Pride Place	Leicestershire	LE16 9PF	House	3	Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01705	LT412724	FH	2 Pride Place	Leicestershire	LE16 9PF	House	2	Assured	GN Social Rent	D	MV-T	£60,747	£120,989	£210,000
HS01706	LT412724	FH	3 Pride Place	Leicestershire	LE16 9PF	House	3	Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01707	LT412724	FH	5 Pride Place	Leicestershire	LE16 9PF	House	3	Assured	GN Social Rent	C	MV-T	£68,582	£135,393	£235,000
HS01703	LT412724	FH	10 Pride Place	Leicestershire	LE16 9PF	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£60,747	£120,989	£210,000
HS01704	LT412724	FH	14 Pride Place	Leicestershire	LE16 9PF	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£60,392	£120,989	£210,000
HS01733	LT412724	FH	1 Skippon Close	Leicestershire	LE16 9PG	House	3	Assured	GN Social Rent	C	MV-T	£67,373	£135,393	£235,000
HS01747	LT412724	FH	5 Skippon Close	Leicestershire	LE16 9PG	House	3	Assured	GN Social Rent	C	MV-T	£67,366	£135,393	£235,000
HS01748	LT412724	FH	6 Skippon Close	Leicestershire	LE16 9PG	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000
HS01734	LT412724	FH	11 Skippon Close	Leicestershire	LE16 9PG	House	3	Assured	GN Social Rent	C	MV-T	£66,643	£135,393	£235,000
HS01735	LT412724	FH	20 Skippon Close	Leicestershire	LE16 9PG	Flat	1	Assured	GN Social Rent		MV-T	£46,183	£63,375	£110,000
HS01736	LT412724	FH	21 Skippon Close	Leicestershire	LE16 9PG	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01737	LT412724	FH	22 Skippon Close	Leicestershire	LE16 9PG	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01738	LT412724	FH	23 Skippon Close	Leicestershire	LE16 9PG	Flat	1	Secure - Transferred Assured	GN Social Rent	D	MV-T	£46,183	£63,375	£110,000
HS01739	LT412724	FH	28 Skippon Close	Leicestershire	LE16 9PG	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01740	LT412724	FH	29 Skippon Close	Leicestershire	LE16 9PG	Flat	1	Starter	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01741	LT412724	FH	30 Skippon Close	Leicestershire	LE16 9PG	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01742	LT412724	FH	31 Skippon Close	Leicestershire	LE16 9PG	Flat	1	Starter	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01743	LT412724	FH	32 Skippon Close	Leicestershire	LE16 9PG	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01744	LT412724	FH	33 Skippon Close	Leicestershire	LE16 9PG	Flat	1	Secure - Transferred Assured	GN Social Rent	D	MV-T	£46,183	£63,375	£110,000
HS01745	LT412724	FH	34 Skippon Close	Leicestershire	LE16 9PG	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01746	LT412724	FH	35 Skippon Close	Leicestershire	LE16 9PG	Flat	1	Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01789	LT412724	FH	9 Stuart Road	Leicestershire	LE16 9PH	Flat	2	Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01753	LT412724	FH	11 Stuart Road	Leicestershire	LE16 9PH	Flat	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01757	LT412724	FH	13 Stuart Road	Leicestershire	LE16 9PH	Flat	2	Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01765	LT412724	FH	15 Stuart Road	Leicestershire	LE16 9PH	Flat	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01768	LT412724	FH	17 Stuart Road	Leicestershire	LE16 9PH	Flat	2	Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01770	LT412724	FH	19 Stuart Road	Leicestershire	LE16 9PH	Flat	2	Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01773	LT412724	FH	35 Stuart Road	Leicestershire	LE16 9PH	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000
HS01774	LT412724	FH	37 Stuart Road	Leicestershire	LE16 9PH	House	3	Assured	GN Social Rent	F	MV-T	£68,575	£135,393	£235,000
HS01776	LT412724	FH	39 Stuart Road	Leicestershire	LE16 9PH	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01786	LT412724	FH	76 Stuart Road	Leicestershire	LE16 9PQ	House	2	Assured	GN Social Rent	C	MV-T	£60,747	£120,989	£210,000
HS01788	LT412724	FH	88 Stuart Road	Leicestershire	LE16 9PH	Flat	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£56,679	£77,779	£135,000
HS01790	LT412724	FH	90 Stuart Road	Leicestershire	LE16 9PH	Flat	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£56,679	£77,779	£135,000
HS01791	LT412724	FH	94 Stuart Road	Leicestershire	LE16 9PH	House	3	Assured	GN Social Rent	C	MV-T	£68,582	£135,393	£235,000
HS01792	LT412724	FH	96 Stuart Road	Leicestershire	LE16 9PH	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000
HS01793	LT412724	FH	98 Stuart Road	Leicestershire	LE16 9PH	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS01754	LT412724	FH	112 Stuart Road	Leicestershire	LE16 9PH	House	2	Assured	GN Social Rent	C	MV-T	£60,392	£120,989	£210,000
HS01755	LT412724	FH	114 Stuart Road	Leicestershire	LE16 9PH	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,643	£135,393	£235,000
HS01758	LT412724	FH	132 Stuart Road	Leicestershire	LE16 9PH	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01759	LT412724	FH	134 Stuart Road	Leicestershire	LE16 9PH	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£46,183	£63,375	£110,000
HS01760	LT412724	FH	136 Stuart Road	Leicestershire	LE16 9PH	Flat	1	Secure - Transferred Assured	GN Social Rent	D	MV-T	£46,183	£63,375	£110,000
HS01761	LT412724	FH	138 Stuart Road	Leicestershire	LE16 9PH	Flat	1	Secure - Transferred Assured	GN Social Rent	D	MV-T	£46,183	£63,375	£110,000
HS01762	LT412724	FH	140 Stuart Road	Leicestershire	LE16 9PJ	House	3	Assured	GN Social Rent		MV-T	£68,575	£135,393	£235,000
HS01763	LT412724	FH	146 Stuart Road	Leicestershire	LE16 9PJ	House	3	Assured	GN Social Rent	C	MV-T	£68,588	£135,393	£235,000
HS01764	LT412724	FH	148 Stuart Road	Leicestershire	LE16 9PJ	House	3	Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000
HS01766	LT412724	FH	154 Stuart Road	Leicestershire	LE16 9PJ	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01767	LT412724	FH	156 Stuart Road	Leicestershire	LE16 9PJ	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01858	LT412724	FH	99 Welland Park Road	Leicestershire	LE16 9DW	House	3	Assured	GN Social Rent	C	MV-T	£68,582	£135,393	£235,000
HS01794	LT412724	FH	105 Welland Park Road	Leicestershire	LE16 9DW	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000
HS01795	LT412724	FH	107 Welland Park Road	Leicestershire	LE16 9DW	House	3	Assured	GN Social Rent	D	MV-T	£68,588	£135,393	£235,000
HS01796	LT412724	FH	109 Welland Park Road	Leicestershire	LE16 9DW	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000
HS01797	LT412724	FH	117 Welland Park Road	Leicestershire	LE16 9DW	House	3	Assured	GN Social Rent	C	MV-T	£67,310	£135,393	£235,000
HS01798	LT412724	FH	121 Welland Park Road	Leicestershire	LE16 9DW	House	3	Assured	GN Social Rent	C	MV-T	£68,818	£135,393	£235,000
HS01799	LT412724	FH	123 Welland Park Road	Leicestershire	LE16 9DW	House	3	Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000
HS01800	LT412724	FH	125 Welland Park Road	Leicestershire	LE16 9DW	House	3	Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01801	LT412724	FH	127 Welland Park Road	Leicestershire	LE16 9DW	House	3	Assured	GN Social Rent	D	MV-T	£68,432	£135,393	£235,000
HS01802	LT412724	FH	133 Welland Park Road	Leicestershire	LE16 9DW	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000
HS01803	LT412724	FH	135 Welland Park Road	Leicestershire	LE16 9DW	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000
HS01804	LT412724	FH	139 Welland Park Road	Leicestershire	LE16 9DW	House	4	Secure - Transferred Assured	GN Social Rent	C	MV-T	£72,901	£155,558	£270,000
HS01805	LT412724	FH	141 Welland Park Road	Leicestershire	LE16 9DW	House	3	Assured	GN Social Rent	C	MV-T	£66,637	£135,393	£235,000
HS01806	LT412724	FH	143 Welland Park Road	Leicestershire	LE16 9DW	House	3	Assured	GN Social Rent	D	MV-T	£67,366	£135,393	£235,000
HS01807	LT412724	FH	145 Welland Park Road	Leicestershire	LE16 9DW	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000
HS01809	LT412724	FH	149 Welland Park Road	Leicestershire	LE16 9DW	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000
HS01811	LT412724	FH	153 Welland Park Road	Leicestershire	LE16 9DW	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01812	LT412724	FH	165 Welland Park Road	Leicestershire	LE16 9DW	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000
HS01813	LT412724	FH	167 Welland Park Road	Leicestershire	LE16 9DW	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,575	£135,393	£235,000
HS01814	LT412724	FH	169 Welland Park Road	Leicestershire	LE16 9DW	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,366	£135,393	£235,000
HS01816	LT412724	FH	171 Welland Park Road	Leicestershire	LE16 9DW	House	4	Secure - Transferred Assured	GN Social Rent		MV-T	£72,901	£155,558	£270,000
HS01817	LT412724	FH	173 Welland Park Road	Leicestershire	LE16 9DW	House	3	Assured	GN Social Rent	C	MV-T	£66,643	£135,393	£235,000
HS01818	LT412724	FH	177 Welland Park Road	Leicestershire	LE16 9DW	House	3	Assured	GN Social Rent	C	MV-T	£67,609	£135,393	£235,000
HS01819	LT412724	FH	187 Welland Park Road	Leicestershire	LE16 9DW	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,366	£135,393	£235,000
HS01820	LT412724	FH	189 Welland Park Road	Leicestershire	LE16 9DW	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01822	LT412724	FH	191 Welland Park Road	Leicestershire	LE16 9DW	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01823	LT412724	FH	193 Welland Park Road	Leicestershire	LE16 9DW	House	3	Assured	GN Social Rent		MV-T	£67,366	£135,393	£235,000
HS01824	LT412724	FH	203 Welland Park Road	Leicestershire	LE16 9DW	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01312	LT412930	FH	9 Grenville Gardens	Leicestershire	LE16 9PT	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,933	£115,228	£200,000
HS01308	LT412930	FH	11 Grenville Gardens	Leicestershire	LE16 9PT	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,229	£115,228	£200,000
HS01309	LT412930	FH	13 Grenville Gardens	Leicestershire	LE16 9PT	Bungalow	2	Assured	GN Social Rent		MV-T	£67,229	£115,228	£200,000
HS01310	LT412930	FH	15 Grenville Gardens	Leicestershire	LE16 9PT	Bungalow	2	Assured	GN Social Rent		MV-T	£67,229	£115,228	£200,000
HS01311	LT412930	FH	17 Grenville Gardens	Leicestershire	LE16 9PT	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,229	£115,228	£200,000
HS01444	LT412930	FH	4 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	2	Assured	ported self-contain	C	MV-T	£42,232	£61,260	£80,000
HS01453	LT412930	FH	6 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	D	MV-T	£38,497	£61,260	£80,000
HS01464	LT412930	FH	8 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Starter	ported self-contain	D	MV-T	£36,367	£61,260	£80,000
HS01433	LT412930	FH	10 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£38,634	£61,260	£80,000
HS01434	LT412930	FH	14 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£38,501	£61,260	£80,000
HS01435	LT412930	FH	18 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Starter	ported self-contain	C	MV-T	£38,638	£61,260	£80,000
HS01436	LT412930	FH	20 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£38,501	£61,260	£80,000
HS01437	LT412930	FH	22 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£38,497	£61,260	£80,000
HS01438	LT412930	FH	24 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£38,501	£61,260	£80,000
HS01439	LT412930	FH	26 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	2	Starter	ported self-contain	C	MV-T	£42,820	£61,260	£80,000
HS01440	LT412930	FH	30 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£38,501	£61,260	£80,000
HS01441	LT412930	FH	32 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	D	MV-T	£38,638	£61,260	£80,000
HS01442	LT412930	FH	36 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£35,966	£61,260	£80,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS01443	LT412930	FH	38 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£38,912	£61,260	£80,000
HS01445	LT412930	FH	40 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£35,970	£61,260	£80,000
HS01446	LT412930	FH	42 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£38,779	£61,260	£80,000
HS01447	LT412930	FH	44 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£35,970	£61,260	£80,000
HS01448	LT412930	FH	48 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£35,970	£61,260	£80,000
HS01449	LT412930	FH	50 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Secure - Transferred Assured	ported self-contain	C	MV-T	£35,541	£61,260	£80,000
HS01450	LT412930	FH	52 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£38,779	£61,260	£80,000
HS01451	LT412930	FH	54 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£38,779	£61,260	£80,000
HS01452	LT412930	FH	56 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	2	Assured	ported self-contain	C	MV-T	£42,378	£72,746	£95,000
HS02615	LT412930	FH	58 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	0	N/A	ported self-contain		MV-T	£35,805	£45,945	£60,000
HS01454	LT412930	FH	60 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£38,779	£61,260	£80,000
HS01455	LT412930	FH	62 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£38,779	£61,260	£80,000
HS01456	LT412930	FH	64 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	C	MV-T	£38,779	£61,260	£80,000
HS01457	LT412930	FH	66 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	0	Assured	ported self-contain	C	MV-T	£35,455	£45,945	£60,000
HS01458	LT412930	FH	68 Huntingdon Gardens	Leicestershire	LE16 9LE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,933	£115,228	£200,000
HS01459	LT412930	FH	70 Huntingdon Gardens	Leicestershire	LE16 9LE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,235	£115,228	£200,000
HS01460	LT412930	FH	72 Huntingdon Gardens	Leicestershire	LE16 9LE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,933	£115,228	£200,000
HS01461	LT412930	FH	74 Huntingdon Gardens	Leicestershire	LE16 9LE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,933	£115,228	£200,000
HS01462	LT412930	FH	76 Huntingdon Gardens	Leicestershire	LE16 9LE	Bungalow	2	Starter	GN Social Rent	D	MV-T	£67,466	£115,228	£200,000
HS01463	LT412930	FH	78 Huntingdon Gardens	Leicestershire	LE16 9LE	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,933	£115,228	£200,000
HS01465	LT412930	FH	80 Huntingdon Gardens	Leicestershire	LE16 9LE	Bungalow	2	Starter	GN Social Rent	C	MV-T	£68,176	£115,228	£200,000
HS01466	LT412930	FH	82 Huntingdon Gardens	Leicestershire	LE16 9LE	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,086	£115,228	£200,000
HS01467	LT412930	FH	84 Huntingdon Gardens	Leicestershire	LE16 9LE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,466	£115,228	£200,000
HS01468	LT412930	FH	86 Huntingdon Gardens	Leicestershire	LE16 9LE	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,086	£115,228	£200,000
HS01469	LT412930	FH	88 Huntingdon Gardens	Leicestershire	LE16 9LE	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,933	£115,228	£200,000
HS01470	LT412930	FH	90 Huntingdon Gardens	Leicestershire	LE16 9LE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£67,235	£115,228	£200,000
HS01471	LT412930	FH	92 Huntingdon Gardens	Leicestershire	LE16 9LE	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,933	£115,228	£200,000
HS01472	LT412930	FH	94 Huntingdon Gardens	Leicestershire	LE16 9LE	Bungalow	2	Assured	GN Social Rent	D	MV-T	£67,229	£115,228	£200,000
HS01473	LT412930	FH	96 Huntingdon Gardens	Leicestershire	LE16 9LE	Bungalow	2	Starter	GN Social Rent	C	MV-T	£70,545	£115,228	£200,000
HS01526	LT412930	FH	6 Lenthall Square	Leicestershire	LE16 9LQ	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,366	£135,393	£235,000
HS01522	LT412930	FH	10 Lenthall Square	Leicestershire	LE16 9LQ	House	3	Starter	GN Social Rent	D	MV-T	£66,874	£135,393	£235,000
HS01523	LT412930	FH	12 Lenthall Square	Leicestershire	LE16 9LQ	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,366	£135,393	£235,000
HS01524	LT412930	FH	14 Lenthall Square	Leicestershire	LE16 9LQ	House	3	Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01525	LT412930	FH	16 Lenthall Square	Leicestershire	LE16 9LQ	House	3	Assured	GN Social Rent	MV-T		£68,575	£135,393	£235,000
HS01861	LT412930	FH	15 Western Avenue	Leicestershire	LE16 9PL	House	3	Starter	GN Social Rent	C	MV-T	£68,825	£135,393	£235,000
HS01862	LT412930	FH	17 Western Avenue	Leicestershire	LE16 9PL	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£68,575	£135,393	£235,000
HS01863	LT412930	FH	19 Western Avenue	Leicestershire	LE16 9PL	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,366	£135,393	£235,000
HS01866	LT412231	FH	24 Drayton Road	Leicestershire	LE16 8DW	House	3	Assured	GN Social Rent	C	MV-T	£79,276	£144,035	£250,000
HS01867	LT412231	FH	34 Drayton Road	Leicestershire	LE16 8DW	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£72,009	£120,989	£210,000
HS01868	LT412231	FH	36 Drayton Road	Leicestershire	LE16 8DW	House	3	Assured	GN Social Rent	C	MV-T	£79,270	£144,035	£250,000
HS01869	LT412231	FH	42 Drayton Road	Leicestershire	LE16 8DW	House	3	Assured	GN Social Rent	C	MV-T	£79,270	£144,035	£250,000
HS01870	LT412231	FH	50 Drayton Road	Leicestershire	LE16 8DW	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£77,319	£144,035	£250,000
HS01871	LT412238	FH	17 Hallaton Road	Leicestershire	LE16 8DR	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£77,999	£144,035	£250,000
HS01872	LT412238	FH	19 Hallaton Road	Leicestershire	LE16 8DR	House	3	Assured	GN Social Rent	D	MV-T	£79,270	£144,035	£250,000
HS01873	LT412238	FH	23 Hallaton Road	Leicestershire	LE16 8DR	Flat	1	Starter	GN Social Rent	C	MV-T	£52,480	£72,017	£125,000
HS01874	LT412238	FH	25 Hallaton Road	Leicestershire	LE16 8DR	Flat	1	Starter	GN Social Rent	C	MV-T	£52,480	£72,017	£125,000
HS01875	LT412238	FH	27 Hallaton Road	Leicestershire	LE16 8DR	Flat	1	Assured	GN Social Rent	C	MV-T	£51,137	£72,017	£125,000
HS01876	LT412383	FH	1 Marlow Court	Leicestershire	LE16 8ED	Bungalow	2	Assured	GN Social Rent	D	MV-T	£66,724	£115,228	£200,000
HS01877	LT412383	FH	2 Marlow Court	Leicestershire	LE16 8ED	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,039	£115,228	£200,000
HS01878	LT412383	FH	3 Marlow Court	Leicestershire	LE16 8ED	Bungalow	2	Assured	GN Social Rent	D	MV-T	£66,045	£115,228	£200,000
HS01879	LT412383	FH	4 Marlow Court	Leicestershire	LE16 8ED	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£63,197	£115,228	£200,000
HS01880	LT412383	FH	5 Marlow Court	Leicestershire	LE16 8ED	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£63,197	£115,228	£200,000
HS01881	LT412383	FH	6 Marlow Court	Leicestershire	LE16 8ED	Bungalow	2	Assured	GN Social Rent	D	MV-T	£66,731	£115,228	£200,000
HS01882	LT412383	FH	4 Old Holt Road	Leicestershire	LE16 8DY	House	2	Assured	GN Social Rent	C	MV-T	£73,306	£120,989	£210,000
HS01883	LT412070	FH	3 Saddington Road	Leicestershire	LE17 6NZ	House	2	Assured	GN Social Rent	E	MV-T	£60,928	£120,989	£210,000
HS01884	LT412070	FH	6 Saddington Road	Leicestershire	LE17 6NZ	House	3	Secure - Transferred Assured	GN Social Rent	E	MV-T	£67,148	£138,273	£240,000
HS01885	LT412101	FH	4 Palmer Cottages	Leicestershire	LE15 8DH	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£129,631	£225,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS01886	LT412290	FH	5 Ashby Road	Leicestershire	LE17 5PY	House	3	Starter	GN Social Rent	D	MV-T	£67,391	£138,273	£240,000
HS01887	LT412290	FH	7 Ashby Road	Leicestershire	LE17 5PY	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01889	LT412566, LT435050	FH	3 Bryars Close	Leicestershire	LE8 ORH	House	3	Secure - Transferred Assured	GN Social Rent		MV-T	£66,812	£144,035	£250,000
HS01890	LT412566, LT435050	FH	6 Bryars Close	Leicestershire	LE8 ORH	House	3	Assured	GN Social Rent	C	MV-T	£70,607	£144,035	£250,000
HS01891	LT412566, LT435050	FH	7 Bryars Close	Leicestershire	LE8 ORH	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£64,718	£120,989	£210,000
HS01893	LT412566, LT435050	FH	8 Main Street	Leicestershire	LE8 OQH	House	2	Secure - Transferred Assured	GN Social Rent		MV-T	£61,165	£120,989	£210,000
HW11648	LT412566, LT435050	FH	1 Orchard Court	Leicestershire	LE8 OXY	House	3	Assured	Shared Ownership	B	EUV-SH	£163,800	-	£182,000
HW11649	LT412566, LT435050	FH	2 Orchard Court	Leicestershire	LE8 OXY	House	2	Assured	Shared Ownership	B	EUV-SH	£90,500	-	£112,500
HW11650	LT412566, LT435050	FH	3 Orchard Court	Leicestershire	LE8 OXY	House	2	Assured	Shared Ownership	B	EUV-SH	£130,000	-	£168,750
HW11651	LT412566, LT435050	FH	4 Orchard Court	Leicestershire	LE8 OXY	House	2	Assured	Shared Ownership	B	EUV-SH	£117,700	-	£146,250
HS01895	LT412566, LT435050	FH	1 Weir Road	Leicestershire	LE8 OQY	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS01896	LT412566, LT435050	FH	4 Weir Road	Leicestershire	LE8 OQY	House	3	Secure - Transferred Assured	GN Social Rent		MV-T	£66,812	£144,035	£250,000
HS01897	LT412566, LT435050	FH	5 Weir Road	Leicestershire	LE8 OQY	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£66,812	£144,035	£250,000
HS01898	LT412566, LT435050	FH	6 Weir Road	Leicestershire	LE8 OQY	House	3	Assured	GN Social Rent		MV-T	£67,030	£144,035	£250,000
HS01899	LT197608	FH	1 Abbotsford Close	Leicestershire	LE7 9TL	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£65,665	£115,228	£200,000
HS01900	LT197608	FH	2 Abbotsford Close	Leicestershire	LE7 9TL	Bungalow	2	Assured	GN Social Rent	C	MV-T	£64,961	£115,228	£200,000
HS01901	LT197608	FH	3 Abbotsford Close	Leicestershire	LE7 9TL	Bungalow	2	Starter	GN Social Rent		MV-T	£65,677	£115,228	£200,000
HS01902	LT197608	FH	4 Abbotsford Close	Leicestershire	LE7 9TL	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,375	£115,228	£200,000
HS01903	LT197608	FH	5 Abbotsford Close	Leicestershire	LE7 9TL	Bungalow	2	Starter	GN Social Rent	C	MV-T	£66,618	£115,228	£200,000
HS01904	LT197608	FH	6 Abbotsford Close	Leicestershire	LE7 9TL	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,375	£115,228	£200,000
HS01905	LT197608	FH	7 Abbotsford Close	Leicestershire	LE7 9TL	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,375	£115,228	£200,000
HS01906	LT412508	FH	16 Beeby Road	Leicestershire	LE7 9SG	Bungalow	1	Assured	GN Social Rent		MV-T	£58,778	£80,660	£140,000
HS01908	LT412508	FH	9 Hall Road	Leicestershire	LE7 9SY	House	3	Assured	GN Social Rent	C	MV-T	£66,812	£135,393	£235,000
HS01907	LT412508	FH	13 Hall Road	Leicestershire	LE7 9SY	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£64,718	£115,228	£200,000
HS01911	LT412508	FH	7 The Drive	Leicestershire	LE7 9TH	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£65,447	£115,228	£200,000
HS01909	LT412508	FH	15 The Drive	Leicestershire	LE7 9TH	House	2	Assured	GN Social Rent	C	MV-T	£65,447	£115,228	£200,000
HS01910	LT412508	FH	21 The Drive	Leicestershire	LE7 9TH	House	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£65,447	£115,228	£200,000
HS01914	LT412481	FH	2 Welford Road	Leicestershire	LE17 6PE	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS01915	LT412481	FH	4 Welford Road	Leicestershire	LE17 6PE	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01916	LT412481	FH	7 Welford Road	Leicestershire	LE17 6PE	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£64,880	£115,228	£200,000
HS01917	LT412481	FH	8 Welford Road	Leicestershire	LE17 6PE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,447	£115,228	£200,000
HS01918	LT412481	FH	9 Welford Road	Leicestershire	LE17 6PE	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,447	£115,228	£200,000
HS01912	LT412481	FH	10 Welford Road	Leicestershire	LE17 6PE	Bungalow	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£64,880	£115,228	£200,000
HS01913	LT412481	FH	16 Welford Road	Leicestershire	LE17 6PE	House	3	Assured	GN Social Rent	C	MV-T	£67,834	£138,273	£240,000
HS01920	LT412519	FH	9 Hunters Avenue	Leicestershire	LE7 9YA	House	4	Assured	GN Social Rent	E	MV-T	£73,050	£155,558	£270,000
HS01919	LT412519	FH	10 Hunters Avenue	Leicestershire	LE7 9YA	House	3	Assured	GN Social Rent	E	MV-T	£66,812	£135,393	£235,000
HS01921	LT412519	FH	8 Uppingham Road	Leicestershire	LE7 9YE	House	2	Starter	GN Social Rent	E	MV-T	£65,665	£115,228	£200,000
HS01924	LT412541	FH	5 Debdale Lane	Leicestershire	LE8 OQD	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS01925	LT412541	FH	7 Debdale Lane	Leicestershire	LE8 OQD	Flat	1	Secure - Transferred Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS01926	LT412541	FH	9 Debdale Lane	Leicestershire	LE8 OQD	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS01923	LT412541	FH	11 Debdale Lane	Leicestershire	LE8 OQD	Flat	1	Assured	GN Social Rent	C	MV-T	£41,984	£57,614	£100,000
HS01927	LT412541	FH	38 Main Street	Leicestershire	LE8 OQJ	House	2	Assured	GN Social Rent	D	MV-T	£60,573	£120,989	£210,000
HS01928	LT412034	FH	5 Thurnby Lane	Leicestershire	LE2 2FP	House	3	Assured	GN Social Rent	C	MV-T	£65,384	£132,512	£230,000
HS01929	LT412419	FH	10 Kilworth Road	Leicestershire	LE17 6BQ	House	3	Assured	GN Social Rent	C	MV-T	£62,767	£138,273	£240,000
HS01937	LT412419	FH	8 The Close	Leicestershire	LE17 6BD	House	3	Assured	GN Social Rent	E	MV-T	£67,148	£138,273	£240,000
HS01938	LT412419	FH	9 The Close	Leicestershire	LE17 6BD	Bungalow	1	Assured	GN Social Rent	B	MV-T	£58,778	£80,660	£140,000
HS01931	LT412419	FH	11 The Close	Leicestershire	LE17 6BD	Bungalow	1	Assured	GN Social Rent	B	MV-T	£58,778	£80,660	£140,000
HS01932	LT412419	FH	13 The Close	Leicestershire	LE17 6BD	Bungalow	1	Assured	GN Social Rent	B	MV-T	£58,778	£80,660	£140,000
HS01933	LT412419	FH	14 The Close	Leicestershire	LE17 6BD	Bungalow	1	Secure - Transferred Assured	GN Social Rent	B	MV-T	£58,778	£80,660	£140,000
HS01934	LT412419	FH	15 The Close	Leicestershire	LE17 6BD	Bungalow	1	Assured	GN Social Rent	B	MV-T	£58,778	£80,660	£140,000
HS01935	LT412419	FH	16 The Close	Leicestershire	LE17 6BD	Bungalow	1	Assured	GN Social Rent	B	MV-T	£58,778	£80,660	£140,000
HS01930	LT412418	FH	5 Rugby Road	Leicestershire	LE17 6BW	House	3	Secure - Transferred Assured	GN Social Rent	E	MV-T	£67,148	£138,273	£240,000
HS01939	LT412427	FH	1 Bosworth Road	Leicestershire	LE17 6QW	House	3	Assured	GN Social Rent	B	MV-T	£67,148	£138,273	£240,000
HS01940	LT412425	FH	5 Main Street	Leicestershire	LE17 6QZ	House	3	Assured	GN Social Rent	D	MV-T	£67,154	£138,273	£240,000
HS01942	LT412425	FH	5 Toms Close	Leicestershire	LE17 6QH	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS00718	LT412129	FH	3 Near The Church	Leicestershire	LE16 7TR	House	3	Assured	GN Social Rent	D	MV-T	£79,270	£138,273	£240,000
HS00719	LT412129	FH	5 Near The Church	Leicestershire	LE16 7TR	House	2	Assured	GN Social Rent	C	MV-T	£73,050	£132,512	£230,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS01966	LT412439	FH	6 Leicester Road	Leicestershire	LE7 9DB	House	3	Secure - Transferred Assured	GN Social Rent		MV-T	£66,269	£135,393	£235,000
HS01965	LT412439	FH	10 Leicester Road	Leicestershire	LE7 9DB	House	3	Assured	GN Social Rent	C	MV-T	£70,595	£135,393	£235,000
HS00721	LT412466	FH	4 Cranoe Road	Leicestershire	LE8 0PD	House	2	Assured	GN Social Rent	D	MV-T	£60,573	£120,989	£210,000
HS00722	LT412466	FH	8 Cranoe Road	Leicestershire	LE8 0PD	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,812	£144,035	£250,000
HS00720	LT412466	FH	10 Cranoe Road	Leicestershire	LE8 0PD	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£66,812	£144,035	£250,000
HS01979	LT412523	FH	1 Goodacre Road	Leicestershire	LE17 5DL	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01987	LT412523	FH	3 Goodacre Road	Leicestershire	LE17 5DL	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS01988	LT412523	FH	6 Goodacre Road	Leicestershire	LE17 5DL	House	3	Assured	GN Social Rent	C	MV-T	£67,154	£138,273	£240,000
HS01980	LT412523	FH	10 Goodacre Road	Leicestershire	LE17 5DL	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS01981	LT412523	FH	11 Goodacre Road	Leicestershire	LE17 5DL	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01982	LT412523	FH	16 Goodacre Road	Leicestershire	LE17 5DL	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01983	LT412523	FH	19 Goodacre Road	Leicestershire	LE17 5DL	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,366	£138,273	£240,000
HS01984	LT412523	FH	21 Goodacre Road	Leicestershire	LE17 5DL	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS01985	LT412523	FH	24 Goodacre Road	Leicestershire	LE17 5DL	House	3	Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS01986	LT412523	FH	26 Goodacre Road	Leicestershire	LE17 5DL	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,366	£138,273	£240,000
HS01990	LT412523	FH	1 Lutterworth Road	Leicestershire	LE17 5DJ	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01991	LT412523	FH	3 Lutterworth Road	Leicestershire	LE17 5DJ	House	3	Starter	GN Social Rent	D	MV-T	£67,391	£138,273	£240,000
HS01992	LT412523	FH	4 Lutterworth Road	Leicestershire	LE17 5DJ	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS01993	LT412523	FH	5 Lutterworth Road	Leicestershire	LE17 5DJ	House	3	Assured	GN Social Rent	C	MV-T	£65,384	£138,273	£240,000
HS01994	LT412523	FH	6 Lutterworth Road	Leicestershire	LE17 5DJ	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS01995	LT412574	FH	1 Orchard Walk	Leicestershire	LE17 5DD	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,151	£115,228	£200,000
HS01996	LT412574	FH	2 Orchard Walk	Leicestershire	LE17 5DD	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,671	£115,228	£200,000
HS01997	LT412574	FH	3 Orchard Walk	Leicestershire	LE17 5DD	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,170	£115,228	£200,000
HS01998	LT412574	FH	4 Orchard Walk	Leicestershire	LE17 5DD	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,151	£115,228	£200,000
HS01999	LT412574	FH	5 Orchard Walk	Leicestershire	LE17 5DD	Bungalow	2	Assured	GN Social Rent	D	MV-T	£64,792	£115,228	£200,000
HS02000	LT412574	FH	6 Orchard Walk	Leicestershire	LE17 5DD	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,627	£115,228	£200,000
HS02001	LT412574	FH	7 Orchard Walk	Leicestershire	LE17 5DD	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,151	£115,228	£200,000
HS02002	LT412574	FH	8 Orchard Walk	Leicestershire	LE17 5DD	Bungalow	2	Assured	GN Social Rent	C	MV-T	£65,447	£115,228	£200,000
HS02003	LT412574	FH	9 Orchard Walk	Leicestershire	LE17 5DD	Bungalow	2	Secure - Transferred Assured	GN Social Rent	C	MV-T	£65,627	£115,228	£200,000
HS02004	LT412696	FH	11 Chapel Lane	Leicestershire	LE17 4JX	House	3	Secure - Transferred Assured	GN Social Rent	E	MV-T	£67,148	£138,273	£240,000
HS02009	LT412696	FH	3 Franks Road	Leicestershire	LE17 4JX	Bungalow	1	Assured	GN Social Rent	B	MV-T	£58,778	£80,660	£140,000
HS02010	LT412696	FH	5 Franks Road	Leicestershire	LE17 4JX	Bungalow	1	Assured	GN Social Rent	B	MV-T	£58,778	£80,660	£140,000
HS02011	LT412696	FH	7 Franks Road	Leicestershire	LE17 4JX	Bungalow	1	Assured	GN Social Rent	B	MV-T	£58,778	£80,660	£140,000
HS02012	LT412696	FH	9 Franks Road	Leicestershire	LE17 4JX	Bungalow	1	Assured	GN Social Rent	B	MV-T	£58,778	£80,660	£140,000
HS02005	LT412696	FH	11 Franks Road	Leicestershire	LE17 4JX	Bungalow	2	Assured	GN Social Rent	D	MV-T	£66,151	£106,586	£185,000
HS02006	LT412696	FH	13 Franks Road	Leicestershire	LE17 4JX	Bungalow	2	Assured	GN Social Rent	A	MV-T	£65,447	£106,586	£185,000
HS02007	LT412696	FH	15 Franks Road	Leicestershire	LE17 4JX	Bungalow	2	Starter	GN Social Rent	C	MV-T	£65,671	£106,586	£185,000
HS02008	LT412696	FH	17 Franks Road	Leicestershire	LE17 4JX	Bungalow	2	Starter	GN Social Rent	C	MV-T	£62,031	£106,586	£185,000
HS02016	LT412696	FH	4 Lutterworth Road	Leicestershire	LE17 4JN	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS02013	LT412696	FH	10 Lutterworth Road	Leicestershire	LE17 4JN	House	3	Secure - Transferred Assured	GN Social Rent		MV-T	£67,148	£138,273	£240,000
HS02014	LT412696	FH	12 Lutterworth Road	Leicestershire	LE17 4JN	House	3	Assured	GN Social Rent	B	MV-T	£67,148	£138,273	£240,000
HS02015	LT412696	FH	14 Lutterworth Road	Leicestershire	LE17 4JN	House	3	Secure - Transferred Assured	GN Social Rent		MV-T	£67,148	£138,273	£240,000
HS02021	LT412025	FH	6 Hall Lane	Leicestershire	LE17 5RP	House	3	Secure - Transferred Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS02017	LT412496	FH	35 Hall Lane	Leicestershire	LE17 5RP	House	3	Assured	GN Social Rent	C	MV-T	£68,089	£138,273	£240,000
HS02018	LT412496	FH	39 Hall Lane	Leicestershire	LE17 5RP	House	3	Assured	GN Social Rent	C	MV-T	£67,373	£138,273	£240,000
HS02020	LT412496	FH	43 Hall Lane	Leicestershire	LE17 5RP	House	2	Assured	GN Social Rent	C	MV-T	£61,464	£120,989	£210,000
HS02022	LT412496	FH	3 Kimcote Road	Leicestershire	LE17 5RR	House	3	Assured	GN Social Rent	E	MV-T	£67,148	£138,273	£240,000
HS02023	LT412496	FH	4 Kimcote Road	Leicestershire	LE17 5RR	House	3	Assured	GN Social Rent	C	MV-T	£67,148	£138,273	£240,000
HS02024	LT412496	FH	5 Kimcote Road	Leicestershire	LE17 5RR	House	3	Assured	GN Social Rent	D	MV-T	£67,148	£138,273	£240,000
HS02025	LT412496	FH	7 Kimcote Road	Leicestershire	LE17 5RR	House	2	Assured	GN Social Rent	C	MV-T	£59,320	£120,989	£210,000
HS02026	LT412496	FH	1 Old School Close	Leicestershire	LE17 5RS	Bungalow	2	Starter	GN Social Rent	D	MV-T	£66,382	£115,228	£200,000
HS02027	LT412496	FH	2 Old School Close	Leicestershire	LE17 5RS	Bungalow	2	Assured	GN Social Rent	B	MV-T	£65,447	£115,228	£200,000
HS02028	LT412496	FH	3 Old School Close	Leicestershire	LE17 5RS	Bungalow	2	Assured	GN Social Rent	E	MV-T	£66,170	£115,228	£200,000
HS02029	LT412496	FH	4 Old School Close	Leicestershire	LE17 5RS	Bungalow	2	Assured	GN Social Rent	E	MV-T	£66,731	£115,228	£200,000
HS02030	LT412496	FH	5 Old School Close	Leicestershire	LE17 5RS	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,731	£115,228	£200,000
HS02031	LT412496	FH	6 Old School Close	Leicestershire	LE17 5RS	Bungalow	2	Assured	GN Social Rent	C	MV-T	£66,151	£115,228	£200,000
HS02032	LT412496	FH	7 Old School Close	Leicestershire	LE17 5RS	Bungalow	2	Assured	GN Social Rent	E	MV-T	£65,447	£115,228	£200,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS02033	LT412496	FH	8 Old School Close	Leicestershire	LE17 5RS	Bungalow	2	Secure - Transferred Assured	GN Social Rent	B	MV-T	£64,032	£115,228	£200,000
HS02034	LT412496	FH	9 Old School Close	Leicestershire	LE17 5RS	Bungalow	2	Assured	GN Social Rent	D	MV-T	£66,375	£115,228	£200,000
HS02035	LT412701	FH	1 Main Street	Leicestershire	LE16 7UJ	House	2	Secure - Transferred Assured	GN Social Rent	D	MV-T	£68,681	£132,512	£230,000
HS02036	LT412701	FH	The Hamlet	Leicestershire	LE16 7UJ	House	2	Assured	GN Social Rent		MV-T	£67,441	£132,512	£230,000
HS02039	LT412489	FH	7 Orchard Road	Leicestershire	LE8 6UH	House	3	Assured	GN Social Rent	C	MV-T	£70,595	£132,512	£230,000
HS02040	LT412489	FH	9 Orchard Road	Leicestershire	LE8 6UH	House	3	Assured	GN Social Rent	D	MV-T	£70,975	£132,512	£230,000
HS02037	LT412489	FH	10 Orchard Road	Leicestershire	LE8 6UH	House	3	Secure - Transferred Assured	GN Social Rent	C	MV-T	£70,969	£132,512	£230,000
HS02038	LT412489	FH	12 Orchard Road	Leicestershire	LE8 6UH	House	3	Assured	GN Social Rent	C	MV-T	£70,969	£132,512	£230,000
HS02730	LT412958	FH	43 Morrison Court	Leicestershire	LE8 0JQ	Flat	1	Assured	ported self-contain	B	MV-T	£39,655	£57,431	£75,000
HS02731	LT412930	FH	46 Huntingdon Gardens	Leicestershire	LE16 9LE	Flat	1	Assured	ported self-contain	B	MV-T	£39,787	£61,260	£80,000
HS02668	LT412441		18 Randles Close	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02636	LT412030		29 Thornton Crescent	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02637	LT412030		31 Thornton Crescent	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02638	LT412030		31a Thornton Crescent	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02620	LT412115		9 Main Street	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02621	LT412152		6 Naseby Way	-	-	-	-	-	-	-	Nil Value	-	-	-
HS00462	LT412595		8 Stonehill Drive	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02629	LT412595		8a Stonehill Drive	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02622	LT412595		10 Stonehill Drive	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02623	LT412595		12 Stonehill Drive	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02624	LT412595		14 Stonehill Drive	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02625	LT412595		16 Stonehill Drive	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02626	LT412595		16a Stonehill Drive	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02627	LT412595		18 Stonehill Drive	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02628	LT412595		18a Stonehill Drive	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02631	LT412241		Flat 2, Main Street	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02630	LT412241		Flat 3, Main Street	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02635	LT412958		9 Home Close	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02632	LT412958		16 Home Close	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02633	LT412958		17 Home Close	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02634	LT412958		25 Home Close	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02640	LT412667		3a Denbigh Place	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02641	LT412667		5a Denbigh Place	-	-	-	-	-	-	-	Nil Value	-	-	-
HS01115	LT412667		43b Swiftway	-	-	-	-	-	-	-	Nil Value	-	-	-
HS01118	LT412667		45b Swiftway	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02649	LT412713		33a Swiftway	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02650	LT412713		35a Swiftway	-	-	-	-	-	-	-	Nil Value	-	-	-
HS00980	LT412716		6 Lancaster Close	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02643	LT412716		9 Lancaster Close	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02642	LT412716		20 Lancaster Close	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02647	LT412716		2 Regent Court	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02648	LT412716		6 Regent Court	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02644	LT412716		12 Regent Court	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02645	LT412716		14 Regent Court	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02646	LT412716		15 Regent Court	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02639	LT412716		7 The Cutchel	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02658	LT412881		1 Northbank	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02651	LT412913		Flat 5, Gardiner House	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02657	LT412806		87 Meadow Street	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02659	LT412866		1 Shropshire Close	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02660	LT412866		11 Shropshire Close	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02661	LT412866		12 Shropshire Close	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02662	LT412866		13 Shropshire Close	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02663	LT412866		19 Shropshire Close	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02664	LT412866		25 Shropshire Close	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02652	LT412724		14 Ireton Road	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02653	LT412724		16 Ireton Road	-	-	-	-	-	-	-	Nil Value	-	-	-

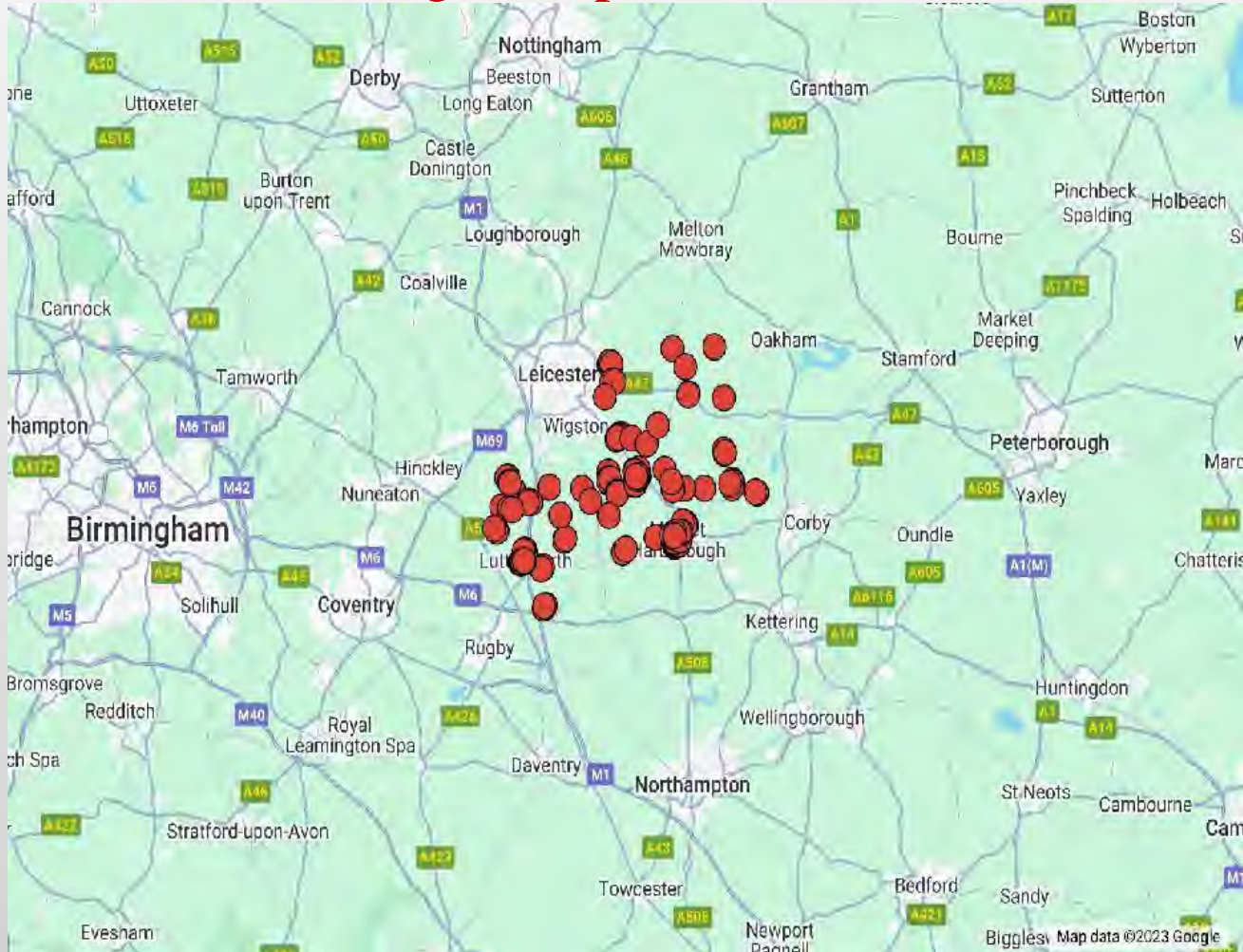
UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HS02654	LT412724		22 Ireton Road	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02655	LT412724		24 Ireton Road	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02656	LT412724		28 Ireton Road	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02665	LT412724		84 Stuart Road	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02666	LT412724		86 Stuart Road	-	-	-	-	-	-	-	Nil Value	-	-	-
HS02667	LT412238		21 Hallaton Road	-	-	-	-	-	-	-	Nil Value	-	-	-
												£75,580,000	£133,570,000	£229,280,000

Appendix 2

Location Plan



Platform Housing Group Solitaire 2023 Valuation



Appendix 3

Photographs

Redacted



Appendix 4

Market Commentary

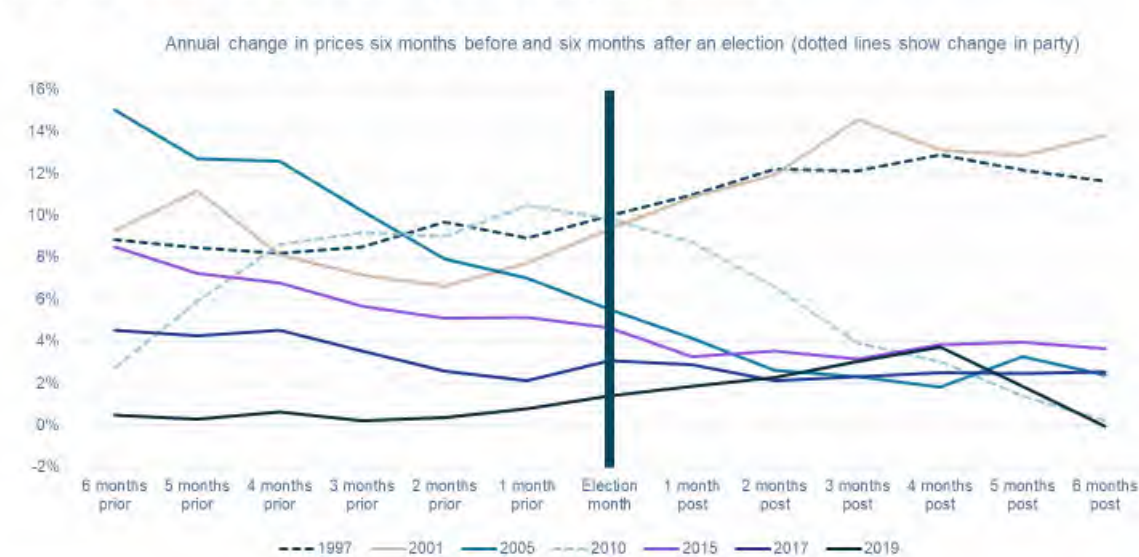


JLL Residential Market Update – October 2023

With both the Conservative and Labour conferences taking place this month, speculation over the timing of the next general election is increasing. Although the Conservatives have until January 2025, rumours abound that an election could be called earlier, possibly when inflation hits 3%.

But what impact will this have on the property market? As a rule, the market does not respond well to uncertainty, but JLL analysis of activity and prices pre- and post-election back to 1997 shows a mixed picture. In 1997 and 2001, both Labour victories, price growth was higher annually in the six months following an election than in the six months prior. In 2005 price growth was higher prior to the election, but for all the following elections there was little difference. More recently only 2019 saw an initial rally in prices post-election, before the impact of the first lockdown in March 2020 muddied the waters.

House price movement – pre- and post-election



Source: JLL, Nationwide
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The election analysis suggests economic factors rather than the election itself have a far greater impact on prices and sales volumes. Certain markets may see a more significant slowdown, such as prime central London in the run up to the 2019 election, when fears on wealth tax hit the top end. But overall, the biggest spikes in activity have been around changes in tax rules (such as Stamp Duty Land Tax) rather than the result of an election.

And for those concerned over the prospect of a new Labour government impacting their house price, historic growth was 26% higher under Labour. In the 13 years Labour were in power between 1997 and 2010 house price rose by an average of £23.35 per day, compared with £18.50 in the 13 years since when the Conservatives have led.

The housing market

Rising rates this summer meant fewer mortgaged home buyers looking to enter the market. In August mortgage approvals were at their lowest level for six months, with just over 45,000 loans approved. Down by a third on a busy August last year.

A slowing in activity in the mortgage market is not having as significant an impact on transactions as expected, with the latest government figures suggesting 87,000 homes changed hands in August, 16% lower than August 2022. Cash buyers so far in 2023 accounting for 34% of sales, up from 30% in the same period a year ago.

Of course, mortgage approvals are often a lead indicator, meaning we'd expect activity to remain more subdued in the run up to Christmas. Yet the outlook for rates is improving.

With base rates held at 5.25% we have seen more favourable rates in the mortgage market. Figures from Lifetime Capital show best buy rates (available at lower LTV) improved following the MPC meeting, with five-year fixes now at sub 5% (4.94%) and two years fixed rates at 5.39%, both around 50 basis points lower than they were at the end of July. Will this be enough to tempt buyers back? We'll see, but it is certainly heading in the right direction.

House prices

September figures from Nationwide show average house prices were unchanged in September compared with August, down -5.3% year-on-year, reflecting a fall in average prices of £14,500. The highest falls in prices were in the South West, where average values in the year to Q3 2023 fell -6.3%. But the South West has still recorded the highest growth in England compared with values pre-pandemic. London, which has recorded more modest price growth since Q1 2020 saw a less significant annual fall of -4.3%.

Rents

Rightmove figures suggest little respite for prospective tenants, as competition for rental properties remains high. The number of requests for viewings rose to an average of 25 per property in Q3 2023, up from 20 this spring and an average of six in 2019. Strong demand supporting further increase in asking rents of 10% nationally and 12% in London in the year to Q3 2023.

Housing supply up, but not all it seems...

Housing starts which had settled at sub 40,000 in the last two quarters increased significantly in the three months to June, according to the latest government figures, up 90% on the ten year quarterly average to reach 73,600 homes in Q2 2023. This appears counterintuitive, as rising debt, building and material costs all challenge developer viability. But changes to building regulations, bringing in new rules on energy efficiency, came into force in June, with increased developer obligations not applicable to starts prior to this date. We expect a significant drop off in starts over the next couple of quarters as a result, so be careful of those headlines.

Prices fall in all regions but still see significant post-pandemic growth



Forecasts

JLL forecasts remain unchanged. We anticipate price falls in most markets this year as purchasers try to balance increases in living costs and higher interest rates. But with significant levels of equity and a resilient employment market we expect these falls to be limited to single digits in 2023. Rents are forecast to rise in all markets this year, supported by increases in wages and supply shortages.

JLL Research | October 2023

JLL is a leading global professional services firm specialising in real estate and investment management, with \$16.6bn annual revenue in 2020, operations in over 80 countries and a global workforce of over 90,000. With over 7,000 employees and 15 offices in the UK, we support our investor, developer and occupier clients at every stage of the property lifecycle across both commercial and residential asset classes. This includes land purchase, access to capital, planning, development advisory, leasing, building management and sales.

JLL's Residential and Living team consists of over 300 professionals who provide a comprehensive end-to-end service across all residential property types, including social housing, private residential, build to rent, co-living, later living, healthcare and student housing.

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Valuation Advisory

Property Valuation: 856 Affordable Housing units owned by Platform Housing Group

December | 2023



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To:

M&G Trustee Company Limited (previously known as Prudential Trustee Company Limited) as Security Trustee for itself and on behalf of the Beneficiaries, each Beneficiary (both present and future) and each of their respective successors, assignees and transferees from time to time under (and as each such term is defined in) a security trust deed dated 10 August 2020 and made between Platform HG Financing plc as Initial Beneficiary, Platform Housing Limited as Initial Chargor and M&G Trustee Company Limited as Security Trustee (as the same may be further amended, varied, supplemented, restated and/or novated from time to time) (the Security Trust Deed); together with any receiver or other person appointed to enforce the security.

21 December 2023

Dear Sirs

856 Affordable Housing units owned by Platform Housing Group

We are pleased to attach our report in connection with the above.

If you have any questions about this report or require any further information, please contact Vacar Zeb (vacar.zeb@jll.com; 07794 031247).

This report is issued for the benefit and use of the Addressees and for inclusion in the admission particulars for the issue of the Bonds (the “Admission Particulars” and the “Bond Issue”) and may only be used in connection with the Admission Particulars and the Bond Issue. We hereby give our consent to the publication of this report within the Admission Particulars and accept responsibility for the information contained in this report.

Having taken all reasonable care to ensure that such is the case, the information given in this report is, to the best of our knowledge, in accordance with the facts and contains no omission likely to affect its import.

Before this report or any part of it is reproduced or referred to in any document, circular or statement (other than the Admission Particulars in respect of the Bonds), our written approval as to the form and context of such publication must be obtained.

Yours faithfully



**Vacar Zeb MRICS
Director - Affordable Housing
For and on behalf of
Jones Lang LaSalle Limited**

Yours faithfully



**Fiona Hollingworth MRICS
Director - Affordable Housing
For and on behalf of
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Yours faithfully



**Richard Petty FRICS
Lead Director - Living Advisory
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Executive Summary

This summary should be read in conjunction with the main body of our report. Section numbers are supplied where relevant.

Introduction

The date of this report is 21 December 2023.

Jones Lang LaSalle Limited has been instructed to value a portfolio of 856 properties for loan security purposes.

Properties

The portfolio comprises 820 social housing units located across East Midlands and West Midlands. From our inspections, the properties are mainly a mixture of ages and of traditional brick/concrete and steel construction.

The portfolio contains a mixture of different tenures as summarised in the table overleaf and set out in greater detail in section 3 of this report.

In addition, there are 36 units in the portfolio which either form ancillary accommodation, or have been sold on long leases or fully staircased. The Borrower's interest in these units is considered to be de minimis for the purpose of this exercise and so they have been included at nil value. Furthermore, please note that these properties have not been included in any unit counts or other statistics in this report.

We have inspected the exterior of all units in the portfolio and have seen a representative sample of % internally (section 3).

Valuations

The valuation date is 21 December 2023.

Our valuation of the 211 properties being valued on the basis of Existing Use Value for Social Housing ("EUV-SH"), in aggregate, at the valuation date is:

£16,080,000

(sixteen million, eighty thousand pounds)

Our valuation of the 609 properties being valued on the basis of Market Value subject to Tenancies ("MV-T"), in aggregate, at the valuation date is:

£65,800,000

(sixty five million, eight hundred thousand pounds)

The following table summarises our opinions of value (section 6):

Freehold Properties

Category	Units Count	Basis of Valuation	EUV-SH	MV-T
GN Affordable Rent	56	EUV-SH	£5,730,000	-
GN Affordable Rent	98	MV-T	£7,400,000	£11,640,000
GN Social Rent	117	EUV-SH	£6,380,000	-
GN Social Rent	511	MV-T	£26,500,000	£54,160,000
Shared Ownership	38	EUV-SH	£3,970,000	-
Total	820		£49,980,000	£65,800,000

Portfolio Analysis

Strengths:

- given the divergence between property prices and local average earnings, demand for these properties should be sustainable in the medium to long term;
- the level of rental income for all areas is broadly in line with other Registered Providers of social housing (“RPs”) in the respective areas;
- the level of rental income is, in aggregate, below the relevant levels of Local Housing Allowance (LHA) for each region;
- the EUV-SH and MV-T values per unit and percentage relationships to MV-VP, are at levels appropriate to the current climate, having regard to the portfolio’s location and composition;
- we have made conservative assumptions with regard to the respective rent and sales contributions to the valuations of the shared ownership units and they are not overly dependent on proceeds from sales; and
- EUV-SH values are likely to maintain their current levels as stock transactions within the sector and access to debt markets continue to take place, albeit with more hesitancy due to market fluctuations.

There is excess demand for affordable housing properties across the localities within the portfolio as summarised by the following data.

Households on local authority waiting lists:

Region	Waiting list
East Midlands	72,000
West Midlands	99,000

Based on current levels of affordable housing supply (new build) across the localities within the portfolio, the following table summarises the number of households on the waiting list for every new property being built:

Region	No. of Households
East Midlands	31
West Midlands	36

Weaknesses:

- the age of the properties mean they require continued investment in order to be able to maintain the same level of rental income in the long term;
- downward pressure on house prices in the medium-term and falling transaction volumes could impact upon values going forward; and
- there are short-term risks for RPs' income not supported by housing benefit and a greater number of voids and arrears.

Opportunities:

- increased efficiencies are continuing to be driven by mergers between RPs;
- rationalisation of RPs' stock allowing for more efficient asset management;
- investment of REITs and other funds into the sector as whole; and
- reactive changes to working conditions and government policy could drive further efficiencies in the sector and wider economy in the longer-term.

Threats:

- the current cost of living crisis could result in changes in government policy or further interventions, such as the introduction of a rent freeze, a further period of rent cuts or changing the Rent Regime;
- as a result of the Hackitt Review and other influences, the social housing sector is undertaking extensive investigations and works around fire and building safety, and the required scope of such works might change over time; and
- current high levels of global inflation could have a prolonged effect on the cost of materials and labour required to carry out any repairs and maintenance work on existing stock.

Suitability of Security

Your instructions require us to comment on whether the properties we have valued provide adequate security for the issue.

It is difficult for any valuer, without being asked to consider a specific credit or risk assessment policy, to make an absolute, unqualified statement that those assets will provide suitable security because our instructions do not explain what criteria the Security Trustee is applying in making this assessment.

However, we confirm that, in our opinion, should the Security Trustee become a mortgagee in possession of this portfolio of properties, then it would be possible to achieve a sale to another RP that would be at a price at least equivalent to our valuation on the basis of EUV-SH or, in principle, to a private purchaser at a price equivalent to

our valuation on the basis of MV-T as set out in our report. However, the valuation assumes implicitly that a purchaser could obtain debt finance on commercially viable terms to facilitate a purchase of the portfolio.

Based on the sample of inspections undertaken as a part of this valuation exercise, we are satisfied that the properties are being maintained to an acceptable social housing standard in line with the Regulator of Social Housing (“RSH”) regulatory requirements and commensurate with the likely demands of the target tenant group.

Overall, we have assumed that each property has a useful economic life of at least 50 years provided that the properties continue to be properly maintained in the future.

Unless otherwise stated in our report none of the properties are of 6 storeys or more or are subject to any remedial works in the wake of the Grenfell Tower disaster of June 2017. We have therefore assumed that the properties conform to the Fire Precaution Regulations and any other statutory requirements.

With the above factors in mind, and with specific regard to the continuing need for well-maintained social housing accommodation, we believe it reasonable to conclude an acceptable demand for a portfolio of this nature from commensurate social housing landlords and private institutional investment firms.

Subject to the information presented within this report, and at the values formally reported, we are satisfied to recommend to the Security Trustee that this portfolio is suitable for security purposes.

Stock

The stock is summarised by count of unit type as follows:

Property Type	Units
Studio flat	17
1 bed flat	255
2 bed flat	51
3 bed flat	10
4 bed flat	1
2 bed house	131
3 bed house	298
4 bed house	10
1 bed bungalow	44
2 bed bungalow	3
Total	820

Locations

The properties within the portfolio are located across East Midlands and West Midlands. as shown in the table below:

County	Units
Hereford & Worcs.	686
Leicestershire	40
Lincolnshire	51
Staffordshire	14
Warwickshire	29
Total	820

Assumptions: Rented Properties

The following table provides a summary of the assumptions made in our rented valuations:

Assumption	EUV-SH
Rental income growth - (Year 1)	1.0%
Bad debts and voids (Year 1)	3.0%
Management costs (average per unit)	£650
Management cost growth inflator	0.50%
Total repairs costs (Year 1)	£1,600 - £1,765
Repair cost growth inflator	1.00%
Discount rate (income)	5.50% - 6.00%

MV-T Assumptions: Rented Properties

The following table provides a summary of the assumptions made in our rented MV-T valuations:

Assumption	MV-T
Rental income growth - houses (Year 1)	20.9% - 22.1%
Rental income growth - flats (Year 1)	18.4% - 21.2%
Sales rate (houses)	3.3% - 20.0%
Sales rate (flats)	3.3% - 20.0%
Bad debts and voids (Year 1)	8.0%
Management costs	10.0%
Total repairs costs (Year 1)	£3,275 - £3,775
Repair cost growth inflator	1.00%
Discount rate (income)	7.50% - 7.75%
Discount rate (sales)	7.75% - 8.50%

Assumptions: Shared Ownership

The following table provides a summary of the assumptions made in our shared ownership valuation:

Assumption	EUV-SH
Discount rate (income)	4.75%
Discount rate (sales)	7.50%
Management Costs	4.0% of Gross Income
Sales rate (yrs. 0-2)	5 tranche sales p.a.
Sales rate (yrs. 3-15)	3 tranche sales p.a.
Sales rate (yrs. 16-35)	1 tranche sale p.a.
Sales rate (yrs. 36-50)	tranche sales p.a.
Rental growth (all years)	0.50%

This summary should be read in conjunction with the remainder of this valuation report and must not be relied upon in isolation.

1 Introduction

1.1 Background

Jones Lang LaSalle Limited (hereafter “JLL”) has been instructed to prepare a valuation of 856 properties owned by Platform Hosing Group (the “Borrower”).

1.2 Compliance

Our valuations have been prepared in accordance with the current RICS Valuation – Global Standards, incorporating the IVS, and the RICS Valuation – Global Standards – UK National Supplement published by the Royal Institution of Chartered Surveyors (commonly known as the “Red Book”).

Our valuations may be subject to monitoring by the RICS and have been undertaken by currently Registered RICS Valuers.

This report has been prepared by Vacar Zeb MRICS (Valuer Number: #1185896) and countersigned by Fiona Hollingworth MRICS (Valuer Number: #0099707).

The report is also countersigned by Richard Petty FRICS (Valuer Number: #0089005).

In accordance with PS 2.3 of the Red Book, we confirm that we have sufficient knowledge and skills to undertake this valuation competently.

We can confirm that no conflict of interest has occurred as a result of our production of this report.

The valuation date is 21 December 2023.

For the avoidance of doubt, we confirm that it would not be appropriate or possible to compare this valuation with any values appearing in the Borrower’s accounts. This report has been prepared in accordance with the Red Book. The valuations are prepared on this basis so that we can determine the value recoverable if the charges over the properties were enforced at the date of this report. We understand that values given in the Borrower’s accounts are prepared on an historic cost basis which considers how much the properties have cost and will continue to cost the Borrower. This is an entirely different basis of valuation from that used for loan security purposes.

This valuation qualifies as a Regulated Purpose Valuation (“RPV”) as defined by the Red Book. A RPV is a valuation which is intended for the information of third parties in addition to the Addressees. It is a requirement of UKVS 4.3 of the Red Book in relation to disclosures that we declare our prior involvement with the Borrower, or the properties being valued, to ensure that there is no conflict of interest.

We confirm that the total fee income earned from the Borrower is substantially less than 5% of the fee income earned by JLL in our last financial year (ending 31 December 2022) and that we do not anticipate this situation changing in the foreseeable future.

1.3 Instructions

Our report is prepared in accordance with the Borrower’s formal instructions.

We have been instructed to prepare our valuations on the following bases:

- Existing Use Value for Social Housing (“EUV-SH”); and
- Market Value subject to existing Tenancies (“MV-T”).

Please note that the properties that have been valued on the basis of MV-T have also been valued on the basis of EUV-SH, for information purposes only.

1.4 Status of Valuer

In preparing this report, we confirm that JLL is acting as an external valuer as defined in the Red Book. We can also confirm that we consider ourselves to be independent for the purposes of this instruction.

In accordance with RICS guidance, and our own rotation policy, we recommend that a rotation of overall responsibility within JLL is considered no later than the end of 2028.

1.5 The Stock Rationalisation Market – EUV-SH Transactions

As you will be aware, an active market exists for the sale of tenanted stock between RPs. This can be driven by strategic decisions about the type and location of accommodation that RPs wish to provide, and the viability of investing in properties to bring them up to the required standards.

Where competition is generated, a market has emerged in which RPs bid against one another on price. The resulting values, even though presented on an EUV-SH basis, tend to be in excess of base EUV-SH values that might be expected for balance sheet or loan security purposes.

Although this may appear hard to justify, the underlying rationale is as follows:

- the bidding price is still much less than the cost of development;
- the marginal cost of taking additional units into management, in an area where the acquiring RP already has stock, justifies a financial model based on relatively low costs for management, repairs and maintenance;
- the judgement of all-round risk formed by the acquiring RP, as reflected in the discount rate, is often lower (and the rate therefore keener) than would be acceptable to either a funder or an auditor in a balance sheet context;
- the price is worth paying to achieve strategic objectives around increasing a presence in a particular area or market; and/or
- the price may be supported by future void sales and/or changes of tenure (for example, from Social Rent to Affordable Rent).

1.6 Deregulatory Measures

A package of deregulatory measures for which the primary legislation was the Housing & Planning Act 2016 came into force on 6 April 2017. These are very significant for the UK social housing sector, as they give RPs greater freedom in terms of commercial decision making than they have ever previously enjoyed in terms of the reduced ability of the regulator to prevent asset management actions.

The deregulatory measures introduced, give RPs the freedom to dispose of assets without the regulator’s consent, either with or without tenants in place. Disposals include the grant of leases and the creation of charges when assets are pledged as security for loan security purposes.

There are already early signs that these measures are having an effect on RPs' thinking, and on their business plans, as they begin to adopt a more commercial approach to asset management as one of the tools at their disposal to respond to the greater financial pressures and expectations upon them. For example, through our day to day work, we are beginning to see more analytical requirements in terms of asset management decisions, around investment, remodelling and sale; and an element of sales being built into some stock rationalisation bids.

To be clear this does not mean that RPs are in any way sacrificing their fundamental social ethos. Rather, it is a recognition that, as for any charitable organisation, making best use of its assets to enable it to meet its charitable objectives is an obligation rather than an option; and that commercial behaviour is not at all incompatible with a strong social ethos, within a framework of strong governance.

As mentioned, some RPs are steadily starting to build in an element of void sales into some stock rationalisation bids, however in accordance with our instructions, we have not considered or built in any rate for sales of void properties within our EUV-SH valuations.

1.7 Market Conditions

Transactions across markets and sectors remain low, for a variety of reasons. The full implications of wars in the Middle East and Ukraine are unknown. Instability in these regions and beyond may compound already difficult real estate market conditions. This is likely to be exacerbated when coupled with inflationary pressures and other factors impacting the global economy, including the cost and availability of debt. The combination heightens the potential for volatility and quick changes in consumer and investor behaviours.

In recognition of the potential for market conditions to change rapidly, we highlight the critical importance of the valuation date and confirm the conclusions in our report are valid at that date only and advise you to keep the valuation under regular review.

For the avoidance of doubt, due to the functioning nature of the market, our valuation is NOT reported as being subject to 'material valuation uncertainty' as defined by VPS 3 and VPGA 10 of the RICS Valuation – Global Standards.

2 Methodology

2.1 Valuation Model

We have undertaken our valuation of the portfolio using fully explicit discounted cashflow models, over a 50-year period, with the net income in the final year capitalised into perpetuity.

For the purposes of our valuation, we have split this portfolio by tenure in order to reflect the different risks and opportunities associated with each business stream.

In accordance with section 1.5, whilst we recognise that there is a growing active market for the sale of tenanted stock between RPs, we have not split the portfolio into 'lots' to reflect this and have, in accordance with our instructions, valued the properties as a single portfolio.

Against the income receivable for each property, we have made allowances for voids and bad debts; the costs of management and administration; major repairs; cyclical maintenance; day-to-day repairs; and for future staircasing. We have assumed an appropriate level of future growth in these costs (expenditure inflation).

We have then discounted the resulting net income stream at an appropriate rate which reflects our judgement of the overall level of risk associated with the long-term income. A more detailed explanation of the discount rate is included in section 4.

2.2 Information Provided

The principal source of background data for the portfolio has been the rent roll for each property provided by the Borrower. This detailed the number and type of units, the rent payable, tenancy type, and equity retained by the association (where applicable).

This information was supplemented with our market research and other data we have gathered from similar instructions undertaken recently and involving comparable stock. From these sources we have collated information on the following:

- rents;
- bad debts, voids and arrears;
- cost of maintenance and repairs; and
- management and administration expenses.

A location plan of the portfolio is provided as Appendix 2.

2.3 Inspections

We derived our inspections strategy by giving full regard to:

- the geographical spread of the stock;
- the concentration (and thereby its exposure to risk); and
- the property types.

We have satisfied ourselves as to the quality of location and the general condition of and level of fixtures and fittings provided to the properties, and we have derived our valuation assumptions accordingly.

In accordance with our instructions, we have inspected all schemes externally and a representative sample of 10.0% of the stock was inspected internally. Our inspections were carried out between 13 November 2023 and 08 December 2023.

A representative selection of photographs is provided as Appendix 3.

2.4 Market Research

In arriving at our valuation, we have undertaken a comprehensive programme of research to supplement our knowledge and understanding of the properties. This has included:

- researching local vacant possession values through conversations with local estate agents together with internet research and using RightmovePlus, a bespoke tool for comparable evidence;
- examining local benchmark affordable rents and comparing these with the Borrower's rents; and
- analysing data provided by the Borrower.

3 General Commentary

Schedules summarising the following data for each property within the portfolio form Appendix 1 of this report:

- address;
- unit type;
- title number; and
- tenure.

3.1 Locations

The properties within the portfolio are located across East Midlands and West Midlands, as shown in the table below:

County	Units
Hereford & Worcs.	686
Leicestershire	40
Lincolnshire	51
Staffordshire	14
Warwickshire	29
Total	820

The properties are located in established residential locations with good to reasonable access to local amenities and public transport.

A location plan of the portfolio is provided at Appendix 2.

3.2 Property Types

The following table summarises the unit types within the portfolio.

Property Type	Units
Studio flat	17
1 bed flat	255
2 bed flat	51
3 bed flat	10
4 bed flat	1
2 bed house	131
3 bed house	298
4 bed house	10

Property Type	Units
1 bed bungalow	44
2 bed bungalow	3
Total	820

3.3 Condition

We have not carried out a condition survey, this being outside the scope of our instructions.

The properties within the portfolio are a mixture of ages as shown in the table below:

Age	House	Flat	Bungalow	Total
1920-1949	210	-	-	210
1950-1979	121	270	41	432
1980s	1	28	-	29
1990s	3	-	-	3
2010s	104	36	6	146
Total	439	334	47	820

The property ages and construction methodology have been factored into the assumptions we have made regarding voids, discount rates and repairs and maintenance.

There are 82 properties (9% of the portfolio) which are of non-traditional construction. The types of non-traditional construction are shown in the table below:

Construction Type	No. of Units
Corsswall	22
PRC - Wates	28
Steel Frame	32
Total	82

Based on our inspections, we are satisfied that the properties we inspected internally, are being maintained to an acceptable social housing standard, in line with RSH regulatory requirements and commensurate with the likely demands of the target tenant group.

Overall, we have assumed that each property has a useful economic life of at least 50 years provided that the properties continue to be properly maintained in the future.

3.4 Fire Safety

Our valuations have been provided in accordance with the RICS' Guidance Note: "Valuation of properties in multi-storey, multi-occupancy residential buildings with cladding, 1st Edition March 2021" (the 'Guidance Note'), effective from 5 April 2021.

The purpose of the Guidance Note is to help valuers undertaking valuations of domestic residential blocks of flats in the UK for secure lending purposes. It sets out criteria for buildings of different heights that can be used to identify where possible remediation work to cladding for fire safety purposes is likely to be required and may materially affect the value of the property.

From our inspections there no blocks of six storeys or above in the portfolio, but there are 3 blocks under six storeys where we have queried the construction of the external wall system and whether potentially combustible cladding or timber balconies are present. These blocks are known as Newbold Gardens, Cranham Drive and Ambrose Court.

We've reviewed the Fire Risk Assessments for both Cranham Drive and Ambrose Court, which only have minor recommendation. Furthermore, we have also been provided with and reviewed EWS1 certificates for Newbold Gardens. The EWS1 rated Newbold Gardens as B1, and states that it a low fire risk and no remediation works were recommended.

During these assessments, there were no remedial works required and no costs budgeted for any potential works. We have therefore not included any additional cost in our valuations.

Energy Performance Certificates (EPCs)

We have not been provided with copies of any Energy Performance Certificates by the Borrower. The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 make it unlawful for landlords in the private rented sector to let properties that have an EPC rating of F or G, from 1 April 2018. The Regulations do not apply to the majority of properties owned by RPs.

However, the Borrower has confirmed the EPC rating applicable for 678 properties in the portfolio which are summarised in the table below:

EPC Rating	Units
A	1
B	138
C	277
D	249
E	13
Unknown	142
Total	820

3.5 Climate Change Risk and Net Zero Carbon

Global warming targets set in the Paris Agreement are 1.5-2.0° Celsius above pre-industrial levels. Even the lower end of this range will produce significant changes to global climate systems, including extreme heat or cold events, higher frequency and severity of precipitation or drought, and sea level rise. Therefore, the level of physical climate-related risk of the subject property is likely to fluctuate over its useful life. High levels of climate risk could affect occupier and investor demand, as well as ability to obtain building insurance.

There is an increased focus on Environmental, Social & Governance (ESG) criteria for investment across all asset classes, including real estate. There are also various new, ESG-focused funds entering the real estate market. As a result, the value of property assets of all types is likely to be increasingly affected over time by long term, sustainability challenges. We note that, under the Paris Agreement, the 2050 vision is for all buildings, both new and existing, to be net zero carbon across the whole life cycle. As an interim ambition, the agreement envisages that all new buildings should be able to achieve zero carbon in operations, and aim to reduce carbon emissions by 40%, by 2030,

To achieve the best sustainability credentials and, in particular, to achieve Net Zero Carbon specification, the cost of a refurbishment of a building is currently higher than it would be for a refurbishment which fell short of the standards. However, given the speed at which both the legislation and ESG requirements are advancing, there is a risk that, within the next ten years, further capital expenditure will be required. However, such costs may be mitigated in the future through the principles of the Circular Economy, with a greater focus on recycling materials, and the development of more flexible buildings which can be refurbished and adapted to alternative uses more economically.

Therefore, in terms of cashflow, we anticipate that the technological advances, combined with the increased supply of products and competition, will lower these costs over time and we have not, at this stage, included in our valuation any additional allowance for costs to support the move to net zero carbon over the period covered by our valuation models.

4 Valuation Commentary – Rented Stock

4.1 Introduction

There are 782 rented affordable housing properties in the portfolio. These are summarised in the table below.

Category	Units	% of the Portfolio
GN Affordable Rent	154	19.5%
GN Social Rent	628	80.5%
Total	782	100%

4.2 Tenancies

All of the rented properties are let on assured tenancies. We have assumed that these are ‘standard’ assured tenancies although we have not seen example tenancy agreements.

4.3 Rental Income

The following table summarises the total income that the Borrower receives from the portfolio annually:

Category	Annual Income	Average Rent
GN Affordable Rent	£1,005,859	£125.61
GN Social Rent	£3,029,420	£92.77
Total	£4,035,279	£99.23

The Statistical Data Return (“SDR”) is an annual online survey completed by all private RPs of social housing in England. The latest return for 2021/22 provides the average social rents charged by all RPs for general needs and sheltered/supported properties. The following table compares the Borrower’s average rents with the average sector rents in the same localities:

Region	Average Sector Rent - General Needs	Borrower General Needs	Average Sector Rent – Affordable Rent	Borrower Affordable Rent
East Midlands	£82.65	£106.56	£112.90	£121.59
West Midlands	£86.53	£92.59	£115.32	£127.54

According to the Valuation Office Agency, LHA is set at the 30th centile point between what in the local Rent Officer’s opinion are the highest and lowest non-exceptional rents in a given Broad Rental Market Area. This analysis looks at local properties and differentiates by bedroom number but not by property type (i.e. houses and flats). These

statistics are used as a reference for housing benefit and are a good indication of rent levels which are affordable in a given area.

The following table sets out a comparison of the Borrower's average rents with the average LHA in the portfolio and also our opinion of Market Rents for comparable properties in the same areas (rents are shown on the basis of 52 weeks).

Category	Average Passing Rent	Average LHA	% of LHA	Average Market Rent	% of Market Rent
GN Affordable Rent	£125.61	£146.92	85.5%	£190.56	65.9%
GN Social Rent	£92.77	£141.72	65.5%	£180.06	51.5%

We are unable to verify the accuracy of the rent roll provided to us by the Borrower.

4.4 Affordability

In addition, we have looked at the passing rents as a proportion of local net weekly earnings as reported by the Office of National Statistics in its provisional 2021 Annual Survey of Hours and Earnings. The results for each of the regions in our valuations are shown in the overleaf and, in our opinion, demonstrate that the rents being charged by the Borrower are affordable.

Region	Average Weekly Earnings	General Needs	General Needs as %age	Affordable Rent	Affordable Rent as %
East Midlands	£434.82	£106.56	24.5%	£121.59	28.0%
West Midlands	£465.23	£92.59	19.9%	£127.54	27.4%

4.5 EUV-SH Rental Growth

We have modelled rental growth of 1.0% in the first year of our cashflow, and rental growth of CPI plus 1% in all years thereafter into perpetuity.

4.6 MV-T Rental Growth

Passing rents are currently below market levels, resulting in good prospects for future rental growth when considering the market value of the portfolio.

We have assumed that it will take between 1 and 4 years for assured rents to increase to market levels and thereafter for rents to rise at 1% (real) per annum. In making our assumptions regarding the number of years and annual increases, we have had regard to typical gross and net yields on private residential portfolios of a similar age profile and in comparable locations.

The average increases we have modelled per year for houses in each of our valuations range from 20.9% - 22.1% and from 18.4% - 21.2% for flats.

4.7 Sales Rates

In accordance with section 1.6, we have not included the sale of any void units under the deregulatory measures introduced by the Housing and Planning Act 2016 in any of our EUV-SH valuations.

In our MV-T cashflows we have assumed that some of the units which become void are sold on the open market. In establishing the sales rates, we have had regard to Land Registry’s information on the number of sales and average prices across the same localities over the past 12 months.

The average sales rates we have applied per annum for houses and flats are shown in the table below:

Category	Annual Sales Rates	Sales (Year 1)
Sales rate (houses)	3.3% - 20.0%	15
Sales rate (flats)	3.3% - 20.0%	8

The above figures equate 487 sales in total over 50 years. This, in our view, is a sustainable level of sales which would not adversely impact local house prices or marketability.

4.8 Right to Buy

We anticipate that the tenants of some of the properties within the portfolio may have either the Right to Buy (“RTB”) or the Right to Acquire (“RTA”). The National Housing Federation (“NHF”) put an offer to Government in September 2015 in which it proposed the implementation of an extended RTB on a voluntary basis. The Voluntary Right to Buy (“VRtB”) was described as a compromise with a view to securing the independence of housing associations and the best deal on compensation (for discounts) and flexibilities (the ability to refuse the VRtB in relation to certain properties).

The Government has funded two regional pilot schemes of VRtB for housing association tenants. The initial pilot scheme in 2016, involved five housing associations and was expected to offer 3,000 tenants the ability to buy their own home. A second pilot scheme across the Midlands ran for a period of two years from August 2018, aimed at testing two aspects of the voluntary agreement that the initial pilot scheme did not cover, namely:

- one-for-one replacement; and
- portability of discounts.

A full evaluation of the second pilot was published in February 2021. There were 44 housing associations involved in the pilot, resulting in a total of 1,892 homes being sold or sales in the final stages of completion by 30 April 2020. Data on the construction of replacement homes will be updated on an annual basis.

The government will now evaluate new pilot areas and announce more details in due course.

The wider terms of the overall extension of RTB and therefore any consideration of the impact of RTB or RTA on valuations would be speculative. We consider it imprudent to reflect additional value from capital receipts and we have therefore assumed that neither RTB nor RTA will be available to exercise at the date of valuation.

4.9 Outgoings

In forming our opinion of the net rental income generated by the portfolio, we have considered the following outgoings:

- bad debts, voids and arrears;
- cost of maintenance and repairs; and
- management and administration expenses.

We emphasise that, under the definitions of the bases of valuation we have been instructed to adopt, we are not valuing the Borrower's stewardship of the stock, rather we are assessing what a hypothetical purchaser in the market would pay for the stock, based on the market's judgement of the capabilities of the portfolio.

The assumptions we have made in our appraisal reflect our opinion of the view the market would adopt on the future performance of the portfolio. In forming our opinion, we have had regard to other recent valuations we have undertaken of comparable stock.

4.10 Bad Debts and Voids

We have incorporated into our valuations the potential for future voids and bad debts. Any loss of income for both void properties and bad debts is reflected in a deduction made from the gross rental income.

The rates applied take into consideration the figures in the 2022 Global Accounts data provided by the Regulator of Social Housing and are similar to allowances used by other RPs providing a management and maintenance service in the areas where the properties are situated.

The 2022 Global Accounts data shows that across the whole affordable housing sector, RPs have lost approximately 0.55% of their gross income through bad debts and 1.79% through void losses. The void losses reflect a decrease from 0.61% in the 2021 data whilst bad debts have remained at similar levels over the same period.

In our MV-T valuations we are assuming greater increases in rents than a social landlord would impose. In our opinion, these rent increases would inevitably be reflected in a higher level of voids and bad debts than would otherwise be the case. The associated risk has been factored into our MV-T discount rate.

The rates we have adopted for bad debts and voids as a percentage of gross income for each of our EUV-SH and MV-T valuations are summarised in the table below:

Category	Units Count	Bad debts & voids Year 1 (EUV-SH)	Bad debts & voids Year 1 (MV-T)
GN Affordable Rent	154	3.00%	8.0%
GN Social Rent	628	3.00%	8.0%

4.11 Management Costs

We have adopted rates for management and administration based on our experience of other RPs operating in similar areas to the Borrower. Our rates are subject to an annual inflator of 0.5% (real) for the duration of the cashflow reflecting long-term earnings, growth predictions and potential management savings.

From the information provided in the 2022 Global Accounts, the average cost of management across the sector is £1,112 per unit and the average management cost for the Borrower is £647 per unit.

In arriving at our opinion of value, we are assessing what a hypothetical purchaser in the market would pay for the properties, and in our experience, bids are likely to reflect a marginal approach to management costs. Furthermore, a growth in stock numbers could give rise to potential economies of scale, rationalisation of services and other efficiencies which would reduce unit costs.

Taking the above into account, we have adopted an average rate of £650 per unit for management and administration in our valuations on the basis of EUV-SH.

We have assumed that a mortgagee in possession would expect to spend 10.0% of rental income on management and administration in our valuations on the basis of MV-T.

4.12 Repairs and Maintenance

Although the majority of the properties are generally in a reasonable or good condition, renewal, day-to-day and cyclical maintenance will be required to keep the stock in its present condition.

From the information provided in the 2022 Global Accounts, the total average cost of carrying out major repairs, planned and routine maintenance across the sector is £2,299 per unit and the average maintenance cost for the Borrower is £1,597 per unit. The Global Accounts average figure for the sector is an increase of 19.8% on the 2021 Edition.

The above figures are broad averages; costs will vary according to a property's age, type, size and form of construction. In particular, the profile of expenditure will be different for a newly built property compared to an older property. The former should only require modest routine maintenance over the first 5 to 10 years of its life, with major repairs only arising from years 15 to 20. Hence there is a low start cost profile, rising steeply in the medium term, whilst an older property is likely to have a flatter profile with a higher starting point.

In accordance with section 3.3 we have had due consideration to the age and construction type for each of the tenure types in our valuations.

The following table sets out the average cost assumptions we have made in the first year of our EUV-SH cashflows. All of our appraisals assume that these costs will inflate at 1.0% (real) per annum.

Category of Expenditure	Period	Rented Properties
Major repairs and renewals	Year 1	£932
Cyclical repairs	Year 1	£375
Day-to-day repairs	Year 1	£400
Total Average Costs	Year 1	£1,707

We have adopted higher costs for major repairs in the first 2 years of our MV-T valuations as some of the properties will require refurbishment and redecoration in order to attract buyers or to be let in the private residential market. After this initial period, our costs settle to a lower level similar to the costs used in our EUV-SH valuation.

4.13 Discount Rate

Our cashflow valuations are based on constant prices and therefore explicitly exclude inflation. The chosen discount rate reflects our judgement of the economic conditions at the time of the valuation and the level of risk involved in each cashflow, taking all factors and assumptions into account. To determine the risk involved we have looked at:

- the sustainability of the existing rental income;
- the likely rate of future rental growth;
- the condition of the portfolio;
- the level of outgoings required to maintain the maximum income stream;
- the likely performance of the portfolio in relation to its profile and location;
- the real cost of borrowing; and
- the long-term cost of borrowing.

For our EUV-SH valuations of the rented properties we have adopted real discount rates of between 5.50% and 6.00% on net rental income.

In our MV-T model we have adopted a higher rate on rental income to reflect additional risk resulting from the significant rental growth that we have assumed during the first 1-4 years. In addition, we have adopted a higher rate on income from sales to reflect the additional premium on the yield which an investor would expect from a sales income stream.

We have adopted real discount rates of between 7.50% and 7.75% (rental income), and between 7.75% and 8.50% (sales) for our MV-T cashflows.

5 Valuation Commentary - Shared Ownership

5.1 Introduction

There are 38 shared ownership properties within the portfolio. The Borrower currently owns 66.18% of the equity in the units and a rent is charged on this percentage.

5.2 Rental Levels

According to the information provided by the Borrower, the average gross weekly rental level is £76.59 against the average retained equity. All rents are expressed on the basis of 52 rent weeks per year.

We have not included the value of any current or future ground rent income in our valuations.

5.3 Rental Growth

The RSH's restriction on future rental growth through section 2.4.5 of the Capital Funding Guide allows a maximum of 0.5% real growth per annum only. The imposition of this formula effectively constrains the net present value of the cashflow to the basis of EUV-SH.

It should also be noted that although, in general, rents in the sector will be linked to CPI, the rents for shared ownership properties will grow as set out in the signed leases for each property. We have not had sight of these leases and assume that they have the standard rent review provisions (upwards only, indexed linked at RPI plus 0.5%) set out in the model shared ownership lease, published by the National Housing Federation.

We have grown rents at a rate of RPI plus 0.5% in line with this guidance and the terms of the existing leases.

5.4 Outgoings

In forming an opinion of the net rental income generated by the portfolio, we have allowed 4.0% of gross rental income for management.

5.5 Voids and Bad Debts

We understand that all of the properties are now let and so we would not expect any voids going forward. We have allowed for the incidence of bad debts in the discount rate.

5.6 Repairs and Maintenance

We have assumed any repair obligations will lie with the leaseholders. We would expect that repair/renewal, day-to-day and cyclical maintenance would be required to keep the stock in its present condition. However, we have assumed that, where appropriate, service charge income fully covers expenditure.

5.7 Discount Rate

For our EUV-SH valuation we have adopted a discount rate of 4.75% on the rental income and 7.5% on sales.

5.8 Market Value subject to Vacant Possession (MV-VP)

The average MV-VP of the retained equity in the shared ownership properties in the portfolio is £155,185.

5.9 Rate of Sales

We have adopted what we would expect to be a long-term sustainable rate of sales of further tranches over the 50 years of our cashflow model. We have assumed that equity is sold in 25.0% tranches.

The rates we have adopted in our cashflow are as follows:

Years	Tranche Sales p.a.
Sales rate (yrs. 0-2)	5
Sales rate (yrs. 3-15)	3
Sales rate (yrs. 16-35)	1
Sales rate (yrs. 36-50)	0

It is difficult to judge when tenants will purchase additional tranches so the income from sales proceeds has been discounted at a higher rate, in line with section 5.7, to reflect the additional risk of realising the value. However, it should be noted that in our valuation, the majority of the value (circa 47.89%) is attributed to the rental income.

6 Valuation

6.1 Background

We have prepared our valuations on the following bases:

Error! Reference source not found. Our valuations have been prepared in accordance with the RICS Red Book.

Apportionments of the valuations have been calculated as arithmetic apportionments and are included in the schedules at Appendix 1. This is a portfolio valuation, and no valuation of individual properties has been performed.

In forming our opinion of the value of the portfolio as a whole, we have neither applied a discount for quantum nor added a premium to reflect break-up potential.

The definitions of the bases of valuation are set out in full in section 7 of this report.

6.2 Asset Value for Loan Security Purposes

Freehold Properties

Our valuation of the 211 properties being valued on the basis of Existing Use Value for Social Housing (“EUV-SH”), in aggregate, at the valuation date is:

£16,080,000
(sixteen million, eighty thousand pounds)

Our valuation of the 609 properties being valued on the basis of Market Value subject to Tenancies (“MV-T”), in aggregate, at the valuation date is:

£65,800,000
(sixty five million, eight hundred thousand pounds)

6.3 Asset Value by Tenure

Our valuation of each individual tenure is shown in the following table:

Category	Units Count	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
GN Affordable Rent	56	EUV-SH	£5,730,000	-	£12,960,000
GN Affordable Rent	98	MV-T	£7,400,000	£11,640,000	£17,790,000
GN Social Rent	117	EUV-SH	£6,380,000	-	£16,370,000
GN Social Rent	511	MV-T	£26,500,000	£54,160,000	£83,470,000
Shared Ownership	38	EUV-SH	£3,970,000	-	£5,895,000
Total	820		£49,980,000	£65,800,000	£136,485,000

7 Bases of Valuation

Our valuations have been prepared in accordance with the RICS Red Book.

7.1 Existing Use Value for Social Housing

The basis of Existing Use Value for Social Housing is defined in UK VPGA 7 of the RICS Valuation Global Standards – UK National Supplement as follows:

“Existing use value for social housing (EUV-SH) is an opinion of the best price at which the sale of an interest in a property would have been completed unconditionally for a cash consideration on the valuation date, assuming:

- *a willing seller;*
- *that prior to the valuation date there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest for the agreement of the price and terms and for the completion of the sale;*
- *that the state of the market, level of values and other circumstances were on any earlier assumed date of exchange of contracts, the same as on the date of valuation;*
- *that no account is taken of any additional bid by a prospective purchaser with a special interest;*
- *that both parties to the transaction had acted knowledgeably, prudently and without compulsion;*
- *that the property will continue to be let by a body pursuant to delivery of a service for the existing use;*
- *the vendor would only be able to dispose of the property to organisations intending to manage their housing stock in accordance with the regulatory body’s requirements;*
- *that properties temporarily vacant pending re-letting should be valued, if there is a letting demand, on the basis that the prospective purchaser intends to re-let them, rather than with vacant possession; and*
- *that any subsequent sale would be subject to all the same assumptions above.”*

7.2 Market Value

The basis of Market Value is defined in VPS 4.4 of the Red Book as follows:

“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

Market Value subject to Tenancies is in accordance with the above definition, with the addition of the point below:

“That the properties would be subject to any secure or assured tenancies that may prevail, together with any other conditions or restrictions to which property may be subject.”

7.3 Expenses

No allowance is made in our valuations for any expenses of realisation.

7.4 Tax

No allowance is made in our valuations for any liability for payment of Corporation Tax, or for any liability for Capital Gains Tax, whether existing or which may arise in the future.

The transfer of properties between RPs is exempt from Stamp Duty Land Tax (“SDLT”). Our MV-T valuations include fees of 3.0% on individual unit sales, however we have not included SDLT or other costs of acquisition within our valuation.

7.5 VAT

Our valuations are exclusive of VAT on disposal.

8 Sources of Verification of Information

8.1 General

We have relied upon the description, tenancy type and current rental income provided to us by the Borrower and we have been unable to verify the accuracy of that data.

8.2 Tenure

Unless otherwise stated in this Report, the Borrower holds a freehold interest or long leasehold interest with not less than 80 years unexpired in respect of its properties. We confirm that there will be no material difference in the MV-T and EUV-SH cashflow valuations between these two holding interests.

8.3 Title

We have reviewed the certificate of title prepared by Devonshires and the Report on Title prepared by Addleshawes. and can confirm that our valuations fully reflect the disclosures contained therein.

In respect of each property that we have valued on the basis of MV-T we confirm that we have reviewed the Certificates and confirm that each such property can be disposed of on an unfettered basis (subject only to existing tenancies disclosed in the Certificates but not subject to any security interest, option of other encumbrance or to any restriction preventing or restricting its sale to or use by any person for residential use).

8.4 Nomination Agreements

Our valuations are prepared on the basis that there are no nomination agreements. If any nomination rights are found to be in existence, they are assumed not to be binding on a mortgagee in possession unless otherwise stated in this report

8.5 Measurements/Floor Areas

We have not measured the properties, this being outside the scope of a valuation of a portfolio of this nature, unless otherwise stated in this report.

However, where measurements have been undertaken, we have adhered to the RICS Code of Measuring Practice, 6th edition, except where we specifically state that we have relied on another source. The areas adopted are purely for the purpose of assisting us in forming an opinion of capital value. They should not be relied upon for other purposes nor used by other parties without our written authorisation.

Where floor areas have been provided to us, we have relied upon these and have assumed that they have been properly measured in accordance with the Code of Measuring Practice referred to above.

8.6 Structural Surveys

Unless expressly instructed, we do not carry out a structural survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. We seek to reflect in our valuations any readily apparent defects or items of disrepair, which we note during our inspection, or costs of repair which are brought to

our attention. Otherwise, we assume that each building is structurally sound and that there are no structural, latent or other material defects.

In our opinion the economic life of each property should exceed 50 years providing the properties are properly maintained.

8.7 Deleterious Materials

We do not normally carry out or commission investigations on site to ascertain whether any building was constructed or altered using deleterious materials or techniques (including, by way of example high alumina cement concrete, woodwool as permanent shuttering, calcium chloride or asbestos). Unless we are otherwise informed, our valuations are on the basis that no such materials or techniques have been used.

8.8 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

8.9 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with you.

8.10 Japanese Knotweed

Our inspections are for valuation purposes only and carried out on an external and internal sample basis only, therefore we cannot confirm whether invasive vegetation has been or is present on the site, our valuation assumes that none exists within the demise or proximity of any of the properties.

8.11 Energy Performance Certificates (EPCs)

We have not been provided with copies of any Energy Performance Certificates by the Borrower. The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 make it unlawful for landlords in the private rented sector to let properties that have an EPC rating of F or G, from 1 April 2018. The Regulations do not apply to the majority of properties owned by RPs.

Based on our inspections and our wider knowledge of energy ratings within the social housing sector, we do not consider this issue to present a material valuation risk.

8.12 Market Rental Values

Our assessment of rental values is formed purely for the purposes of assisting in the formation of an opinion of MV-T and is generally on the basis of Market Rent, as defined in the “the Red Book”. Such figures should not be used for any other purpose other than in the context of this valuation.

8.13 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms.

8.14 Planning

We have prepared our valuations on the basis that each property exists in accordance with a valid planning permission.

8.15 The Equality Act

We have assumed the properties appear to comply with the requirements of the Equality Act 2010.

8.16 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favour of contractors, subcontractors or any members of the professional or design team.

8.17 Services

We do not normally carry out or commission investigations into the capacity or condition of services. Therefore, we assume that the services, and any associated controls or software, are in working order and free from defect. We also assume that the services are of sufficient capacity to meet current and future needs.

8.18 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under licence and may include mapping data from Ordnance Survey © Crown Copyright. All rights are reserved.

8.19 Compliance with Building Regulations and Statutory Requirements

Our valuations have been provided in accordance with the RICS’ Guidance Note: “*Valuation of properties in multi-storey, multi-occupancy residential buildings with cladding, 1st Edition March 2021*”, effective from 5 April 2021.

Unless otherwise stated in our report none of the properties are of 18m or 6 storeys or more or are subject to any remedial works in the wake of the Grenfell Tower disaster of June 2017. We have therefore assumed that the properties conform to the Fire Precaution Regulations and any other statutory requirements.

Appendix 1

Property Schedules



Housing Association: Platform Housing Group
 Valuer: JLL
 Valuation Date: 21 December 2023
 Valuation: Platform Project Q

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HD06421	LT479556	FH	9 Bluebell Place	Leicestershire	LE17 4UN	House	3	Assured	Shared Ownership	B	EUV-SH	£139,400	-	£195,000
HD06416	LT479554	FH	11 Bluebell Place	Leicestershire	LE17 4UN	House	3	Assured	Shared Ownership	B	EUV-SH	£139,400	-	£195,000
HD06422	LT479555	FH	1 Harebell Court	Leicestershire	LE17 4UQ	House	2	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£92,665	-	£240,000
HD06423	LT479555	FH	2 Harebell Court	Leicestershire	LE17 4UQ	House	2	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£92,665	-	£240,000
HD06424	LT479555	FH	3 Harebell Court	Leicestershire	LE17 4UQ	House	2	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£92,665	-	£240,000
HD06425	LT479555	FH	4 Harebell Court	Leicestershire	LE17 4UQ	House	2	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£92,665	-	£240,000
HD06410	LT479555	FH	5 Harebell Court	Leicestershire	LE17 4UQ	House	3	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£108,088	-	£260,000
HD06411	LT479555	FH	6 Harebell Court	Leicestershire	LE17 4UQ	House	3	Assured Lifetime	GN Affordable Rent	B	EUV-SH	£120,282	-	£260,000
HD06412	LT479555	FH	7 Harebell Court	Leicestershire	LE17 4UQ	House	3	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£108,045	-	£260,000
HD06413	LT479555	FH	8 Harebell Court	Leicestershire	LE17 4UQ	House	3	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£108,045	-	£260,000
HD06414	LT479555	FH	9 Harebell Court	Leicestershire	LE17 4UQ	Bungalow	2	Assured	GN Social Rent	B	EUV-SH	£72,431	-	£240,000
HD06415	LT479555	FH	10 Harebell Court	Leicestershire	LE17 4UQ	Bungalow	2	Assured	GN Social Rent	B	EUV-SH	£72,431	-	£240,000
HD06420	LT479557	FH	11 Harebell Court	Leicestershire	LE17 4UQ	House	3	Secure - Shared Ownership	Shared Ownership	B	EUV-SH	£115,700	-	£195,000
HD06419	LT479558	FH	12 Harebell Court	Leicestershire	LE17 4UQ	House	2	Assured	Shared Ownership	B	EUV-SH	£109,100	-	£168,000
HD06418	LT479560	FH	13 Harebell Court	Leicestershire	LE17 4UQ	House	2	Assured	Shared Ownership	B	EUV-SH	£109,100	-	£168,000
HD06417	LT479563	FH	14 Harebell Court	Leicestershire	LE17 4UQ	House	2	Assured	Shared Ownership	B	EUV-SH	£113,600	-	£180,000
HD06467	LT483415	FH	3 Daisy Close	Leicestershire	LE17 4GY	House	3	Assured	Shared Ownership	B	EUV-SH	£96,800	-	£130,000
HD06468	LT483416	FH	4 Daisy Close	Leicestershire	LE17 4GY	House	3	Secure - Shared Ownership	Shared Ownership	B	EUV-SH	£120,600	-	£195,000
HD06469	LT483417	FH	5 Daisy Close	Leicestershire	LE17 4GY	House	3	Assured	Shared Ownership	B	EUV-SH	£125,900	-	£169,000
HD06470	LT483419	FH	6 Daisy Close	Leicestershire	LE17 4GY	House	3	Secure - Shared Ownership	Shared Ownership	B	EUV-SH	£104,500	-	£169,000
HD06471	LT483420	FH	7 Daisy Close	Leicestershire	LE17 4GY	House	2	Assured	Shared Ownership	B	EUV-SH	£127,600	-	£180,000
HD06478	LT483990	FH	9 Daisy Close	Leicestershire	LE17 4GY	House	3	Secure - Shared Ownership	Shared Ownership	B	EUV-SH	£104,500	-	£169,000
HD06479	LT483991	FH	10 Daisy Close	Leicestershire	LE17 4GY	House	2	Assured	Shared Ownership	B	EUV-SH	£110,500	-	£156,000
HD06480	LT483994	FH	11 Daisy Close	Leicestershire	LE17 4GY	House	2	Assured	Shared Ownership	B	EUV-SH	£127,600	-	£180,000
HD06481	LT483995	FH	12 Daisy Close	Leicestershire	LE17 4GY	House	3	Secure - Shared Ownership	Shared Ownership	B	EUV-SH	£112,600	-	£182,000
HD06483	LT483997	FH	14 Daisy Close	Leicestershire	LE17 4GY	House	3	Assured	Shared Ownership	B	EUV-SH	£125,900	-	£169,000
HD06538	LT484655	FH	13 Poppy Road	Leicestershire	LE17 4UW	House	4	Assured	GN Social Rent	B	EUV-SH	£90,539	-	£300,000
HD06539	LT484655	FH	15 Poppy Road	Leicestershire	LE17 4UW	House	4	Assured	GN Social Rent	B	EUV-SH	£90,539	-	£300,000
HD06540	LT484655	FH	17 Poppy Road	Leicestershire	LE17 4UW	House	2	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£95,546	-	£240,000
HD06541	LT484655	FH	19 Poppy Road	Leicestershire	LE17 4UW	House	2	Assured Lifetime	GN Affordable Rent	B	EUV-SH	£95,546	-	£240,000
HD06542	LT484655	FH	21 Poppy Road	Leicestershire	LE17 4UW	House	3	Starter	GN Affordable Rent	B	EUV-SH	£109,888	-	£260,000
HD06543	LT484655	FH	23 Poppy Road	Leicestershire	LE17 4UW	House	2	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£95,546	-	£240,000
HD06545	LT485850	FH	4 Cowslip Court	Leicestershire	LE17 4GF	Bungalow	1	Assured	GN Social Rent	C	MV-T	£55,173	£90,729	£140,000
HD06546	LT485850	FH	5 Cowslip Court	Leicestershire	LE17 4GF	Bungalow	1	Assured	GN Social Rent	B	MV-T	£53,728	£90,729	£140,000
HD06547	LT485850	FH	6 Cowslip Court	Leicestershire	LE17 4GF	Bungalow	1	Assured	GN Social Rent	B	MV-T	£52,313	£90,729	£140,000
HD06548	LT485850	FH	7 Cowslip Court	Leicestershire	LE17 4GF	Bungalow	1	Assured	GN Social Rent	B	MV-T	£55,173	£90,729	£140,000
HD06544	LT485850	FH	11 Poppy Road	Leicestershire	LE17 4UW	House	3	Assured Lifetime	GN Affordable Rent	B	EUV-SH	£109,888	-	£260,000
HW07566	WK484411	FH	1 Quarry Close	Staffordshire	B78 1TW	House	3	10yr Fixed Term	GN Affordable Rent	B	EUV-SH	£105,635	-	£275,000
HW07567	WK484411	FH	2 Quarry Close	Staffordshire	B78 1TW	House	2	10yr Fixed Term	GN Affordable Rent	B	EUV-SH	£92,759	-	£225,000
HW07568	WK484411	FH	3 Quarry Close	Staffordshire	B78 1TW	House	2	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£92,759	-	£225,000
HW07569	WK484411	FH	4 Quarry Close	Staffordshire	B78 1TW	House	2	Assured Lifetime	GN Affordable Rent	B	EUV-SH	£101,070	-	£225,000
HW07570	WK484411	FH	5 Quarry Close	Staffordshire	B78 1TW	House	2	10yr Fixed Term	GN Affordable Rent	B	EUV-SH	£92,759	-	£225,000
HW07571	WK484411	FH	6 Quarry Close	Staffordshire	B78 1TW	House	2	10yr Fixed Term	GN Affordable Rent	B	EUV-SH	£92,759	-	£225,000
HW07572	WK484411	FH	7 Quarry Close	Staffordshire	B78 1TW	House	2	10yr Fixed Term	GN Affordable Rent	B	EUV-SH	£92,759	-	£225,000
HW07573	WK484411	FH	8 Quarry Close	Staffordshire	B78 1TW	House	2	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£92,759	-	£225,000
HW07574	WK484411	FH	9 Quarry Close	Staffordshire	B78 1TW	House	4	10yr Fixed Term	GN Affordable Rent	B	EUV-SH	£128,019	-	£325,000
HW07575	WK484411	FH	10 Quarry Close	Staffordshire	B78 1TW	House	3	Assured Lifetime	GN Affordable Rent	B	EUV-SH	£105,635	-	£275,000
HW07576	WK484411	FH	11 Quarry Close	Staffordshire	B78 1TW	House	3	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£105,635	-	£275,000
HW07577	WK484411	FH	12 Quarry Close	Staffordshire	B78 1TW	House	2	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£92,759	-	£225,000
HW07578	WK484411	FH	13 Quarry Close	Staffordshire	B78 1TW	House	3	10yr Fixed Term	GN Affordable Rent	B	EUV-SH	£105,635	-	£275,000
HW07579	WK484411	FH	14 Quarry Close	Staffordshire	B78 1TW	House	4	Assured Lifetime	GN Affordable Rent	B	EUV-SH	£128,019	-	£325,000
HD03353	LT291052	FH	3 Eden Gardens	Leicestershire	LE4 2HW	House	2	Assured	Shared Ownership	B	EUV-SH	£49,000	-	£95,000
HD03198	LT290945	FH	5 Eden Gardens	Leicestershire	LE4 2HW	House	2	Assured	Shared Ownership	B	EUV-SH	£23,600	-	£47,500

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HD03199	LT295489	FH	19 Eden Gardens	Leicestershire	LE4 2HW	House	2	Assured	Shared Ownership		EUV-SH	£46,600	-	£95,000
HW07380	WK476909	FH	2 Newbold Gardens	Warwickshire	CV32 4TH	House	2	Assured	Shared Ownership	B	EUV-SH	£162,700	-	£211,250
HW07381	WK476909	FH	3 Newbold Gardens	Warwickshire	CV32 4TH	House	2	Assured	Shared Ownership	B	EUV-SH	£186,000	-	£243,750
HW07382	WK476909	FH	4 Newbold Gardens	Warwickshire	CV32 4TH	House	2	Assured	Shared Ownership	B	EUV-SH	£161,200	-	£211,250
HW07383	WK476909	FH	5 Newbold Gardens	Warwickshire	CV32 4TH	House	2	Assured	Shared Ownership	B	EUV-SH	£62,600	-	£81,250
HW07385	WK476909	FH	7 Newbold Gardens	Warwickshire	CV32 4TH	House	3	Assured	Shared Ownership	B	EUV-SH	£209,100	-	£300,000
HW07439	WK476909	FH	8 Newbold Gardens	Warwickshire	CV32 4TH	Flat	2	Starter	GN Affordable Rent	B	EUV-SH	£123,001	-	£230,000
HW07440	WK476909	FH	9 Newbold Gardens	Warwickshire	CV32 4TH	Flat	2	Starter	GN Affordable Rent	B	EUV-SH	£122,571	-	£230,000
HW07441	WK476909	FH	10 Newbold Gardens	Warwickshire	CV32 4TH	Flat	1	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£90,629	-	£200,000
HW07445	WK476909	FH	11 Newbold Gardens	Warwickshire	CV32 4TH	Flat	2	Starter	GN Affordable Rent	B	EUV-SH	£125,872	-	£230,000
HW07446	WK476909	FH	12 Newbold Gardens	Warwickshire	CV32 4TH	Flat	1	Assured Non Shorthold	GN Affordable Rent	B	EUV-SH	£96,357	-	£200,000
HW07447	WK476909	FH	14 Newbold Gardens	Warwickshire	CV32 4TH	Flat	1	Assured	GN Affordable Rent	B	EUV-SH	£106,033	-	£200,000
HW07448	WK476909	FH	15 Newbold Gardens	Warwickshire	CV32 4TH	Flat	1	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£90,629	-	£200,000
HW07444	WK476909	FH	16 Newbold Gardens	Warwickshire	CV32 4TH	Flat	1	10yr Fixed Term	GN Affordable Rent	B	EUV-SH	£91,605	-	£200,000
HW07443	WK476909	FH	17 Newbold Gardens	Warwickshire	CV32 4TH	Flat	2	Starter	GN Affordable Rent	B	EUV-SH	£117,223	-	£230,000
HW07442	WK476909	FH	18 Newbold Gardens	Warwickshire	CV32 4TH	Flat	2	10yr Fixed Term	GN Affordable Rent	B	EUV-SH	£123,001	-	£230,000
HW07456	WK476909	FH	19 Newbold Gardens	Warwickshire	CV32 4TH	Flat	2	10yr Fixed Term	GN Affordable Rent	B	EUV-SH	£115,981	-	£230,000
HW07457	WK476909	FH	20 Newbold Gardens	Warwickshire	CV32 4TH	Flat	1	Probationary	GN Affordable Rent	B	EUV-SH	£90,629	-	£200,000
HW07458	WK476909	FH	21 Newbold Gardens	Warwickshire	CV32 4TH	Flat	1	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£90,629	-	£200,000
HW07459	WK476909	FH	22 Newbold Gardens	Warwickshire	CV32 4TH	Flat	1	Assured Lifetime	GN Affordable Rent	B	EUV-SH	£97,598	-	£200,000
HW07455	WK476909	FH	23 Newbold Gardens	Warwickshire	CV32 4TH	Flat	1	10yr Fixed Term	GN Affordable Rent	B	EUV-SH	£90,629	-	£200,000
HW07454	WK476909	FH	24 Newbold Gardens	Warwickshire	CV32 4TH	Flat	2	Starter	GN Affordable Rent	B	EUV-SH	£109,779	-	£230,000
HW07453	WK476909	FH	25 Newbold Gardens	Warwickshire	CV32 4TH	Flat	2	5yr Fixed Term	GN Affordable Rent	B	EUV-SH	£115,981	-	£230,000
HW07463	WK476909	FH	26 Newbold Gardens	Warwickshire	CV32 4TH	Flat	2	Assured Lifetime	GN Affordable Rent	B	EUV-SH	£123,001	-	£230,000
HW07464	WK476909	FH	27 Newbold Gardens	Warwickshire	CV32 4TH	Flat	1	Probationary	GN Affordable Rent	B	EUV-SH	£91,605	-	£200,000
HW07465	WK476909	FH	28 Newbold Gardens	Warwickshire	CV32 4TH	Flat	1	Assured Lifetime	GN Affordable Rent	B	EUV-SH	£96,357	-	£200,000
HW07466	WK476909	FH	29 Newbold Gardens	Warwickshire	CV32 4TH	Flat	1	Probationary	GN Affordable Rent	B	EUV-SH	£96,357	-	£200,000
HW07462	WK476909	FH	30 Newbold Gardens	Warwickshire	CV32 4TH	Flat	1	Assured Lifetime	GN Affordable Rent	B	EUV-SH	£100,671	-	£200,000
HW07461	WK476909	FH	31 Newbold Gardens	Warwickshire	CV32 4TH	Flat	2	Probationary	GN Affordable Rent	B	EUV-SH	£123,001	-	£230,000
HW07460	WK476909	FH	32 Newbold Gardens	Warwickshire	CV32 4TH	Flat	2	10yr Fixed Term	GN Affordable Rent	B	EUV-SH	£117,209	-	£230,000
HW07335	LL125615	FH	1 Arnhem Way	Lincolnshire	PE11 4YJ	House	3	Assured	Shared Ownership	B	EUV-SH	£95,700	-	£150,000
HW07288	LL125615	FH	2 Arnhem Way	Lincolnshire	PE11 4YJ	House	3	5yr Fixed Term	GN Affordable Rent	B	MV-T	£84,812	£129,154	£200,000
HW07334	LL125615	FH	3 Arnhem Way	Lincolnshire	PE11 4YJ	House	3	Assured	Shared Ownership	B	EUV-SH	£89,300	-	£140,000
HW07287	LL125615	FH	4 Arnhem Way	Lincolnshire	PE11 4YJ	House	3	5yr Fixed Term	GN Affordable Rent	B	MV-T	£84,812	£129,154	£200,000
HW07333	LL125615	FH	5 Arnhem Way	Lincolnshire	PE11 4YJ	House	3	Assured	Shared Ownership	B	EUV-SH	£63,800	-	£100,000
HW07286	LL125615	FH	6 Arnhem Way	Lincolnshire	PE11 4YJ	House	3	Assured Lifetime	GN Affordable Rent	B	MV-T	£84,812	£129,154	£200,000
HW07332	LL125615	FH	7 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	Assured	Shared Ownership	B	EUV-SH	£88,600	-	£131,250
HW07290	LL125615	FH	8 Arnhem Way	Lincolnshire	PE11 4YJ	Flat	1	5yr Fixed Term	GN Affordable Rent	B	MV-T	£38,602	£48,433	£75,000
HW07331	LL125615	FH	9 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	Assured	Shared Ownership	B	EUV-SH	£88,600	-	£131,250
HW07289	LL125615	FH	10 Arnhem Way	Lincolnshire	PE11 4YJ	Flat	1	Starter	GN Affordable Rent	B	MV-T	£38,602	£48,433	£75,000
HW07330	LL125615	FH	11 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	Assured	Shared Ownership	B	EUV-SH	£88,600	-	£131,250
HW07291	LL125615	FH	12 Arnhem Way	Lincolnshire	PE11 4YJ	Flat	1	5yr Fixed Term	GN Affordable Rent	B	MV-T	£38,602	£48,433	£75,000
HW07329	LL125615	FH	13 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	Assured	Shared Ownership	B	EUV-SH	£68,400	-	£105,000
HW07292	LL125615	FH	14 Arnhem Way	Lincolnshire	PE11 4YJ	Flat	1	Starter	GN Affordable Rent	B	MV-T	£38,602	£48,433	£75,000
HW07328	LL125615	FH	15 Arnhem Way	Lincolnshire	PE11 4YJ	House	3	Assured	Shared Ownership	B	EUV-SH	£95,700	-	£150,000
HW07294	LL125615	FH	16 Arnhem Way	Lincolnshire	PE11 4YJ	Flat	1	Assured Lifetime	GN Affordable Rent	B	MV-T	£38,602	£48,433	£75,000
HW07327	LL125615	FH	17 Arnhem Way	Lincolnshire	PE11 4YJ	House	3	Assured	Shared Ownership	B	EUV-SH	£93,300	-	£150,000
HW07293	LL125615	FH	18 Arnhem Way	Lincolnshire	PE11 4YJ	Flat	1	Starter	GN Affordable Rent	B	MV-T	£38,602	£48,433	£75,000
HW07326	LL125615	FH	19 Arnhem Way	Lincolnshire	PE11 4YJ	House	3	Assured	Shared Ownership	B	EUV-SH	£95,700	-	£150,000
HW07295	LL125615	FH	20 Arnhem Way	Lincolnshire	PE11 4YJ	Flat	1	5yr Fixed Term	GN Affordable Rent	B	MV-T	£38,602	£48,433	£75,000
HW07285	LL125615	FH	21 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	Assured	Shared Ownership	B	EUV-SH	£82,700	-	£122,500
HW07296	LL125615	FH	22 Arnhem Way	Lincolnshire	PE11 4YJ	Flat	1	Starter	GN Affordable Rent	B	MV-T	£38,602	£48,433	£75,000
HW07325	LL125615	FH	23 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	Assured	Shared Ownership	C	EUV-SH	£59,100	-	£87,500
HW07298	LL125615	FH	24 Arnhem Way	Lincolnshire	PE11 4YJ	Flat	1	Starter	GN Affordable Rent	B	MV-T	£38,602	£48,433	£75,000
HW07324	LL125615	FH	25 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	Assured	Shared Ownership	B	EUV-SH	£88,600	-	£131,250
HW07297	LL125615	FH	26 Arnhem Way	Lincolnshire	PE11 4YJ	Flat	1	Assured Lifetime	GN Affordable Rent	B	MV-T	£38,602	£48,433	£75,000
HW07323	LL125615	FH	27 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	Assured	Shared Ownership	B	EUV-SH	£88,600	-	£131,250
HW07299	LL125615	FH	28 Arnhem Way	Lincolnshire	PE11 4YJ	Flat	1	5yr Fixed Term	GN Affordable Rent	B	MV-T	£38,602	£48,433	£75,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HW07322	LL125615	FH	29 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	5yr Fixed Term	GN Affordable Rent	B	MV-T	£81,243	£113,010	£175,000
HW07300	LL125615	FH	30 Arnhem Way	Lincolnshire	PE11 4YJ	Flat	1	10yr Fixed Term	GN Affordable Rent	B	MV-T	£38,602	£48,433	£75,000
HW07321	LL125615	FH	31 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	Starter	GN Affordable Rent	B	MV-T	£87,124	£113,010	£175,000
HW07301	LL125615	FH	32 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	5yr Fixed Term	GN Affordable Rent	B	MV-T	£81,243	£113,010	£175,000
HW07320	LL125615	FH	33 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	5yr Fixed Term	GN Affordable Rent	B	MV-T	£81,243	£113,010	£175,000
HW07302	LL125615	FH	34 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	Assured Lifetime	GN Affordable Rent	B	MV-T	£85,992	£113,010	£175,000
HW07303	LL125615	FH	36 Arnhem Way	Lincolnshire	PE11 4YJ	House	3	5yr Fixed Term	GN Affordable Rent	B	MV-T	£84,812	£129,154	£200,000
HW07304	LL125615	FH	38 Arnhem Way	Lincolnshire	PE11 4YJ	House	3	Assured Lifetime	GN Affordable Rent	B	MV-T	£84,812	£129,154	£200,000
HW07305	LL125615	FH	40 Arnhem Way	Lincolnshire	PE11 4YJ	House	3	Starter	GN Affordable Rent	B	MV-T	£100,712	£129,154	£200,000
HW07306	LL125615	FH	42 Arnhem Way	Lincolnshire	PE11 4YJ	House	3	5yr Fixed Term	GN Affordable Rent	B	MV-T	£84,812	£129,154	£200,000
HW07307	LL125615	FH	44 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	Starter	GN Affordable Rent	B	MV-T	£90,071	£113,010	£175,000
HW07308	LL125615	FH	46 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	Assured Lifetime	GN Affordable Rent	B	MV-T	£81,243	£113,010	£175,000
HW07309	LL125615	FH	48 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	Starter	GN Affordable Rent	B	MV-T	£90,071	£113,010	£175,000
HW07310	LL125615	FH	50 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	5yr Fixed Term	GN Affordable Rent	B	MV-T	£81,243	£113,010	£175,000
HW07311	LL125615	FH	52 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	Business Tenancy	GN Affordable Rent	B	MV-T	£85,937	£113,010	£175,000
HW07312	LL125615	FH	54 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	Assured Lifetime	GN Affordable Rent	B	MV-T	£87,200	£113,010	£175,000
HW07313	LL125615	FH	56 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	5yr Fixed Term	GN Affordable Rent	B	MV-T	£81,243	£113,010	£175,000
HW07314	LL125615	FH	58 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	5yr Fixed Term	GN Affordable Rent	B	MV-T	£81,257	£113,010	£175,000
HW07315	LL125615	FH	60 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	5yr Fixed Term	GN Affordable Rent	B	MV-T	£81,243	£113,010	£175,000
HW07316	LL125615	FH	62 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	5yr Fixed Term	GN Affordable Rent	B	MV-T	£81,243	£113,010	£175,000
HW07317	LL125615	FH	64 Arnhem Way	Lincolnshire	PE11 4YJ	House	2	5yr Fixed Term	GN Affordable Rent	B	MV-T	£81,243	£113,010	£175,000
HW07318	LL125615	FH	66 Arnhem Way	Lincolnshire	PE11 4YJ	House	3	Assured Lifetime	GN Affordable Rent	B	MV-T	£84,812	£129,154	£200,000
HW07319	LL125615	FH	68 Arnhem Way	Lincolnshire	PE11 4YJ	House	3	Assured Lifetime	GN Affordable Rent	B	MV-T	£102,939	£129,154	£200,000
HF05033	HW158032	FH	3 Holme Oaks	Hereford & Worcs.	HR1 3RE	House	2	Starter	GN Social Rent	D	MV-T	£62,850	£97,210	£150,000
HF05034	HW158032	FH	4 Holme Oaks	Hereford & Worcs.	HR1 3RE	House	2	Assured Lifetime	GN Social Rent	D	MV-T	£63,088	£97,210	£150,000
HF05035	HW158032	FH	12 Holme Oaks	Hereford & Worcs.	HR1 3RE	House	2	Assured Protected	GN Social Rent	D	MV-T	£62,632	£97,210	£150,000
HF05036	HW158032	FH	13 Holme Oaks	Hereford & Worcs.	HR1 3RE	House	2	Assured Protected	GN Social Rent	D	MV-T	£62,632	£97,210	£150,000
HF05037	HW158032	FH	14 Holme Oaks	Hereford & Worcs.	HR1 3RE	Bungalow	2	Assured Lifetime	GN Social Rent	D	MV-T	£67,294	£103,690	£160,000
HF05038	HW158032	FH	15 Holme Oaks	Hereford & Worcs.	HR1 3RE	Bungalow	1	Assured	GN Social Rent	E	MV-T	£54,677	£84,248	£130,000
HF05039	HW158032	FH	16 Holme Oaks	Hereford & Worcs.	HR1 3RE	Bungalow	1	Assured Lifetime	GN Social Rent	E	MV-T	£54,677	£84,248	£130,000
HF05040	HW158032	FH	17 Holme Oaks	Hereford & Worcs.	HR1 3RE	Bungalow	1	Assured Protected	GN Social Rent	D	MV-T	£54,677	£84,248	£130,000
HF05041	HW158032	FH	18 Holme Oaks	Hereford & Worcs.	HR1 3RE	Bungalow	1	Starter	GN Social Rent	D	MV-T	£54,677	£84,248	£130,000
HF05042	HW158032	FH	19 Holme Oaks	Hereford & Worcs.	HR1 3RE	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£31,544	£48,605	£75,000
HF05044	HW158032	FH	21 Holme Oaks	Hereford & Worcs.	HR1 3RE	Flat	1	5yr Fixed Term	GN Social Rent	E	MV-T	£31,544	£48,605	£75,000
HF05045	HW158032	FH	22 Holme Oaks	Hereford & Worcs.	HR1 3RE	Flat	1	Starter	GN Social Rent	C	MV-T	£31,544	£48,605	£75,000
HF05046	HW158032	FH	23 Holme Oaks	Hereford & Worcs.	HR1 3RE	Flat	2	Starter	GN Social Rent	D	MV-T	£54,677	£84,248	£130,000
HF05047	HW158032	FH	24 Holme Oaks	Hereford & Worcs.	HR1 3RE	Flat	2	Starter	GN Social Rent	C	MV-T	£54,677	£84,248	£130,000
HF16434	WR152862	FH	14 Gala Drive	Hereford & Worcs.	DY13 8DY	House	3	Assured Lifetime	GN Social Rent		EUV-SH	£72,431	-	£240,000
HF16435	WR152862	FH	16 Gala Drive	Hereford & Worcs.	DY13 8DY	House	2	Assured Lifetime	GN Social Rent		EUV-SH	£62,226	-	£200,000
HF16436	WR152862	FH	18 Gala Drive	Hereford & Worcs.	DY13 8DY	House	2	Assured Lifetime	GN Social Rent		EUV-SH	£62,226	-	£200,000
HF16437	WR152862	FH	20 Gala Drive	Hereford & Worcs.	DY13 8DY	House	2	Assured Lifetime	GN Social Rent		EUV-SH	£62,215	-	£200,000
HF16441	WR152862	FH	24 Gala Drive	Hereford & Worcs.	DY13 8DY	House	3	Assured Lifetime	GN Social Rent		EUV-SH	£72,431	-	£240,000
HF16443	WR149514	FH	26 Gala Drive	Hereford & Worcs.	DY13 8DY	House	2	5yr Fixed Term	GN Social Rent		EUV-SH	£64,507	-	£200,000
HF16444	WR149514	FH	28 Gala Drive	Hereford & Worcs.	DY13 8DY	House	2	Assured Lifetime	GN Social Rent		EUV-SH	£64,731	-	£200,000
HF16445	WR149514	FH	30 Gala Drive	Hereford & Worcs.	DY13 8DY	House	3	Assured Lifetime	GN Social Rent		EUV-SH	£73,969	-	£240,000
HF16446	WR149514	FH	32 Gala Drive	Hereford & Worcs.	DY13 8DY	House	2	Assured Lifetime	GN Social Rent		EUV-SH	£64,725	-	£200,000
HF16447	WR149514	FH	34 Gala Drive	Hereford & Worcs.	DY13 8DY	House	2	5yr Fixed Term	GN Social Rent		EUV-SH	£64,507	-	£200,000
HF16448	WR149514	FH	36 Gala Drive	Hereford & Worcs.	DY13 8DY	House	3	5yr Fixed Term	GN Social Rent		EUV-SH	£73,705	-	£240,000
HF14382	WR87759	FH	106 Blackpole Road	Hereford & Worcs.	WR4 9ST	House	3	Assured Lifetime	GN Affordable Rent	D	MV-T	£75,390	£142,069	£220,000
HF14383	WR87759	FH	110 Blackpole Road	Hereford & Worcs.	WR4 9TA	House	3	Assured Protected	GN Social Rent	D	MV-T	£55,090	£142,574	£220,000
HF14384	WR87759	FH	114 Blackpole Road	Hereford & Worcs.	WR4 9TA	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£55,090	£142,574	£220,000
HF14387	WR87759	FH	3 Blackthorn Road	Hereford & Worcs.	WR4 9TD	House	3	Assured Protected	GN Social Rent	D	MV-T	£64,749	£142,574	£220,000
HF14392	WR87759	FH	8 Blackthorn Road	Hereford & Worcs.	WR4 9TD	House	3	Assured Protected	GN Social Rent	D	MV-T	£55,090	£142,574	£220,000
HF14393	WR87759	FH	13 Blackthorn Road	Hereford & Worcs.	WR4 9TD	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£64,967	£142,574	£220,000
HF14426	WR88039	FH	86 Borrowdale Drive	Hereford & Worcs.	WR4 9HE	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£56,069	£138,526	£210,000
HF14427	WR88039	FH	88 Borrowdale Drive	Hereford & Worcs.	WR4 9HE	House	3	Licence - Usage & Occupation	GN Social Rent	C	MV-T	£54,590	£131,930	£200,000
HF14428	WR88039	FH	90 Borrowdale Drive	Hereford & Worcs.	WR4 9HE	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£58,410	£131,930	£200,000
HF14429	WR88039	FH	92 Borrowdale Drive	Hereford & Worcs.	WR4 9HE	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£56,069	£138,526	£210,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HF14430	WR88039	FH	94 Borrowdale Drive	Hereford & Worcs.	WR4 9HE	House	3	Assured Protected	GN Social Rent	D	MV-T	£56,069	£138,526	£210,000
HF14431	WR88039	FH	96 Borrowdale Drive	Hereford & Worcs.	WR4 9HE	House	3	Assured Protected	GN Social Rent	C	MV-T	£53,219	£131,930	£200,000
HF14432	WR88039	FH	98 Borrowdale Drive	Hereford & Worcs.	WR4 9HE	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£53,219	£131,930	£200,000
HF14433	WR88039	FH	100 Borrowdale Drive	Hereford & Worcs.	WR4 9HE	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£55,544	£138,526	£210,000
HF16860	WR88039	FH	1 Hall Close	Hereford & Worcs.	WR4 9HQ	Bungalow	1	Assured Lifetime	GN Social Rent	B	MV-T	£51,417	£97,210	£150,000
HF16861	WR88039	FH	2 Hall Close	Hereford & Worcs.	WR4 9HQ	Bungalow	1	Syr Fixed Term	GN Social Rent	B	MV-T	£52,531	£97,210	£150,000
HF16862	WR88039	FH	3 Hall Close	Hereford & Worcs.	WR4 9HQ	Bungalow	1	Assured Lifetime	GN Affordable Rent	B	MV-T	£61,198	£96,865	£150,000
HF16863	WR88039	FH	4 Hall Close	Hereford & Worcs.	WR4 9HQ	Bungalow	1	Syr Fixed Term	GN Social Rent	B	MV-T	£52,531	£97,210	£150,000
HF16864	WR88039	FH	5 Hall Close	Hereford & Worcs.	WR4 9HQ	Bungalow	1	Assured Lifetime	GN Social Rent	B	MV-T	£51,458	£97,210	£150,000
HF16865	WR88039	FH	6 Hall Close	Hereford & Worcs.	WR4 9HQ	Bungalow	1	Assured Lifetime	GN Social Rent	B	MV-T	£52,531	£97,210	£150,000
HF16866	WR88039	FH	7 Hall Close	Hereford & Worcs.	WR4 9HQ	Bungalow	1	Assured Lifetime	GN Social Rent	B	MV-T	£52,714	£97,210	£150,000
HF16867	WR88039	FH	8 Hall Close	Hereford & Worcs.	WR4 9HQ	Bungalow	1	Assured Lifetime	GN Social Rent	A	MV-T	£52,531	£97,210	£150,000
HF16868	WR88039	FH	9 Hall Close	Hereford & Worcs.	WR4 9HQ	Bungalow	1	Assured Lifetime	GN Affordable Rent	B	MV-T	£69,570	£96,865	£150,000
HF16869	WR88039	FH	10 Hall Close	Hereford & Worcs.	WR4 9HQ	Bungalow	1	Assured Protected	GN Social Rent	B	MV-T	£52,531	£97,210	£150,000
HF16870	WR88039	FH	12 Hall Close	Hereford & Worcs.	WR4 9HQ	Bungalow	1	Assured Lifetime	GN Social Rent	C	MV-T	£52,531	£97,210	£150,000
HF14376	WR88269	FH	10 Blackpole Road	Hereford & Worcs.	WR4 9SS	House	3	Syr Fixed Term	GN Affordable Rent	E	MV-T	£103,189	£142,069	£220,000
HF14377	WR88269	FH	18 Blackpole Road	Hereford & Worcs.	WR4 9SS	House	3	Assured Protected	GN Social Rent	D	MV-T	£55,090	£142,574	£220,000
HF14379	WR88269	FH	20 Blackpole Road	Hereford & Worcs.	WR4 9SS	House	3	Assured Protected	GN Social Rent	D	MV-T	£55,090	£142,574	£220,000
HF14380	WR88269	FH	24 Blackpole Road	Hereford & Worcs.	WR4 9SS	House	3	Assured Protected	GN Social Rent	E	MV-T	£55,090	£142,574	£220,000
HF14459	WR88269	FH	1 Brickfields Road	Hereford & Worcs.	WR4 9TG	House	3	Assured Protected	GN Social Rent		MV-T	£55,090	£142,574	£220,000
HF14460	WR88269	FH	3 Brickfields Road	Hereford & Worcs.	WR4 9TG	House	3	Assured Lifetime	GN Social Rent		MV-T	£55,090	£142,574	£220,000
HF14461	WR88269	FH	5 Brickfields Road	Hereford & Worcs.	WR4 9TH	House	3	Assured Protected	GN Social Rent		MV-T	£55,090	£142,574	£220,000
HF14462	WR88269	FH	9 Brickfields Road	Hereford & Worcs.	WR4 9TH	House	3	Assured Protected	GN Social Rent		MV-T	£55,090	£142,574	£220,000
HF14463	WR88269	FH	13 Brickfields Road	Hereford & Worcs.	WR4 9TH	House	3	Assured Lifetime	GN Social Rent		MV-T	£55,090	£142,574	£220,000
HF17624	WR88269	FH	1 Lime Avenue	Hereford & Worcs.	WR4 9TF	House	3	Assured Lifetime	GN Social Rent	E	MV-T	£64,749	£142,574	£220,000
HF17625	WR88269	FH	7 Lime Avenue	Hereford & Worcs.	WR4 9TF	House	3	Assured Protected	GN Social Rent	D	MV-T	£56,193	£142,574	£220,000
HF17626	WR88269	FH	8 Lime Avenue	Hereford & Worcs.	WR4 9TF	House	3	Assured Protected	GN Social Rent		MV-T	£56,193	£142,574	£220,000
HF17627	WR88269	FH	9 Lime Avenue	Hereford & Worcs.	WR4 9TF	House	3	Syr Fixed Term	GN Affordable Rent		MV-T	£73,798	£142,069	£220,000
HF17628	WR88269	FH	10 Lime Avenue	Hereford & Worcs.	WR4 9TF	House	3	Assured Protected	GN Social Rent		MV-T	£56,193	£142,574	£220,000
HF17629	WR88269	FH	11 Lime Avenue	Hereford & Worcs.	WR4 9TF	House	3	Assured Protected	GN Social Rent	C	MV-T	£56,193	£142,574	£220,000
HF17630	WR88269	FH	12 Lime Avenue	Hereford & Worcs.	WR4 9TF	House	3	Assured Protected	GN Social Rent	C	MV-T	£56,193	£142,574	£220,000
HF17631	WR88269	FH	14 Lime Avenue	Hereford & Worcs.	WR4 9TF	House	3	Assured Protected	GN Social Rent		MV-T	£56,193	£142,574	£220,000
HF17632	WR88269	FH	20 Lime Avenue	Hereford & Worcs.	WR4 9TF	House	3	Assured Protected	GN Social Rent	D	MV-T	£56,193	£142,574	£220,000
HF17633	WR88269	FH	23 Lime Avenue	Hereford & Worcs.	WR4 9TF	House	3	Assured Lifetime	GN Affordable Rent		MV-T	£73,798	£142,069	£220,000
HF18177	WR88269	FH	3 Oak Avenue	Hereford & Worcs.	WR4 9UG	House	3	Assured Protected	GN Social Rent	D	MV-T	£55,090	£142,574	£220,000
HF18178	WR88269	FH	7 Oak Avenue	Hereford & Worcs.	WR4 9UG	House	3	Assured Protected	GN Social Rent		MV-T	£55,727	£142,574	£220,000
HF18180	WR88269	FH	9 Oak Avenue	Hereford & Worcs.	WR4 9UG	House	3	Assured Lifetime	GN Affordable Rent	C	MV-T	£75,390	£142,069	£220,000
HF18181	WR88269	FH	13 Oak Avenue	Hereford & Worcs.	WR4 9UG	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£55,090	£142,574	£220,000
HF18183	WR88269	FH	15 Oak Avenue	Hereford & Worcs.	WR4 9UG	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£55,090	£142,574	£220,000
HF18186	WR88269	FH	19 Oak Avenue	Hereford & Worcs.	WR4 9UG	House	3	Assured Lifetime	GN Affordable Rent		MV-T	£104,307	£142,069	£220,000
HF19354	WR88269	FH	5 Thorn Avenue	Hereford & Worcs.	WR4 9TE	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£55,090	£142,574	£220,000
HF19355	WR88269	FH	7 Thorn Avenue	Hereford & Worcs.	WR4 9TE	House	3	Assured Lifetime	GN Social Rent		MV-T	£64,743	£142,574	£220,000
HF19356	WR88269	FH	8 Thorn Avenue	Hereford & Worcs.	WR4 9TE	House	3	Assured Protected	GN Social Rent	D	MV-T	£56,382	£142,574	£220,000
HF19357	WR88269	FH	12 Thorn Avenue	Hereford & Worcs.	WR4 9TE	House	3	Assured Protected	GN Social Rent	C	MV-T	£55,090	£142,574	£220,000
HF19358	WR88269	FH	13 Thorn Avenue	Hereford & Worcs.	WR4 9TE	House	3	Assured Lifetime	GN Affordable Rent	C	MV-T	£75,390	£142,069	£220,000
HF19359	WR88269	FH	15 Thorn Avenue	Hereford & Worcs.	WR4 9TE	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£64,749	£142,574	£220,000
HF19360	WR88269	FH	16 Thorn Avenue	Hereford & Worcs.	WR4 9TE	House	3	Assured Protected	GN Social Rent	C	MV-T	£55,090	£142,574	£220,000
HF19361	WR88269	FH	17 Thorn Avenue	Hereford & Worcs.	WR4 9TE	House	3	Syr Fixed Term	GN Affordable Rent		MV-T	£75,390	£142,069	£220,000
HF14464	WR88270	FH	17 Brickfields Road	Hereford & Worcs.	WR4 9TJ	House	3	Syr Fixed Term	GN Affordable Rent		MV-T	£75,390	£142,069	£220,000
HF14465	WR88270	FH	21 Brickfields Road	Hereford & Worcs.	WR4 9TJ	House	3	Assured Protected	GN Social Rent	D	MV-T	£59,112	£142,574	£220,000
HF14466	WR88270	FH	23 Brickfields Road	Hereford & Worcs.	WR4 9TJ	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£64,743	£142,574	£220,000
HF14468	WR88270	FH	25 Brickfields Road	Hereford & Worcs.	WR4 9TJ	House	3	Assured Lifetime	GN Affordable Rent	C	MV-T	£90,583	£142,069	£220,000
HF14471	WR88270	FH	31 Brickfields Road	Hereford & Worcs.	WR4 9TW	House	3	Assured Protected	GN Social Rent	D	MV-T	£59,112	£142,574	£220,000
HF14473	WR88270	FH	33 Brickfields Road	Hereford & Worcs.	WR4 9TW	House	3	Assured Protected	GN Social Rent	D	MV-T	£59,112	£142,574	£220,000
HF14926	WR88270	FH	1 Cedar Avenue	Hereford & Worcs.	WR4 9UD	House	3	Assured Protected	GN Social Rent	D	MV-T	£49,306	£142,574	£220,000
HF14929	WR88270	FH	15 Cedar Avenue	Hereford & Worcs.	WR4 9UD	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£53,846	£142,574	£220,000
HF14930	WR88270	FH	22 Cedar Avenue	Hereford & Worcs.	WR4 9UD	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£142,574	£220,000
HF14931	WR88270	FH	23 Cedar Avenue	Hereford & Worcs.	WR4 9UD	House	3	Assured Protected	GN Social Rent	D	MV-T	£64,749	£142,574	£220,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HF14932	WR88270	FH	26 Cedar Avenue	Hereford & Worcs.	WR4 9UD	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£64,749	£142,574	£220,000
HF14933	WR88270	FH	29 Cedar Avenue	Hereford & Worcs.	WR4 9UD	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,743	£142,574	£220,000
HF18179	WR88270	FH	8 Oak Avenue	Hereford & Worcs.	WR4 9UG	House	3	Assured Protected	GN Social Rent	D	MV-T	£55,090	£142,574	£220,000
HF18182	WR88270	FH	14 Oak Avenue	Hereford & Worcs.	WR4 9UG	House	3	Assured Protected	GN Social Rent	C	MV-T	£55,090	£142,574	£220,000
HF18184	WR88270	FH	16 Oak Avenue	Hereford & Worcs.	WR4 9UG	House	3	Assured Lifetime	GN Social Rent		MV-T	£55,244	£142,574	£220,000
HF18185	WR88270	FH	18 Oak Avenue	Hereford & Worcs.	WR4 9UG	House	3	Assured Lifetime	GN Social Rent		MV-T	£55,090	£142,574	£220,000
HF18187	WR88270	FH	34 Oak Avenue	Hereford & Worcs.	WR4 9UG	House	3	Assured Protected	GN Social Rent		MV-T	£55,090	£142,574	£220,000
HF18188	WR88270	FH	36 Oak Avenue	Hereford & Worcs.	WR4 9UG	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£64,749	£142,574	£220,000
HF18293	WR88270	FH	1 Poplar Avenue	Hereford & Worcs.	WR4 9TN	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£57,891	£142,574	£220,000
HF18294	WR88270	FH	2 Poplar Avenue	Hereford & Worcs.	WR4 9TN	House	3	Assured Protected	GN Social Rent	C	MV-T	£57,891	£142,574	£220,000
HF18295	WR88270	FH	6 Poplar Avenue	Hereford & Worcs.	WR4 9TN	House	3	Assured Protected	GN Social Rent	D	MV-T	£57,891	£142,574	£220,000
HF18297	WR88270	FH	9 Poplar Avenue	Hereford & Worcs.	WR4 9TN	House	3	Assured Protected	GN Social Rent	D	MV-T	£57,891	£142,574	£220,000
HF18298	WR88270	FH	10 Poplar Avenue	Hereford & Worcs.	WR4 9TN	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£57,891	£142,574	£220,000
HF18299	WR88270	FH	13 Poplar Avenue	Hereford & Worcs.	WR4 9TN	House	3	Assured Protected	GN Social Rent	C	MV-T	£57,891	£142,574	£220,000
HF18300	WR88270	FH	15 Poplar Avenue	Hereford & Worcs.	WR4 9TN	House	3	Assured Lifetime	GN Social Rent		MV-T	£64,749	£142,574	£220,000
HF18301	WR88270	FH	17 Poplar Avenue	Hereford & Worcs.	WR4 9TN	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£57,891	£142,574	£220,000
HF18302	WR88270	FH	18 Poplar Avenue	Hereford & Worcs.	WR4 9TN	House	3	Assured Protected	GN Social Rent	C	MV-T	£61,447	£142,574	£220,000
HF14378	WR87760	FH	19 Blackpole Road	Hereford & Worcs.	WR4 9SX	House	4	Assured Lifetime	GN Social Rent		MV-T	£71,034	£149,055	£230,000
HF14381	WR87760	FH	25 Blackpole Road	Hereford & Worcs.	WR4 9SX	House	3	Assured Protected	GN Social Rent	C	MV-T	£59,112	£142,574	£220,000
HF16320	WR87760	FH	3 Field Road	Hereford & Worcs.	WR4 9SZ	House	3	Starter	GN Social Rent	D	MV-T	£64,973	£142,574	£220,000
HF16321	WR87760	FH	7 Field Road	Hereford & Worcs.	WR4 9SZ	House	3	5yr Fixed Term	GN Affordable Rent	D	MV-T	£94,021	£142,069	£220,000
HF16357	WR87760	FH	2 Fir Way	Hereford & Worcs.	WR4 9SU	House	4	Assured Lifetime	GN Social Rent		MV-T	£71,040	£149,055	£230,000
HF16362	WR87760	FH	6 Fir Way	Hereford & Worcs.	WR4 9SU	House	3	Assured Protected	GN Social Rent	C	MV-T	£59,112	£142,574	£220,000
HF18271	WR87760	FH	1 Pine Way	Hereford & Worcs.	WR4 9SY	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£59,112	£142,574	£220,000
HF18272	WR87760	FH	2 Pine Way	Hereford & Worcs.	WR4 9SY	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£59,112	£142,574	£220,000
HF18273	WR87760	FH	3 Pine Way	Hereford & Worcs.	WR4 9SY	House	4	Assured Lifetime	GN Social Rent	D	MV-T	£71,034	£149,055	£230,000
HF18274	WR87760	FH	8 Pine Way	Hereford & Worcs.	WR4 9SY	House	3	Assured Protected	GN Social Rent	D	MV-T	£60,403	£142,574	£220,000
HF18275	WR87760	FH	11 Pine Way	Hereford & Worcs.	WR4 9SY	House	3	Assured Protected	GN Social Rent	C	MV-T	£59,112	£142,574	£220,000
HF18307	WR87629	FH	10 Portefields Road	Hereford & Worcs.	WR4 9RE	House	2	5yr Fixed Term	GN Social Rent	D	MV-T	£57,319	£129,613	£200,000
HF18308	WR87629	FH	12 Portefields Road	Hereford & Worcs.	WR4 9RE	House	2	Assured Protected	GN Social Rent	D	MV-T	£55,379	£129,613	£200,000
HF18310	WR87629	FH	14 Portefields Road	Hereford & Worcs.	WR4 9RE	House	2	Assured Protected	GN Social Rent	D	MV-T	£54,277	£129,613	£200,000
HF18311	WR87629	FH	16 Portefields Road	Hereford & Worcs.	WR4 9RE	House	3	5yr Fixed Term	GN Affordable Rent	D	MV-T	£75,390	£142,069	£220,000
HF18314	WR87629	FH	20 Portefields Road	Hereford & Worcs.	WR4 9RE	House	3	Assured Protected	GN Social Rent	D	MV-T	£59,112	£142,574	£220,000
HF18315	WR87629	FH	22 Portefields Road	Hereford & Worcs.	WR4 9RF	House	3	5yr Fixed Term	GN Affordable Rent	C	MV-T	£75,390	£142,069	£220,000
HF18317	WR87629	FH	24 Portefields Road	Hereford & Worcs.	WR4 9RF	House	3	Assured Lifetime	GN Social Rent		MV-T	£64,749	£142,574	£220,000
HF18319	WR87629	FH	26 Portefields Road	Hereford & Worcs.	WR4 9RF	House	3	Assured Lifetime	GN Affordable Rent	C	MV-T	£75,390	£142,069	£220,000
HF18321	WR87629	FH	28 Portefields Road	Hereford & Worcs.	WR4 9RF	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,743	£142,574	£220,000
HF18323	WR87629	FH	36 Portefields Road	Hereford & Worcs.	WR4 9RF	House	2	Assured Protected	GN Social Rent	D	MV-T	£54,277	£129,613	£200,000
HF18326	WR87629	FH	44 Portefields Road	Hereford & Worcs.	WR4 9RF	House	3	Assured Lifetime	GN Affordable Rent		MV-T	£75,390	£142,069	£220,000
HF18327	WR87629	FH	47 Portefields Road	Hereford & Worcs.	WR4 9RF	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£59,112	£142,574	£220,000
HF18328	WR87629	FH	49 Portefields Road	Hereford & Worcs.	WR4 9RF	House	3	Assured Lifetime	GN Social Rent		MV-T	£64,749	£142,574	£220,000
HF18329	WR87629	FH	53 Portefields Road	Hereford & Worcs.	WR4 9RF	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£59,112	£142,574	£220,000
HF18330	WR87629	FH	57 Portefields Road	Hereford & Worcs.	WR4 9RF	House	2	Assured Lifetime	GN Social Rent	D	MV-T	£57,514	£129,613	£200,000
HF18331	WR87629	FH	63 Portefields Road	Hereford & Worcs.	WR4 9RF	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£59,112	£142,574	£220,000
HF18333	WR87629	FH	77 Portefields Road	Hereford & Worcs.	WR4 9RF	House	2	Assured Protected	GN Social Rent	D	MV-T	£54,277	£129,613	£200,000
HF18334	WR87629	FH	85 Portefields Road	Hereford & Worcs.	WR4 9RF	House	2	Assured Lifetime	GN Social Rent	D	MV-T	£54,277	£129,613	£200,000
HF18335	WR87629	FH	89 Portefields Road	Hereford & Worcs.	WR4 9RF	House	3	Assured Protected	GN Social Rent	C	MV-T	£59,112	£142,574	£220,000
HF18336	WR87629	FH	91 Portefields Road	Hereford & Worcs.	WR4 9RF	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£59,112	£142,574	£220,000
HF18337	WR87629	FH	97 Portefields Road	Hereford & Worcs.	WR4 9RF	House	3	Assured Protected	GN Social Rent	D	MV-T	£59,737	£142,574	£220,000
HF18338	WR87629	FH	99 Portefields Road	Hereford & Worcs.	WR4 9RF	House	3	Assured Protected	GN Social Rent	C	MV-T	£59,112	£142,574	£220,000
HF19425	WR87629	FH	209 Tolladine Road	Hereford & Worcs.	WR4 9AT	House	3	Assured Protected	GN Social Rent	C	MV-T	£59,112	£142,574	£220,000
HF19426	WR87629	FH	211 Tolladine Road	Hereford & Worcs.	WR4 9AT	House	3	Assured Protected	GN Social Rent	D	MV-T	£59,112	£142,574	£220,000
HF14352	WR87628	FH	5 Birch Avenue	Hereford & Worcs.	WR4 9SH	House	3	Assured Lifetime	GN Affordable Rent	C	MV-T	£75,390	£142,069	£220,000
HF17825	WR87628	FH	2 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Protected	GN Social Rent	D	MV-T	£55,090	£142,574	£220,000
HF17827	WR87628	FH	4 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Protected	GN Social Rent	C	MV-T	£55,090	£142,574	£220,000
HF17829	WR87628	FH	8 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Protected	GN Social Rent	C	MV-T	£55,090	£142,574	£220,000
HF17832	WR87628	FH	12 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Lifetime	GN Social Rent		MV-T	£64,749	£142,574	£220,000
HF17834	WR87628	FH	14 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Lifetime	GN Affordable Rent	C	MV-T	£75,390	£142,069	£220,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HF17836	WR87628	FH	16 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Protected	GN Social Rent	D	MV-T	£55,090	£142,574	£220,000
HF17838	WR87628	FH	18 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,967	£142,574	£220,000
HF17840	WR87628	FH	20 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Protected	GN Social Rent	C	MV-T	£64,749	£142,574	£220,000
HF17841	WR87628	FH	22 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£142,574	£220,000
HF17843	WR87628	FH	24 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Lifetime	GN Affordable Rent		MV-T	£75,390	£142,069	£220,000
HF17844	WR87628	FH	26 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£64,967	£142,574	£220,000
HF17846	WR87628	FH	28 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Lifetime	GN Affordable Rent	C	MV-T	£75,390	£142,069	£220,000
HF17848	WR87628	FH	30 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£55,090	£142,574	£220,000
HF17850	WR87628	FH	32 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Lifetime	GN Affordable Rent	C	MV-T	£75,383	£142,069	£220,000
HF17851	WR87628	FH	34 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£55,090	£142,574	£220,000
HF17853	WR87628	FH	36 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Protected	GN Social Rent	D	MV-T	£55,090	£142,574	£220,000
HF17854	WR87628	FH	38 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Syr Fixed Term	GN Affordable Rent		MV-T	£75,390	£142,069	£220,000
HF17856	WR87628	FH	40 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£55,090	£142,574	£220,000
HF17858	WR87628	FH	44 Maple Avenue	Hereford & Worcs.	WR4 9RD	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£55,090	£142,574	£220,000
HF18303	WR87628	FH	3 Portefields Road	Hereford & Worcs.	WR4 9RE	House	3	Assured Protected	GN Social Rent	D	MV-T	£60,214	£142,574	£220,000
HF18304	WR87628	FH	5 Portefields Road	Hereford & Worcs.	WR4 9RE	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£60,214	£142,574	£220,000
HF18305	WR87628	FH	7 Portefields Road	Hereford & Worcs.	WR4 9RE	House	3	Assured Protected	GN Social Rent	C	MV-T	£55,379	£142,574	£220,000
HF18306	WR87628	FH	9 Portefields Road	Hereford & Worcs.	WR4 9RE	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£60,214	£142,574	£220,000
HF18309	WR87628	FH	13 Portefields Road	Hereford & Worcs.	WR4 9RE	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£59,112	£142,574	£220,000
HF18312	WR87628	FH	17 Portefields Road	Hereford & Worcs.	WR4 9RE	House	2	Assured Lifetime	GN Social Rent	D	MV-T	£54,277	£129,613	£200,000
HF18313	WR87628	FH	19 Portefields Road	Hereford & Worcs.	WR4 9RE	House	2	Assured Protected	GN Social Rent	C	MV-T	£54,277	£129,613	£200,000
HF18316	WR87628	FH	23 Portefields Road	Hereford & Worcs.	WR4 9RE	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,967	£142,574	£220,000
HF18318	WR87628	FH	25 Portefields Road	Hereford & Worcs.	WR4 9RE	House	3	Assured Protected	GN Social Rent	D	MV-T	£59,112	£142,574	£220,000
HF18320	WR87628	FH	27 Portefields Road	Hereford & Worcs.	WR4 9RE	House	3	Syr Fixed Term	GN Social Rent	E	MV-T	£64,743	£142,574	£220,000
HF18322	WR87628	FH	35 Portefields Road	Hereford & Worcs.	WR4 9RE	House	2	Assured Lifetime	GN Social Rent	C	MV-T	£54,277	£129,613	£200,000
HF18324	WR87628	FH	37 Portefields Road	Hereford & Worcs.	WR4 9RE	House	2	Assured Lifetime	GN Social Rent		MV-T	£57,319	£129,613	£200,000
HF18325	WR87628	FH	39 Portefields Road	Hereford & Worcs.	WR4 9RE	House	3	Assured Protected	GN Social Rent	C	MV-T	£59,112	£142,574	£220,000
HF19420	WR87628	FH	197 Tolladine Road	Hereford & Worcs.	WR4 9AS	House	3	Assured Protected	GN Social Rent		MV-T	£55,904	£142,574	£220,000
HF19421	WR87628	FH	199 Tolladine Road	Hereford & Worcs.	WR4 9AS	House	3	Assured Protected	GN Social Rent	E	MV-T	£55,904	£142,574	£220,000
HF19422	WR87628	FH	201 Tolladine Road	Hereford & Worcs.	WR4 9AS	House	3	Assured Protected	GN Social Rent	D	MV-T	£59,112	£142,574	£220,000
HF19423	WR87628	FH	203 Tolladine Road	Hereford & Worcs.	WR4 9AS	House	3	Assured Protected	GN Social Rent	D	MV-T	£62,638	£142,574	£220,000
HF19424	WR87628	FH	205 Tolladine Road	Hereford & Worcs.	WR4 9AS	House	3	Assured Lifetime	GN Social Rent	E	MV-T	£64,749	£142,574	£220,000
HF14474	WR88271	FH	43 Brickfields Road	Hereford & Worcs.	WR4 9TW	House	3	Assured Lifetime	GN Affordable Rent	D	MV-T	£95,366	£142,069	£220,000
HF14475	WR88271	FH	45 Brickfields Road	Hereford & Worcs.	WR4 9TW	House	3	Assured Protected	GN Social Rent	C	MV-T	£55,090	£142,574	£220,000
HF14476	WR88271	FH	47 Brickfields Road	Hereford & Worcs.	WR4 9TW	House	3	Assured Protected	GN Social Rent	D	MV-T	£55,090	£142,574	£220,000
HF14477	WR88271	FH	49 Brickfields Road	Hereford & Worcs.	WR4 9TW	House	3	Syr Fixed Term	GN Affordable Rent	D	MV-T	£103,189	£142,069	£220,000
HF14478	WR88271	FH	51 Brickfields Road	Hereford & Worcs.	WR4 9TW	House	3	Assured Protected	GN Social Rent		MV-T	£55,090	£142,574	£220,000
HF14479	WR88271	FH	53 Brickfields Road	Hereford & Worcs.	WR4 9TW	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£142,574	£220,000
HF14480	WR88271	FH	57 Brickfields Road	Hereford & Worcs.	WR4 9TW	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,967	£142,574	£220,000
HF14481	WR88271	FH	59 Brickfields Road	Hereford & Worcs.	WR4 9TW	House	3	Assured Protected	GN Social Rent	C	MV-T	£55,090	£142,574	£220,000
HF14934	WR88271	FH	30 Cedar Avenue	Hereford & Worcs.	WR4 9UD	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£64,967	£142,574	£220,000
HF14935	WR88271	FH	32 Cedar Avenue	Hereford & Worcs.	WR4 9UD	House	3	Assured Protected	GN Social Rent	D	MV-T	£53,846	£142,574	£220,000
HF14936	WR88271	FH	34 Cedar Avenue	Hereford & Worcs.	WR4 9UD	House	3	Assured Lifetime	GN Social Rent		MV-T	£53,846	£142,574	£220,000
HF14937	WR88271	FH	38 Cedar Avenue	Hereford & Worcs.	WR4 9UD	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£142,574	£220,000
HF14938	WR88271	FH	40 Cedar Avenue	Hereford & Worcs.	WR4 9UD	House	3	Assured Protected	GN Social Rent	D	MV-T	£53,846	£142,574	£220,000
HF14939	WR88271	FH	41 Cedar Avenue	Hereford & Worcs.	WR4 9UD	House	3	Assured Protected	GN Social Rent	D	MV-T	£53,846	£142,574	£220,000
HF14940	WR88271	FH	47 Cedar Avenue	Hereford & Worcs.	WR4 9UD	House	3	Assured Protected	GN Social Rent	D	MV-T	£64,749	£142,574	£220,000
HF14941	WR88271	FH	48 Cedar Avenue	Hereford & Worcs.	WR4 9UD	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£53,846	£142,574	£220,000
HF14942	WR88271	FH	49 Cedar Avenue	Hereford & Worcs.	WR4 9UD	House	3	Assured Protected	GN Social Rent	D	MV-T	£53,846	£142,574	£220,000
HF19704	WR88271	FH	1 Walnut Avenue	Hereford & Worcs.	WR4 9UB	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,920	£142,574	£220,000
HF19705	WR88271	FH	5 Walnut Avenue	Hereford & Worcs.	WR4 9UB	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£53,846	£142,574	£220,000
HF19706	WR88271	FH	7 Walnut Avenue	Hereford & Worcs.	WR4 9UB	House	3	Assured Lifetime	GN Social Rent		MV-T	£53,994	£142,574	£220,000
HF19712	WR88271	FH	21 Walnut Avenue	Hereford & Worcs.	WR4 9UB	House	2	Assured Protected	GN Social Rent	D	MV-T	£53,846	£129,613	£200,000
HF19715	WR88271	FH	25 Walnut Avenue	Hereford & Worcs.	WR4 9UB	House	3	Syr Fixed Term	GN Affordable Rent	D	MV-T	£100,794	£142,069	£220,000
HF19717	WR88271	FH	27 Walnut Avenue	Hereford & Worcs.	WR4 9UB	House	4	Assured Protected	GN Social Rent	D	MV-T	£53,846	£149,055	£230,000
HF19718	WR88271	FH	29 Walnut Avenue	Hereford & Worcs.	WR4 9UB	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£64,749	£142,574	£220,000
HF19707	WR88272	FH	8 Walnut Avenue	Hereford & Worcs.	WR4 9UB	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£53,846	£142,574	£220,000
HF19708	WR88272	FH	12 Walnut Avenue	Hereford & Worcs.	WR4 9UB	House	3	Assured Protected	GN Social Rent	D	MV-T	£48,530	£142,574	£220,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HF19709	WR88272	FH	16 Walnut Avenue	Hereford & Worcs.	WR4 9UB	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,973	£142,574	£220,000
HF19710	WR88272	FH	18 Walnut Avenue	Hereford & Worcs.	WR4 9UB	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£53,846	£142,574	£220,000
HF19711	WR88272	FH	20 Walnut Avenue	Hereford & Worcs.	WR4 9UB	House	3	Assured Protected	GN Social Rent	D	MV-T	£53,846	£142,574	£220,000
HF19713	WR88272	FH	22 Walnut Avenue	Hereford & Worcs.	WR4 9UB	House	3	Assured Lifetime	GN Affordable Rent		MV-T	£94,021	£142,069	£220,000
HF19714	WR88272	FH	24 Walnut Avenue	Hereford & Worcs.	WR4 9UB	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£53,846	£142,574	£220,000
HF19716	WR88272	FH	26 Walnut Avenue	Hereford & Worcs.	WR4 9UB	House	3	Assured Protected	GN Social Rent	C	MV-T	£53,846	£142,574	£220,000
HF18346	HW16174	FH	6 Prince Rupert Road	Hereford & Worcs.	WR5 1AF	House	2	Assured Protected	GN Social Rent	D	MV-T	£42,843	£110,171	£170,000
HF16872	HW30752	FH	2 Haresfield Close	Hereford & Worcs.	WR4 9LQ	House	4	Syr Fixed Term	GN Affordable Rent		MV-T	£105,035	£148,527	£230,000
HF18919	HW463	FH	11 Scaffell Close	Hereford & Worcs.	WR4 9BZ	House	3	Assured Lifetime	GN Affordable Rent	D	MV-T	£75,390	£142,069	£220,000
HF14193	WR87693	FH	2 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	2	Assured Lifetime	GN Social Rent		MV-T	£48,368	£74,527	£115,000
HF14194	WR87693	FH	8 Avening Close	Hereford & Worcs.	WR4 9LH	House	2	Assured Protected	GN Social Rent	D	MV-T	£55,804	£123,132	£190,000
HF14195	WR87693	FH	10 Avening Close	Hereford & Worcs.	WR4 9LH	House	2	Assured Lifetime	GN Social Rent	C	MV-T	£55,804	£123,132	£190,000
HF14196	WR87693	FH	12 Avening Close	Hereford & Worcs.	WR4 9LH	House	2	Assured Protected	GN Social Rent	D	MV-T	£56,553	£129,613	£200,000
HF18447	WR87693	FH	78 Randwick Drive	Hereford & Worcs.	WR4 9LW	House	3	Syr Fixed Term	GN Social Rent	C	MV-T	£62,844	£136,094	£210,000
HF18449	WR87693	FH	82 Randwick Drive	Hereford & Worcs.	WR4 9LW	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£62,844	£136,094	£210,000
HF18450	WR87693	FH	84 Randwick Drive	Hereford & Worcs.	WR4 9LW	House	3	Assured Protected	GN Social Rent	C	MV-T	£62,844	£136,094	£210,000
HF18452	WR87693	FH	90 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	2	Assured Lifetime	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF19337	WR26265	FH	43 Tetbury Drive	Hereford & Worcs.	WR4 9LG	House	3	Syr Fixed Term	GN Affordable Rent	C	MV-T	£96,828	£142,069	£220,000
HF14197	WR87695	FH	13 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF14199	WR87695	FH	15 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF14200	WR87695	FH	17 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14201	WR87695	FH	19 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14202	WR87695	FH	21 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Syr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14204	WR87695	FH	25 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14205	WR87695	FH	27 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF14206	WR87695	FH	29 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF14208	WR87695	FH	31 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14209	WR87695	FH	33 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Syr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14210	WR87695	FH	35 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14211	WR87695	FH	37 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Protected	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF14212	WR87695	FH	39 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14213	WR87695	FH	41 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14214	WR87695	FH	43 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14215	WR87695	FH	45 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF14216	WR87695	FH	47 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF14217	WR87695	FH	49 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Protected	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF14219	WR87695	FH	51 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Syr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14220	WR87695	FH	53 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14221	WR87695	FH	55 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14222	WR87695	FH	59 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Protected	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF14223	WR87695	FH	61 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Syr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14224	WR87695	FH	63 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14225	WR87695	FH	65 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF14226	WR87695	FH	67 Avening Close	Hereford & Worcs.	WR4 9LH	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF16871	WR87695	FH	1 Haresfield Close	Hereford & Worcs.	WR4 9LQ	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,006	£142,574	£220,000
HF16873	WR87695	FH	3 Haresfield Close	Hereford & Worcs.	WR4 9LQ	House	3	Assured Lifetime	GN Affordable Rent	C	MV-T	£73,180	£135,612	£210,000
HF16874	WR87695	FH	5 Haresfield Close	Hereford & Worcs.	WR4 9LQ	House	3	Starter	GN Social Rent	C	MV-T	£65,480	£136,094	£210,000
HF16875	WR87695	FH	7 Haresfield Close	Hereford & Worcs.	WR4 9LQ	House	3	Starter	GN Social Rent	C	MV-T	£64,230	£142,574	£220,000
HF16876	WR87695	FH	11 Haresfield Close	Hereford & Worcs.	WR4 9LQ	House	3	Assured Protected	GN Social Rent	C	MV-T	£64,749	£142,574	£220,000
HF19330	WR87695	FH	17 Tetbury Drive	Hereford & Worcs.	WR4 9LJ	House	3	Assured Lifetime	GN Social Rent		MV-T	£64,749	£142,574	£220,000
HF19332	WR87695	FH	19 Tetbury Drive	Hereford & Worcs.	WR4 9LG	House	2	Assured Protected	GN Social Rent	C	MV-T	£57,319	£129,613	£200,000
HF19336	WR87695	FH	35 Tetbury Drive	Hereford & Worcs.	WR4 9LG	House	4	Assured Lifetime	GN Social Rent		MV-T	£70,291	£149,055	£230,000
HF14667	WR87140	FH	1 Burford Close	Hereford & Worcs.	WR4 9YF	Flat	1	Starter	GN Social Rent	C	EUV-SH	£39,240	-	£90,000
HF14669	WR87140	FH	3 Burford Close	Hereford & Worcs.	WR4 9YF	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£39,240	-	£90,000
HF14670	WR87140	FH	4 Burford Close	Hereford & Worcs.	WR4 9YF	House	3	Assured Lifetime	GN Affordable Rent	D	EUV-SH	£99,716	-	£210,000
HF14671	WR87140	FH	5 Burford Close	Hereford & Worcs.	WR4 9YF	Flat	1	Assured Lifetime	GN Social Rent	D	EUV-SH	£39,240	-	£90,000
HF14672	WR87140	FH	6 Burford Close	Hereford & Worcs.	WR4 9YF	House	3	Assured Lifetime	GN Affordable Rent	D	EUV-SH	£82,339	-	£210,000
HF14673	WR87140	FH	7 Burford Close	Hereford & Worcs.	WR4 9YF	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£39,240	-	£90,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HF14674	WR87140	FH	8 Burford Close	Hereford & Worcs.	WR4 9YF	House	3	Assured Lifetime	GN Social Rent	C	EUV-SH	£63,852	-	£200,000
HF14675	WR87140	FH	9 Burford Close	Hereford & Worcs.	WR4 9YF	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£39,240	-	£90,000
HF14676	WR87140	FH	10 Burford Close	Hereford & Worcs.	WR4 9YF	House	3	Assured Protected	GN Social Rent	D	EUV-SH	£63,852	-	£200,000
HF14677	WR87140	FH	11 Burford Close	Hereford & Worcs.	WR4 9YF	Flat	1	Assured Protected	GN Social Rent		EUV-SH	£39,240	-	£90,000
HF14678	WR87140	FH	14 Burford Close	Hereford & Worcs.	WR4 9YF	House	3	Assured Protected	GN Social Rent	D	EUV-SH	£65,032	-	£210,000
HF14679	WR87140	FH	16 Burford Close	Hereford & Worcs.	WR4 9YF	House	3	Assured Protected	GN Social Rent	D	EUV-SH	£63,852	-	£200,000
HF14680	WR87140	FH	24 Burford Close	Hereford & Worcs.	WR4 9YF	House	3	Assured Lifetime	GN Social Rent	D	EUV-SH	£65,032	-	£210,000
HF14681	WR87140	FH	28 Burford Close	Hereford & Worcs.	WR4 9YF	House	3	Assured Lifetime	GN Social Rent	E	EUV-SH	£65,032	-	£210,000
HF14943	WR87140	FH	1 Chalford Drive	Hereford & Worcs.	WR4 9YE	House	3	Assured Protected	GN Social Rent	D	EUV-SH	£65,032	-	£210,000
HF14944	WR87140	FH	7 Chalford Drive	Hereford & Worcs.	WR4 9YE	House	3	Assured Protected	GN Social Rent		EUV-SH	£63,852	-	£200,000
HF14945	WR87140	FH	13 Chalford Drive	Hereford & Worcs.	WR4 9YE	House	3	Assured Protected	GN Social Rent	C	EUV-SH	£65,032	-	£210,000
HF14946	WR87140	FH	17 Chalford Drive	Hereford & Worcs.	WR4 9YE	House	3	Assured Lifetime	GN Social Rent	D	EUV-SH	£63,852	-	£200,000
HF14947	WR87140	FH	19 Chalford Drive	Hereford & Worcs.	WR4 9YE	House	3	Assured Lifetime	GN Affordable Rent	C	EUV-SH	£101,281	-	£210,000
HF18564	WR87140	FH	1 Rodborough Close	Hereford & Worcs.	WR4 9YJ	House	3	Assured Protected	GN Social Rent	D	EUV-SH	£65,032	-	£210,000
HF18572	WR87140	FH	17 Rodborough Close	Hereford & Worcs.	WR4 9YJ	House	3	Assured Lifetime	GN Social Rent	C	EUV-SH	£65,032	-	£210,000
HF14780	HW20521	FH	13 Calder Road	Hereford & Worcs.	WR5 1LU	House	2	Syr Fixed Term	GN Affordable Rent	C	MV-T	£64,557	£128,750	£170,000
HF14775	WR87244	FH	2 Calder Road	Hereford & Worcs.	WR5 1LT	House	3	Assured Protected	GN Social Rent	C	MV-T	£58,309	£158,316	£240,000
HF14776	WR87244	FH	4 Calder Road	Hereford & Worcs.	WR5 1LT	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£59,849	£158,316	£240,000
HF14777	WR87244	FH	6 Calder Road	Hereford & Worcs.	WR5 1LT	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£61,954	£158,316	£240,000
HF14781	WR87244	FH	16 Calder Road	Hereford & Worcs.	WR5 1LT	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£58,309	£158,316	£240,000
HF14782	WR87244	FH	22 Calder Road	Hereford & Worcs.	WR5 1LT	House	3	Assured Protected	GN Social Rent	D	MV-T	£58,309	£158,316	£240,000
HF14783	WR87244	FH	37 Calder Road	Hereford & Worcs.	WR5 1LS	House	3	Assured Protected	GN Social Rent	D	MV-T	£64,448	£162,016	£250,000
HF17202	WR87244	FH	6 Humber Road	Hereford & Worcs.	WR5 1LZ	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£58,309	£158,316	£240,000
HF17203	WR87244	FH	10 Humber Road	Hereford & Worcs.	WR5 1LZ	House	3	Assured Protected	GN Social Rent	E	MV-T	£58,337	£158,316	£240,000
HF14367	WR87164	FH	1 Birdlip Close	Hereford & Worcs.	WR4 9JZ	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,000	£142,574	£220,000
HF14368	WR87164	FH	6 Birdlip Close	Hereford & Worcs.	WR4 9JZ	House	3	Assured Protected	GN Social Rent	D	MV-T	£64,006	£142,574	£220,000
HF14369	WR87164	FH	9 Birdlip Close	Hereford & Worcs.	WR4 9JZ	House	3	Assured Protected	GN Social Rent		MV-T	£62,844	£136,094	£210,000
HF14370	WR87164	FH	10 Birdlip Close	Hereford & Worcs.	WR4 9JZ	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£63,068	£136,094	£210,000
HF15310	WR87164	FH	15 Cleeve Drive	Hereford & Worcs.	WR4 9JU	House	3	Assured Protected	GN Social Rent	D	MV-T	£64,749	£142,574	£220,000
HF15311	WR87164	FH	19 Cleeve Drive	Hereford & Worcs.	WR4 9JU	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£142,574	£220,000
HF15314	WR87164	FH	23 Cleeve Drive	Hereford & Worcs.	WR4 9JU	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£142,574	£220,000
HF15317	WR87164	FH	31 Cleeve Drive	Hereford & Worcs.	WR4 9JU	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF15318	WR87164	FH	33 Cleeve Drive	Hereford & Worcs.	WR4 9JU	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF15319	WR87164	FH	35 Cleeve Drive	Hereford & Worcs.	WR4 9JU	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF15321	WR87164	FH	39 Cleeve Drive	Hereford & Worcs.	WR4 9JU	Flat	1	Assured Protected	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF15322	WR87164	FH	41 Cleeve Drive	Hereford & Worcs.	WR4 9JU	Flat	1	Assured Protected	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF15323	WR87164	FH	43 Cleeve Drive	Hereford & Worcs.	WR4 9JU	Flat	1	Syr Fixed Term	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF15324	WR87164	FH	45 Cleeve Drive	Hereford & Worcs.	WR4 9JU	Flat	1	Assured Protected	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF15325	WR87164	FH	49 Cleeve Drive	Hereford & Worcs.	WR4 9JU	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF15326	WR87164	FH	51 Cleeve Drive	Hereford & Worcs.	WR4 9JU	Flat	1	Syr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF15445	WR87164	FH	25 Cranham Drive	Hereford & Worcs.	WR4 9LY	Flat	2	Assured Protected	GN Social Rent	C	EUV-SH	£52,884	-	£115,000
HF19100	WR87164	FH	30 Sheepscombe Drive	Hereford & Worcs.	WR4 9LA	Flat	2	Assured Lifetime	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF15404	WR88630	FH	1 Cranham Court	Hereford & Worcs.	WR4 9PA	House	3	Assured Lifetime	GN Affordable Rent	C	EUV-SH	£80,798	-	£220,000
HF15406	WR88630	FH	2 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15407	WR88630	FH	3 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£48,173	-	£100,000
HF15408	WR88630	FH	4 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15409	WR88630	FH	5 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15410	WR88630	FH	6 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15411	WR88630	FH	7 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15412	WR88630	FH	8 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15414	WR88630	FH	9 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Starter	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15415	WR88630	FH	10 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Starter	GN Social Rent		EUV-SH	£50,180	-	£100,000
HF15416	WR88630	FH	11 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Syr Fixed Term	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15417	WR88630	FH	12 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent		EUV-SH	£50,180	-	£100,000
HF15418	WR88630	FH	13 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Starter	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15419	WR88630	FH	14 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15420	WR88630	FH	15 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Syr Fixed Term	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15421	WR88630	FH	16 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£48,168	-	£100,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HF15422	WR88630	FH	17 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£48,041	-	£100,000
HF15423	WR88630	FH	18 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15424	WR88630	FH	19 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Starter	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15425	WR88630	FH	20 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15427	WR88630	FH	21 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15428	WR88630	FH	22 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15429	WR88630	FH	23 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15430	WR88630	FH	24 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	0	Starter	GN Social Rent	D	EUV-SH	£37,635	-	£75,000
HF15431	WR88630	FH	25 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Syr Fixed Term	GN Social Rent	D	EUV-SH	£50,180	-	£100,000
HF15432	WR88630	FH	26 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	D	EUV-SH	£50,180	-	£100,000
HF15433	WR88630	FH	27 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	D	EUV-SH	£50,180	-	£100,000
HF15434	WR88630	FH	28 Cranham Court	Hereford & Worcs.	WR4 9PA	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15450	WR88630	FH	34 Cranham Drive	Hereford & Worcs.	WR4 9PA	Flat	3	Starter	GN Social Rent	C	EUV-SH	£54,677	-	£140,000
HF15452	WR88630	FH	36 Cranham Drive	Hereford & Worcs.	WR4 9PA	Flat	3	Assured Protected	GN Social Rent	E	EUV-SH	£58,308	-	£140,000
HF15455	WR88630	FH	38 Cranham Drive	Hereford & Worcs.	WR4 9PA	Flat	3	Assured Lifetime	GN Social Rent	C	EUV-SH	£58,302	-	£140,000
HF15457	WR88630	FH	40 Cranham Drive	Hereford & Worcs.	WR4 9PA	Flat	3	Starter	GN Social Rent	C	EUV-SH	£60,755	-	£140,000
HF15459	WR88630	FH	42 Cranham Drive	Hereford & Worcs.	WR4 9PA	Flat	3	Assured Lifetime	GN Social Rent	C	EUV-SH	£58,463	-	£140,000
HF15461	WR88630	FH	44 Cranham Drive	Hereford & Worcs.	WR4 9PA	Flat	3	Syr Fixed Term	GN Social Rent	C	EUV-SH	£58,308	-	£140,000
HF15463	WR88630	FH	46 Cranham Drive	Hereford & Worcs.	WR4 9PA	Flat	3	Syr Fixed Term	GN Social Rent	C	EUV-SH	£58,308	-	£140,000
HF15465	WR88630	FH	48 Cranham Drive	Hereford & Worcs.	WR4 9PA	Flat	4	Syr Fixed Term	GN Social Rent	C	EUV-SH	£62,215	-	£150,000
HF15467	WR88630	FH	50 Cranham Drive	Hereford & Worcs.	WR4 9PA	Flat	3	Assured Protected	GN Social Rent	C	EUV-SH	£58,308	-	£140,000
HF15469	WR88630	FH	52 Cranham Drive	Hereford & Worcs.	WR4 9PA	Flat	3	Assured Lifetime	GN Social Rent	D	EUV-SH	£57,641	-	£140,000
HF15453	WR86916	FH	37 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£46,553	-	£100,000
HF15456	WR86916	FH	39 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£46,387	-	£100,000
HF15458	WR86916	FH	41 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Syr Fixed Term	GN Social Rent	C	EUV-SH	£46,387	-	£100,000
HF15460	WR86916	FH	43 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£46,387	-	£100,000
HF15462	WR86916	FH	45 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£46,553	-	£100,000
HF15464	WR86916	FH	47 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Protected	GN Social Rent	C	EUV-SH	£46,387	-	£100,000
HF15466	WR86916	FH	49 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£46,387	-	£100,000
HF15468	WR86916	FH	51 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£48,593	-	£100,000
HF15470	WR86916	FH	53 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£46,513	-	£100,000
HF15471	WR86916	FH	55 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Protected	GN Social Rent	C	EUV-SH	£46,387	-	£100,000
HF15472	WR86916	FH	57 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Protected	GN Social Rent	C	EUV-SH	£46,387	-	£100,000
HF20803	WR86916	FH	59 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Starter	GN Social Rent	C	EUV-SH	£50,180	-	£100,000
HF15473	WR86916	FH	61 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Syr Fixed Term	GN Social Rent	C	EUV-SH	£46,387	-	£100,000
HF15475	WR86916	FH	63 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£46,387	-	£100,000
HF15476	WR86916	FH	65 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Starter	GN Social Rent	C	EUV-SH	£43,503	-	£100,000
HF15477	WR86916	FH	67 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£46,387	-	£100,000
HF15478	WR86916	FH	71 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£46,553	-	£100,000
HF15479	WR86916	FH	77 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£46,513	-	£100,000
HF15480	WR86916	FH	81 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Lifetime	GN Social Rent	D	EUV-SH	£46,387	-	£100,000
HF15483	WR86916	FH	83 Cranham Drive	Hereford & Worcs.	WR4 9XL	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£46,387	-	£100,000
HF15488	WR86916	FH	91 Cranham Drive	Hereford & Worcs.	WR4 9XL	House	3	Assured Lifetime	GN Social Rent	C	EUV-SH	£66,395	-	£220,000
HF15621	WR86916	FH	16 Crickley Drive	Hereford & Worcs.	WR4 9LB	Flat	1	Syr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF15623	WR86916	FH	18 Crickley Drive	Hereford & Worcs.	WR4 9LB	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF15625	WR86916	FH	20 Crickley Drive	Hereford & Worcs.	WR4 9LB	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF15627	WR86916	FH	22 Crickley Drive	Hereford & Worcs.	WR4 9LB	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF15630	WR86916	FH	24 Crickley Drive	Hereford & Worcs.	WR4 9LB	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF15632	WR86916	FH	26 Crickley Drive	Hereford & Worcs.	WR4 9LB	Flat	1	Syr Fixed Term	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF15634	WR86916	FH	28 Crickley Drive	Hereford & Worcs.	WR4 9LB	Flat	1	Syr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF15636	WR86916	FH	30 Crickley Drive	Hereford & Worcs.	WR4 9LB	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF15638	WR86916	FH	32 Crickley Drive	Hereford & Worcs.	WR4 9LB	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF15639	WR86916	FH	34 Crickley Drive	Hereford & Worcs.	WR4 9LB	Flat	1	Starter	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF15642	WR86916	FH	36 Crickley Drive	Hereford & Worcs.	WR4 9LB	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF15644	WR86916	FH	38 Crickley Drive	Hereford & Worcs.	WR4 9LB	Flat	1	Syr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF15649	WR86916	FH	46 Crickley Drive	Hereford & Worcs.	WR4 9LB	House	3	Assured Protected	GN Social Rent	D	MV-T	£64,749	£142,574	£220,000
HF15652	WR86916	FH	48 Crickley Drive	Hereford & Worcs.	WR4 9LB	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£142,574	£220,000
HF15653	WR86916	FH	50 Crickley Drive	Hereford & Worcs.	WR4 9LB	House	3	Assured Protected	GN Social Rent	D	MV-T	£64,749	£142,574	£220,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HF15656	WR86916	FH	54 Crickley Drive	Hereford & Worcs.	WR4 9LB	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£142,574	£220,000
HF15661	WR86916	FH	60 Crickley Drive	Hereford & Worcs.	WR4 9LB	House	2	Assured Protected	GN Social Rent	D	MV-T	£55,804	£123,132	£190,000
HF15663	WR86916	FH	62 Crickley Drive	Hereford & Worcs.	WR4 9LB	House	2	Assured Protected	GN Social Rent	D	MV-T	£55,804	£123,132	£190,000
HF15791	WR87426	FH	9 Dart Road	Hereford & Worcs.	WR5 1LF	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,448	£162,016	£250,000
HF15795	WR87426	FH	11 Dart Road	Hereford & Worcs.	WR5 1LF	House	2	Starter	GN Social Rent	D	MV-T	£56,747	£116,652	£180,000
HF15800	WR87426	FH	15 Dart Road	Hereford & Worcs.	WR5 1LF	House	2	Starter	GN Social Rent	D	MV-T	£55,998	£110,171	£170,000
HF15802	WR87426	FH	17 Dart Road	Hereford & Worcs.	WR5 1LF	House	2	Assured Protected	GN Social Rent	D	MV-T	£55,804	£110,171	£170,000
HF15803	WR87426	FH	19 Dart Road	Hereford & Worcs.	WR5 1LF	House	2	Assured Protected	GN Social Rent	D	MV-T	£55,804	£110,171	£170,000
HF15804	WR87426	FH	23 Dart Road	Hereford & Worcs.	WR5 1LF	House	2	Assured Lifetime	GN Affordable Rent	C	MV-T	£87,498	£109,781	£170,000
HF15805	WR87426	FH	25 Dart Road	Hereford & Worcs.	WR5 1LF	House	2	Assured Lifetime	GN Social Rent	D	MV-T	£55,993	£110,171	£170,000
HF15806	WR87426	FH	29 Dart Road	Hereford & Worcs.	WR5 1LF	House	2	Assured Lifetime	GN Social Rent	C	MV-T	£55,998	£110,171	£170,000
HF19150	WR87426	FH	3 Solent Road	Hereford & Worcs.	WR5 1LE	House	3	Assured Protected	GN Social Rent	E	MV-T	£64,749	£162,016	£250,000
HF19151	WR87426	FH	5 Solent Road	Hereford & Worcs.	WR5 1LE	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£162,016	£250,000
HF19477	WR87426	FH	10 Trent Road	Hereford & Worcs.	WR5 1LA	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£64,749	£162,016	£250,000
HF19478	WR87426	FH	14 Trent Road	Hereford & Worcs.	WR5 1LA	House	3	Assured Lifetime	GN Affordable Rent	C	MV-T	£103,752	£161,442	£250,000
HF19479	WR87426	FH	16 Trent Road	Hereford & Worcs.	WR5 1LA	House	3	Assured Protected	GN Social Rent	D	MV-T	£64,749	£162,016	£250,000
HF19480	WR87426	FH	25 Trent Road	Hereford & Worcs.	WR5 1LA	House	3	Assured Protected	GN Social Rent	D	MV-T	£64,749	£162,016	£250,000
HF17205	WR87427	FH	21 Humber Road	Hereford & Worcs.	WR5 1LY	House	2	Assured Protected	GN Social Rent	D	MV-T	£57,319	£116,652	£180,000
HF17207	WR87427	FH	25 Humber Road	Hereford & Worcs.	WR5 1LY	House	2	Syr Fixed Term	GN Affordable Rent	D	MV-T	£86,685	£116,239	£180,000
HF17208	WR87427	FH	29 Humber Road	Hereford & Worcs.	WR5 1LY	House	2	Assured Lifetime	GN Social Rent	C	MV-T	£53,445	£112,140	£170,000
HF19152	WR87427	FH	10 Solent Road	Hereford & Worcs.	WR5 1LD	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£162,016	£250,000
HF19153	WR87427	FH	16 Solent Road	Hereford & Worcs.	WR5 1LD	House	3	Assured Protected	GN Social Rent	D	MV-T	£64,749	£162,016	£250,000
HF19154	WR87427	FH	26 Solent Road	Hereford & Worcs.	WR5 1LD	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£162,016	£250,000
HF19155	WR87427	FH	36 Solent Road	Hereford & Worcs.	WR5 1LD	House	2	Assured Lifetime	GN Social Rent	C	MV-T	£53,445	£112,140	£170,000
HF15793	WR87173	FH	10 Dart Road	Hereford & Worcs.	WR5 1LF	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,973	£162,016	£250,000
HF17216	WR87173	FH	61 Humber Road	Hereford & Worcs.	WR5 1LQ	House	3	Syr Fixed Term	GN Affordable Rent	D	MV-T	£94,021	£161,442	£250,000
HF17217	WR87173	FH	65 Humber Road	Hereford & Worcs.	WR5 1LQ	House	3	Assured Protected	GN Social Rent	D	MV-T	£64,749	£162,016	£250,000
HF17218	WR87173	FH	67 Humber Road	Hereford & Worcs.	WR5 1LQ	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£162,016	£250,000
HF17220	WR87173	FH	75 Humber Road	Hereford & Worcs.	WR5 1LQ	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£64,749	£162,016	£250,000
HF17862	WR86971	FH	88 Margaret Road	Hereford & Worcs.	WR2 4LR	House	3	Assured Lifetime	GN Social Rent	C	EUV-SH	£90,539	-	£300,000
HF19854	WR86971	FH	Flat A Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£44,571	-	£110,000
HF19855	WR86971	FH	Flat B Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£48,225	-	£110,000
HF19856	WR86971	FH	Flat C Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£48,225	-	£110,000
HF19857	WR86971	FH	Flat D Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Protected	GN Social Rent	C	EUV-SH	£44,571	-	£110,000
HF19858	WR86971	FH	Flat E Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£45,979	-	£110,000
HF19859	WR86971	FH	Flat F Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Protected	GN Social Rent	D	EUV-SH	£45,979	-	£110,000
HF19860	WR86971	FH	Flat G Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Protected	GN Social Rent	C	EUV-SH	£45,979	-	£110,000
HF19861	WR86971	FH	Flat H Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£48,403	-	£110,000
HF19862	WR86971	FH	Flat J Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Syr Fixed Term	GN Social Rent	D	EUV-SH	£48,225	-	£110,000
HF19863	WR86971	FH	Flat K Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£48,231	-	£110,000
HF19864	WR86971	FH	Flat L Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Protected	GN Social Rent	C	EUV-SH	£45,979	-	£110,000
HF19865	WR86971	FH	Flat M Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£48,397	-	£110,000
HF19866	WR86971	FH	Flat N Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£48,231	-	£110,000
HF19867	WR86971	FH	Flat O Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Lifetime	GN Social Rent	D	EUV-SH	£48,231	-	£110,000
HF19868	WR86971	FH	Flat P Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Syr Fixed Term	GN Social Rent	C	EUV-SH	£48,225	-	£110,000
HF19869	WR86971	FH	Flat Q Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Syr Fixed Term	GN Social Rent	C	EUV-SH	£48,225	-	£110,000
HF19870	WR86971	FH	Flat R Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£48,231	-	£110,000
HF19871	WR86971	FH	Flat S Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£45,979	-	£110,000
HF19872	WR86971	FH	Flat T Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£45,979	-	£110,000
HF19873	WR86971	FH	Flat U Whites Court	Hereford & Worcs.	WR2 4BG	Flat	1	Assured Lifetime	GN Social Rent	C	EUV-SH	£46,099	-	£110,000
HF17859	WR123490	FH	82 Margaret Road	Hereford & Worcs.	WR2 4LR	House	2	Assured Lifetime	GN Social Rent	C	EUV-SH	£75,449	-	£250,000
HF17860	WR123490	FH	84 Margaret Road	Hereford & Worcs.	WR2 4LR	House	2	Assured Lifetime	GN Social Rent	C	EUV-SH	£75,449	-	£250,000
HF17861	WR123490	FH	86 Margaret Road	Hereford & Worcs.	WR2 4LR	House	3	Assured Lifetime	GN Social Rent	C	EUV-SH	£90,539	-	£300,000
HF17213	WR87252	FH	48 Humber Road	Hereford & Worcs.	WR5 1LH	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£64,749	£162,016	£250,000
HF17214	WR87252	FH	56 Humber Road	Hereford & Worcs.	WR5 1LH	House	3	Syr Fixed Term	GN Social Rent	D	MV-T	£64,749	£162,016	£250,000
HF17215	WR87252	FH	58 Humber Road	Hereford & Worcs.	WR5 1LH	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£162,016	£250,000
HF18012	WR87252	FH	1 Medway Road	Hereford & Worcs.	WR5 1LJ	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,743	£162,016	£250,000
HF18014	WR87252	FH	3 Medway Road	Hereford & Worcs.	WR5 1LJ	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£64,749	£162,016	£250,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HF18016	WR87252	FH	7 Medway Road	Hereford & Worcs.	WR5 1LJ	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£162,016	£250,000
HF18018	WR87252	FH	15 Medway Road	Hereford & Worcs.	WR5 1LJ	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£162,016	£250,000
HF18019	WR87252	FH	17 Medway Road	Hereford & Worcs.	WR5 1LJ	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£162,016	£250,000
HF18020	WR87252	FH	19 Medway Road	Hereford & Worcs.	WR5 1LJ	House	3	5yr Fixed Term	GN Social Rent		MV-T	£64,749	£162,016	£250,000
HF18021	WR87252	FH	21 Medway Road	Hereford & Worcs.	WR5 1LJ	House	3	Assured Lifetime	GN Affordable Rent		MV-T	£78,673	£161,442	£250,000
HF18022	WR87252	FH	25 Medway Road	Hereford & Worcs.	WR5 1LJ	House	3	Assured Protected	GN Social Rent	D	MV-T	£64,749	£162,016	£250,000
HF17211	WR87253	FH	40 Humber Road	Hereford & Worcs.	WR5 1LW	House	3	Assured Lifetime	GN Affordable Rent	C	MV-T	£109,063	£161,442	£250,000
HF17212	WR87253	FH	42 Humber Road	Hereford & Worcs.	WR5 1LW	House	3	5yr Fixed Term	GN Affordable Rent		MV-T	£94,021	£161,442	£250,000
HF18015	WR87253	FH	6 Medway Road	Hereford & Worcs.	WR5 1LN	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£64,967	£162,016	£250,000
HF18017	WR87253	FH	14 Medway Road	Hereford & Worcs.	WR5 1LN	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£162,016	£250,000
HF14165	WR87217	FH	Flat A Ambrose Court	Hereford & Worcs.	WR2 6JU	Flat	1	Starter	GN Social Rent	D	MV-T	£49,672	£81,008	£125,000
HF14166	WR87217	FH	Flat B Ambrose Court	Hereford & Worcs.	WR2 6JU	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£45,208	£81,008	£125,000
HF14167	WR87217	FH	Flat C Ambrose Court	Hereford & Worcs.	WR2 6JU	Flat	1	Starter	GN Social Rent	D	MV-T	£51,570	£81,008	£125,000
HF14168	WR87217	FH	Flat D Ambrose Court	Hereford & Worcs.	WR2 6JU	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£49,495	£81,008	£125,000
HF14169	WR87217	FH	Flat E Ambrose Court	Hereford & Worcs.	WR2 6JX	Flat	1	5yr Fixed Term	GN Social Rent	D	MV-T	£49,495	£81,008	£125,000
HF14170	WR87217	FH	Flat F Ambrose Court	Hereford & Worcs.	WR2 6JX	Flat	3	Assured Lifetime	GN Social Rent		MV-T	£62,107	£116,652	£180,000
HF14171	WR87217	FH	Flat G Ambrose Court	Hereford & Worcs.	WR2 6JX	Flat	1	5yr Fixed Term	GN Social Rent	D	MV-T	£49,495	£81,008	£125,000
HF14172	WR87217	FH	Flat H Ambrose Court	Hereford & Worcs.	WR2 6JX	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£45,208	£81,008	£125,000
HF14173	WR87217	FH	Flat J Ambrose Court	Hereford & Worcs.	WR2 6JX	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£49,630	£81,008	£125,000
HF14174	WR87217	FH	Flat K Ambrose Court	Hereford & Worcs.	WR2 6JX	Flat	1	Assured Protected	GN Social Rent	D	MV-T	£45,155	£81,008	£125,000
HF14175	WR87217	FH	Flat L Ambrose Court	Hereford & Worcs.	WR2 6JX	Flat	1	5yr Fixed Term	GN Social Rent	D	MV-T	£49,495	£81,008	£125,000
HF18373	WR87724	FH	1 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	1	5yr Fixed Term	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF18375	WR87724	FH	2 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18377	WR87724	FH	3 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	5yr Fixed Term	GN Social Rent		MV-T	£48,368	£74,527	£115,000
HF18378	WR87724	FH	4 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18379	WR87724	FH	5 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	5yr Fixed Term	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF18380	WR87724	FH	6 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Shorthold	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF18381	WR87724	FH	7 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18382	WR87724	FH	8 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18383	WR87724	FH	9 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Assured Protected	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF18384	WR87724	FH	10 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	5yr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18385	WR87724	FH	11 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Assured Protected	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF18386	WR87724	FH	12 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	5yr Fixed Term	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF18387	WR87724	FH	13 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	1	5yr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18389	WR87724	FH	15 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Assured Lifetime	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF18390	WR87724	FH	16 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Starter	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18391	WR87724	FH	17 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Assured Lifetime	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF18392	WR87724	FH	18 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18394	WR87724	FH	19 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18395	WR87724	FH	20 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Lifetime	GN Affordable Rent	C	MV-T	£51,469	£64,577	£100,000
HF18396	WR87724	FH	21 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Assured Protected	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF18397	WR87724	FH	22 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF18398	WR87724	FH	23 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Assured Lifetime	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF18399	WR87724	FH	24 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18400	WR87724	FH	25 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	1	Starter	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF18402	WR87724	FH	26 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF18403	WR87724	FH	27 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	5yr Fixed Term	GN Social Rent		MV-T	£48,368	£74,527	£115,000
HF18404	WR87724	FH	28 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18405	WR87724	FH	29 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Assured Lifetime	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF18406	WR87724	FH	30 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	5yr Fixed Term	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF18407	WR87724	FH	31 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	1	Starter	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18408	WR87724	FH	32 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF18409	WR87724	FH	33 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Starter	GN Social Rent		MV-T	£48,368	£74,527	£115,000
HF18410	WR87724	FH	34 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	5yr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18411	WR87724	FH	35 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Assured Lifetime	GN Social Rent		MV-T	£48,368	£74,527	£115,000
HF18412	WR87724	FH	37 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	1	5yr Fixed Term	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF18414	WR87724	FH	39 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Assured Protected	GN Social Rent	D	MV-T	£48,368	£74,527	£115,000
HF18415	WR87724	FH	40 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	5yr Fixed Term	GN Social Rent		MV-T	£42,059	£64,806	£100,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HF18416	WR87724	FH	41 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Syr Fixed Term	GN Social Rent		MV-T	£48,368	£74,527	£115,000
HF18417	WR87724	FH	42 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18419	WR87724	FH	43 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18420	WR87724	FH	44 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF18421	WR87724	FH	45 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Starter	GN Social Rent		MV-T	£48,368	£74,527	£115,000
HF18422	WR87724	FH	46 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18423	WR87724	FH	47 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Syr Fixed Term	GN Social Rent		MV-T	£48,368	£74,527	£115,000
HF18424	WR87724	FH	48 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Starter	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF18425	WR87724	FH	49 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF18427	WR87724	FH	50 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Starter	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18428	WR87724	FH	51 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Assured Lifetime	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF18429	WR87724	FH	52 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Starter	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18430	WR87724	FH	53 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Assured Lifetime	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF18431	WR87724	FH	55 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18432	WR87724	FH	56 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18433	WR87724	FH	57 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Assured Lifetime	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF18434	WR87724	FH	58 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Protected	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF18435	WR87724	FH	59 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Assured Lifetime	GN Social Rent		MV-T	£48,368	£74,527	£115,000
HF18436	WR87724	FH	60 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF18437	WR87724	FH	61 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	1	Syr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18439	WR87724	FH	63 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Assured Lifetime	GN Social Rent		MV-T	£48,368	£74,527	£115,000
HF18440	WR87724	FH	64 Randwick Drive	Hereford & Worcs.	WR4 9LW	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF18441	WR87724	FH	65 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Syr Fixed Term	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF18442	WR87724	FH	67 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18443	WR87724	FH	69 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Assured Lifetime	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF18444	WR87724	FH	71 Randwick Drive	Hereford & Worcs.	WR4 9LN	Flat	2	Starter	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF19326	WR87724	FH	9 Tetbury Drive	Hereford & Worcs.	WR4 9LL	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£64,749	£142,574	£220,000
HF18453	WR87696	FH	91 Randwick Drive	Hereford & Worcs.	WR4 9LR	House	2	Assured Protected	GN Social Rent		MV-T	£55,804	£123,132	£190,000
HF18454	WR87696	FH	92 Randwick Drive	Hereford & Worcs.	WR4 9LR	Bungalow	1	Assured Lifetime	GN Social Rent	D	MV-T	£52,714	£97,210	£150,000
HF18455	WR87696	FH	94 Randwick Drive	Hereford & Worcs.	WR4 9LR	Bungalow	1	Assured Lifetime	GN Affordable Rent		MV-T	£58,783	£96,865	£150,000
HF18456	WR87696	FH	96 Randwick Drive	Hereford & Worcs.	WR4 9LR	Bungalow	1	Assured Lifetime	GN Social Rent	D	MV-T	£52,531	£97,210	£150,000
HF18457	WR87696	FH	98 Randwick Drive	Hereford & Worcs.	WR4 9LR	House	2	Assured Lifetime	GN Social Rent	D	MV-T	£56,547	£129,613	£200,000
HF18458	WR87696	FH	100 Randwick Drive	Hereford & Worcs.	WR4 9LR	House	2	Assured Protected	GN Social Rent	D	MV-T	£55,804	£123,132	£190,000
HF18459	WR87696	FH	105 Randwick Drive	Hereford & Worcs.	WR4 9LR	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF18461	WR87696	FH	107 Randwick Drive	Hereford & Worcs.	WR4 9LR	Flat	1	Syr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18462	WR87696	FH	109 Randwick Drive	Hereford & Worcs.	WR4 9LR	Flat	1	Syr Fixed Term	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF18463	WR87696	FH	110 Randwick Drive	Hereford & Worcs.	WR4 9LR	House	2	Assured Protected	GN Social Rent	C	MV-T	£55,804	£123,132	£190,000
HF18464	WR87696	FH	111 Randwick Drive	Hereford & Worcs.	WR4 9LR	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18465	WR87696	FH	112 Randwick Drive	Hereford & Worcs.	WR4 9LR	House	2	Assured Lifetime	GN Social Rent	D	MV-T	£56,553	£129,613	£200,000
HF18466	WR87696	FH	113 Randwick Drive	Hereford & Worcs.	WR4 9LR	Flat	1	Syr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18467	WR87696	FH	115 Randwick Drive	Hereford & Worcs.	WR4 9LR	Flat	1	Syr Fixed Term	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF18468	WR87696	FH	117 Randwick Drive	Hereford & Worcs.	WR4 9LR	Flat	1	Syr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18469	WR87696	FH	119 Randwick Drive	Hereford & Worcs.	WR4 9LR	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF18470	WR87696	FH	121 Randwick Drive	Hereford & Worcs.	WR4 9LR	Flat	1	Starter	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF18471	WR87696	FH	123 Randwick Drive	Hereford & Worcs.	WR4 9LR	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF18472	WR87696	FH	125 Randwick Drive	Hereford & Worcs.	WR4 9LR	Flat	1	Syr Fixed Term	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF18473	WR87696	FH	127 Randwick Drive	Hereford & Worcs.	WR4 9LR	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF18474	WR87696	FH	129 Randwick Drive	Hereford & Worcs.	WR4 9LR	Bungalow	1	Assured Lifetime	GN Social Rent	D	MV-T	£52,673	£97,210	£150,000
HF18475	WR87696	FH	131 Randwick Drive	Hereford & Worcs.	WR4 9LR	Bungalow	1	Assured Protected	GN Social Rent		MV-T	£52,531	£97,210	£150,000
HF18476	WR87696	FH	133 Randwick Drive	Hereford & Worcs.	WR4 9LR	Bungalow	1	Syr Fixed Term	GN Social Rent	D	MV-T	£52,531	£97,210	£150,000
HF18477	WR87696	FH	135 Randwick Drive	Hereford & Worcs.	WR4 9LR	Bungalow	1	Syr Fixed Term	GN Affordable Rent		MV-T	£58,783	£96,865	£150,000
HF18478	WR87696	FH	139 Randwick Drive	Hereford & Worcs.	WR4 9LR	House	3	Assured Lifetime	GN Affordable Rent		MV-T	£75,390	£142,069	£220,000
HF18479	WR87696	FH	143 Randwick Drive	Hereford & Worcs.	WR4 9LR	House	3	Syr Fixed Term	GN Affordable Rent	C	MV-T	£94,035	£142,069	£220,000
HF15449	WR88638	FH	33 Cranham Drive	Hereford & Worcs.	WR4 9LX	House	2	Syr Fixed Term	GN Affordable Rent	C	EUV-SH	£68,698	-	£190,000
HF15451	WR88638	FH	35 Cranham Drive	Hereford & Worcs.	WR4 9LX	House	2	Assured Lifetime	GN Social Rent		EUV-SH	£60,359	-	£200,000
HF15610	WR88638	FH	3 Crickley Drive	Hereford & Worcs.	WR4 9LB	House	2	Assured Protected	GN Social Rent	D	MV-T	£55,804	£123,132	£190,000
HF15611	WR88638	FH	4 Crickley Drive	Hereford & Worcs.	WR4 9LB	House	2	Syr Fixed Term	GN Affordable Rent	C	MV-T	£76,028	£122,696	£190,000
HF15612	WR88638	FH	5 Crickley Drive	Hereford & Worcs.	WR4 9LB	House	2	Assured Protected	GN Social Rent	D	MV-T	£55,804	£123,132	£190,000

UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HF15613	WR88638	FH	6 Crickley Drive	Hereford & Worcs.	WR4 9LB	House	2	Assured Protected	GN Social Rent	D	MV-T	£55,804	£123,132	£190,000
HF15614	WR88638	FH	7 Crickley Drive	Hereford & Worcs.	WR4 9LB	House	2	Assured Shorthold	GN Social Rent	D	MV-T	£55,798	£123,132	£190,000
HF15615	WR88638	FH	9 Crickley Drive	Hereford & Worcs.	WR4 9LB	House	2	Assured Protected	GN Social Rent	D	MV-T	£52,066	£129,613	£200,000
HF15618	WR88638	FH	12 Crickley Drive	Hereford & Worcs.	WR4 9LB	House	2	Assured Lifetime	GN Social Rent	D	MV-T	£55,998	£123,132	£190,000
HF18222	WR88638	FH	5 Painswick Close	Hereford & Worcs.	WR4 9LE	House	2	Assured Protected	GN Social Rent	C	MV-T	£55,804	£123,132	£190,000
HF18224	WR88638	FH	7 Painswick Close	Hereford & Worcs.	WR4 9LE	House	2	Assured Lifetime	GN Affordable Rent	D	MV-T	£64,966	£122,696	£190,000
HF18227	WR88638	FH	11 Painswick Close	Hereford & Worcs.	WR4 9LE	House	2	Assured Lifetime	GN Social Rent	D	MV-T	£56,553	£129,613	£200,000
HF18229	WR88638	FH	13 Painswick Close	Hereford & Worcs.	WR4 9LE	House	2	Syr Fixed Term	GN Social Rent	D	MV-T	£55,804	£123,132	£190,000
HF18232	WR88638	FH	17 Painswick Close	Hereford & Worcs.	WR4 9LE	House	2	Assured Lifetime	GN Social Rent	C	MV-T	£56,553	£129,613	£200,000
HF18236	WR88638	FH	23 Painswick Close	Hereford & Worcs.	WR4 9LE	House	2	Assured Protected	GN Social Rent	C	MV-T	£55,804	£123,132	£190,000
HF19082	WR88638	FH	1 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF19084	WR88638	FH	3 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF19086	WR88638	FH	5 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19087	WR88638	FH	7 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF19088	WR88638	FH	9 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Protected	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF19089	WR88638	FH	11 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF19090	WR88638	FH	13 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19091	WR88638	FH	15 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF19092	WR88638	FH	17 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Syr Fixed Term	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF19093	WR88638	FH	19 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Starter	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF19094	WR88638	FH	21 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF19095	WR88638	FH	23 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF19096	WR88638	FH	25 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF19098	WR88638	FH	27 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19099	WR88638	FH	29 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF19101	WR88638	FH	31 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF19102	WR88638	FH	33 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19103	WR88638	FH	35 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Starter	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19104	WR88638	FH	37 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Syr Fixed Term	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF19105	WR88638	FH	39 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Syr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19106	WR88638	FH	41 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19107	WR88638	FH	43 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Syr Fixed Term	GN Affordable Rent	D	MV-T	£51,469	£64,577	£100,000
HF19108	WR88638	FH	45 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19109	WR88638	FH	47 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Syr Fixed Term	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF19110	WR88638	FH	49 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Protected	GN Social Rent	D	MV-T	£42,059	£64,806	£100,000
HF19112	WR88638	FH	51 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19113	WR88638	FH	53 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19114	WR88638	FH	55 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF19115	WR88638	FH	57 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Syr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19116	WR88638	FH	59 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Shorthold	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19117	WR88638	FH	61 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF19118	WR88638	FH	63 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Lifetime	GN Social Rent		MV-T	£42,059	£64,806	£100,000
HF19119	WR88638	FH	65 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Starter	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19120	WR88638	FH	67 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19121	WR88638	FH	69 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Starter	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19122	WR88638	FH	71 Sheepscombe Drive	Hereford & Worcs.	WR4 9JY	Flat	1	Syr Fixed Term	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19123	WR88638	FH	73 Sheepscombe Drive	Hereford & Worcs.	WR4 9LA	Bungalow	1	Assured Protected	GN Social Rent	D	MV-T	£52,531	£97,210	£150,000
HF19124	WR88638	FH	75 Sheepscombe Drive	Hereford & Worcs.	WR4 9LA	Bungalow	1	Assured Lifetime	GN Affordable Rent		MV-T	£61,164	£96,865	£150,000
HF19180	HW6430	FH	20 Spring Hill	Hereford & Worcs.	WR5 1BH	Flat	1	Starter	GN Social Rent	C	MV-T	£37,853	£58,326	£90,000
HF19181	HW6430	FH	21 Spring Hill	Hereford & Worcs.	WR5 1BH	Flat	1	Starter	GN Social Rent	C	MV-T	£37,853	£58,326	£90,000
HF19182	HW6430	FH	22 Spring Hill	Hereford & Worcs.	WR5 1BH	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£37,853	£58,326	£90,000
HF19183	HW6430	FH	23 Spring Hill	Hereford & Worcs.	WR5 1BH	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£37,853	£58,326	£90,000
HF19184	HW6430	FH	24 Spring Hill	Hereford & Worcs.	WR5 1BH	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£37,853	£58,326	£90,000
HF19185	HW6430	FH	25 Spring Hill	Hereford & Worcs.	WR5 1BH	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£37,853	£58,326	£90,000
HF19187	HW6430	FH	26 Spring Hill	Hereford & Worcs.	WR5 1BH	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£37,853	£58,326	£90,000
HF19188	HW6430	FH	27 Spring Hill	Hereford & Worcs.	WR5 1BH	Flat	1	Assured Protected	GN Social Rent	C	MV-T	£37,853	£58,326	£90,000
HF19189	HW6430	FH	28 Spring Hill	Hereford & Worcs.	WR5 1BH	Flat	1	Assured Lifetime	GN Social Rent	C	MV-T	£37,853	£58,326	£90,000
HF19190	HW6430	FH	30 Spring Hill	Hereford & Worcs.	WR5 1BH	Flat	1	Syr Fixed Term	GN Social Rent	D	MV-T	£37,853	£58,326	£90,000

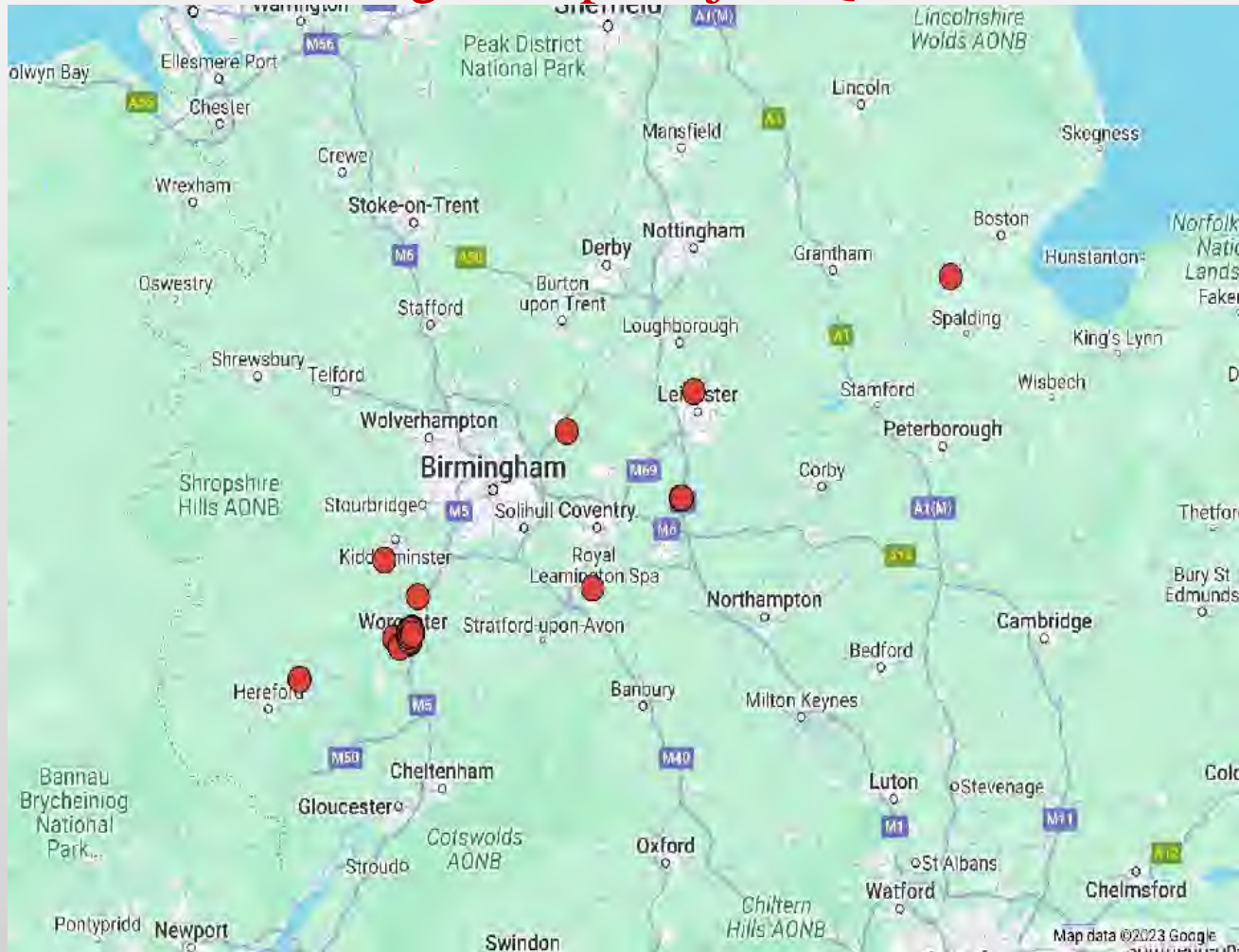
UPRN	Title	FH / LH	Address 1	County	Postcode	Property Type	Bedrooms	Tenancy	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T	MV-VP Retained Equity
HF19214	WR87930	FH	2 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	House	3	Assured Protected	GN Social Rent	D	MV-T	£65,386	£162,016	£250,000
HF19215	WR87930	FH	4 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Assured Lifetime	GN Social Rent	C	MV-T	£33,647	£51,845	£80,000
HF19217	WR87930	FH	6 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Assured Lifetime	GN Social Rent	C	MV-T	£33,647	£51,845	£80,000
HF19218	WR87930	FH	8 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Assured Lifetime	GN Social Rent		MV-T	£33,647	£51,845	£80,000
HF19219	WR87930	FH	10 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Assured Lifetime	GN Social Rent	C	MV-T	£33,647	£51,845	£80,000
HF19220	WR87930	FH	12 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Assured Protected	GN Social Rent		MV-T	£33,647	£51,845	£80,000
HF19221	WR87930	FH	14 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Assured Lifetime	GN Social Rent	D	MV-T	£33,647	£51,845	£80,000
HF19222	WR87930	FH	15 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Assured Lifetime	GN Social Rent		MV-T	£33,647	£51,845	£80,000
HF19223	WR87930	FH	16 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Syr Fixed Term	GN Social Rent	C	MV-T	£33,647	£51,845	£80,000
HF19224	WR87930	FH	17 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Assured Lifetime	GN Social Rent	C	MV-T	£33,647	£51,845	£80,000
HF19225	WR87930	FH	18 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Assured Protected	GN Social Rent	C	MV-T	£33,647	£51,845	£80,000
HF19226	WR87930	FH	19 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Starter	GN Social Rent	C	MV-T	£33,647	£51,845	£80,000
HF19227	WR87930	FH	20 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Assured Lifetime	GN Social Rent	D	MV-T	£33,647	£51,845	£80,000
HF19228	WR87930	FH	21 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Assured Shorthold	GN Social Rent		MV-T	£33,647	£51,845	£80,000
HF19229	WR87930	FH	22 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Assured Lifetime	GN Social Rent	C	MV-T	£33,647	£51,845	£80,000
HF19230	WR87930	FH	23 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Assured Lifetime	GN Social Rent	C	MV-T	£33,647	£51,845	£80,000
HF19232	WR87930	FH	25 St Catherine's Vale	Hereford & Worcs.	WR5 1EN	Flat	0	Assured Lifetime	GN Social Rent	C	MV-T	£33,647	£51,845	£80,000
HF15308	WR88655	FH	2 Cleeve Drive	Hereford & Worcs.	WR4 9JU	House	3	Assured Lifetime	GN Affordable Rent	D	MV-T	£75,362	£142,069	£220,000
HF15309	WR88655	FH	14 Cleeve Drive	Hereford & Worcs.	WR4 9JU	House	3	Syr Fixed Term	GN Affordable Rent	D	MV-T	£94,021	£142,069	£220,000
HF15312	WR88655	FH	20 Cleeve Drive	Hereford & Worcs.	WR4 9JU	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£62,844	£136,094	£210,000
HF15313	WR88655	FH	22 Cleeve Drive	Hereford & Worcs.	WR4 9JU	House	3	Assured Protected	GN Social Rent	D	MV-T	£62,844	£136,094	£210,000
HF15315	WR88655	FH	24 Cleeve Drive	Hereford & Worcs.	WR4 9JU	House	3	Assured Protected	GN Social Rent	D	MV-T	£64,006	£142,574	£220,000
HF15320	WR88655	FH	38 Cleeve Drive	Hereford & Worcs.	WR4 9JU	House	3	Assured Lifetime	GN Affordable Rent		MV-T	£75,376	£142,069	£220,000
HF15327	WR88655	FH	54 Cleeve Drive	Hereford & Worcs.	WR4 9JU	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£62,844	£136,094	£210,000
HF15328	WR88655	FH	56 Cleeve Drive	Hereford & Worcs.	WR4 9JU	House	3	Syr Fixed Term	GN Affordable Rent		MV-T	£74,504	£142,069	£220,000
HF19085	WR88655	FH	4 Sheepscombe Drive	Hereford & Worcs.	WR4 9JX	House	3	Assured Lifetime	GN Social Rent	C	MV-T	£63,068	£136,094	£210,000
HF19322	WR88655	FH	2 Tetbury Drive	Hereford & Worcs.	WR4 9LL	Flat	2	Assured Lifetime	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF19323	WR88655	FH	4 Tetbury Drive	Hereford & Worcs.	WR4 9LL	Flat	2	Assured Lifetime	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF19324	WR88655	FH	6 Tetbury Drive	Hereford & Worcs.	WR4 9LL	Flat	1	Starter	GN Social Rent	C	MV-T	£42,059	£64,806	£100,000
HF19325	WR88655	FH	8 Tetbury Drive	Hereford & Worcs.	WR4 9LL	Flat	2	Assured Lifetime	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF19327	WR88655	FH	12 Tetbury Drive	Hereford & Worcs.	WR4 9LL	Flat	2	Assured Protected	GN Social Rent		MV-T	£48,368	£74,527	£115,000
HF19328	WR88655	FH	14 Tetbury Drive	Hereford & Worcs.	WR4 9LL	Flat	2	Assured Protected	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF19329	WR88655	FH	16 Tetbury Drive	Hereford & Worcs.	WR4 9LL	Flat	2	Assured Lifetime	GN Social Rent	C	MV-T	£48,368	£74,527	£115,000
HF19331	WR88655	FH	18 Tetbury Drive	Hereford & Worcs.	WR4 9LL	Flat	2	Assured Lifetime	GN Social Rent	D	MV-T	£48,368	£74,527	£115,000
HF19333	WR88655	FH	20 Tetbury Drive	Hereford & Worcs.	WR4 9LL	Flat	2	Assured Lifetime	GN Social Rent		MV-T	£48,368	£74,527	£115,000
HF19334	WR88655	FH	22 Tetbury Drive	Hereford & Worcs.	WR4 9LL	Flat	2	Assured Lifetime	GN Social Rent		MV-T	£48,368	£74,527	£115,000
HF19335	WR88655	FH	24 Tetbury Drive	Hereford & Worcs.	WR4 9LL	Flat	2	Assured Protected	GN Social Rent	D	MV-T	£48,368	£74,527	£115,000
HF17712	WR87985	FH	3 Liverpool Road	Hereford & Worcs.	WR5 1QT	House	2	Starter	GN Affordable Rent	D	MV-T	£87,250	£128,750	£170,000
HF17714	WR87985	FH	5 Liverpool Road	Hereford & Worcs.	WR5 1QW	House	2	Assured Lifetime	GN Affordable Rent		MV-T	£83,185	£128,750	£170,000
HF17715	WR87985	FH	7 Liverpool Road	Hereford & Worcs.	WR5 1QW	House	3	Assured Protected	GN Social Rent	D	MV-T	£59,883	£158,316	£240,000
HF17716	WR87985	FH	11 Liverpool Road	Hereford & Worcs.	WR5 1QW	House	2	Assured Lifetime	GN Social Rent	D	MV-T	£53,445	£112,140	£170,000
HF17717	WR87985	FH	15 Liverpool Road	Hereford & Worcs.	WR5 1QW	House	2	Assured Lifetime	GN Social Rent	D	MV-T	£53,445	£112,140	£170,000
HF17723	WR87985	FH	29 Liverpool Road	Hereford & Worcs.	WR5 1QW	House	3	Assured Lifetime	GN Social Rent	D	MV-T	£59,883	£158,316	£240,000
HF19692	WR87985	FH	1 Wakefield Close	Hereford & Worcs.	WR5 1QR	House	2	Assured Protected	GN Social Rent	D	MV-T	£53,445	£112,140	£170,000
HF19694	WR87985	FH	4 Wakefield Close	Hereford & Worcs.	WR5 1QR	House	2	Assured Protected	GN Social Rent	D	MV-T	£53,445	£112,140	£170,000
HF19695	WR87985	FH	7 Wakefield Close	Hereford & Worcs.	WR5 1QR	House	2	Syr Fixed Term	GN Affordable Rent		MV-T	£58,194	£128,750	£170,000
HF19696	WR87985	FH	8 Wakefield Close	Hereford & Worcs.	WR5 1QR	House	2	Assured Lifetime	GN Affordable Rent	C	MV-T	£83,185	£128,750	£170,000
HF19697	WR87985	FH	9 Wakefield Close	Hereford & Worcs.	WR5 1QR	House	2	Assured Lifetime	GN Social Rent	D	MV-T	£53,445	£112,140	£170,000
HF19698	WR87985	FH	10 Wakefield Close	Hereford & Worcs.	WR5 1QR	House	2	Assured Lifetime	GN Affordable Rent	D	MV-T	£58,194	£128,750	£170,000
HF19699	WR87985	FH	12 Wakefield Close	Hereford & Worcs.	WR5 1QR	House	2	Syr Fixed Term	GN Affordable Rent	D	MV-T	£77,583	£128,750	£170,000
HF19700	WR87985	FH	15 Wakefield Close	Hereford & Worcs.	WR5 1QR	House	2	Assured Lifetime	GN Social Rent	D	MV-T	£53,445	£112,140	£170,000
HF19701	WR87985	FH	16 Wakefield Close	Hereford & Worcs.	WR5 1QR	House	2	Assured Protected	GN Social Rent	C	MV-T	£53,445	£112,140	£170,000
HF19702	WR87985	FH	17 Wakefield Close	Hereford & Worcs.	WR5 1QR	House	2	Syr Fixed Term	GN Affordable Rent	C	MV-T	£58,194	£128,750	£170,000
HF19703	WR87985	FH	20 Wakefield Close	Hereford & Worcs.	WR5 1QR	House	2	Assured Lifetime	GN Social Rent	D	MV-T	£53,445	£112,140	£170,000
HF19719	WR88040	FH	1 Warndon Green	Hereford & Worcs.	WR4 9HF	Bungalow	1	Syr Fixed Term	GN Social Rent	D	MV-T	£52,531	£97,210	£150,000
HF19720	WR88040	FH	2 Warndon Green	Hereford & Worcs.	WR4 9HF	Bungalow	1	Syr Fixed Term	GN Social Rent	D	MV-T	£52,531	£97,210	£150,000
HF19721	WR88040	FH	3 Warndon Green	Hereford & Worcs.	WR4 9HF	Bungalow	1	Assured Lifetime	GN Social Rent	D	MV-T	£52,531	£97,210	£150,000
HF19722	WR88040	FH	4 Warndon Green	Hereford & Worcs.	WR4 9HF	Bungalow	1	Assured Lifetime	GN Social Rent	D	MV-T	£51,222	£97,210	£150,000

Appendix 2

Location Plan



Platform Housing Group Project Q 2023 Valuation



Appendix 3

Photographs

Redacted



Appendix 4

Market Commentary

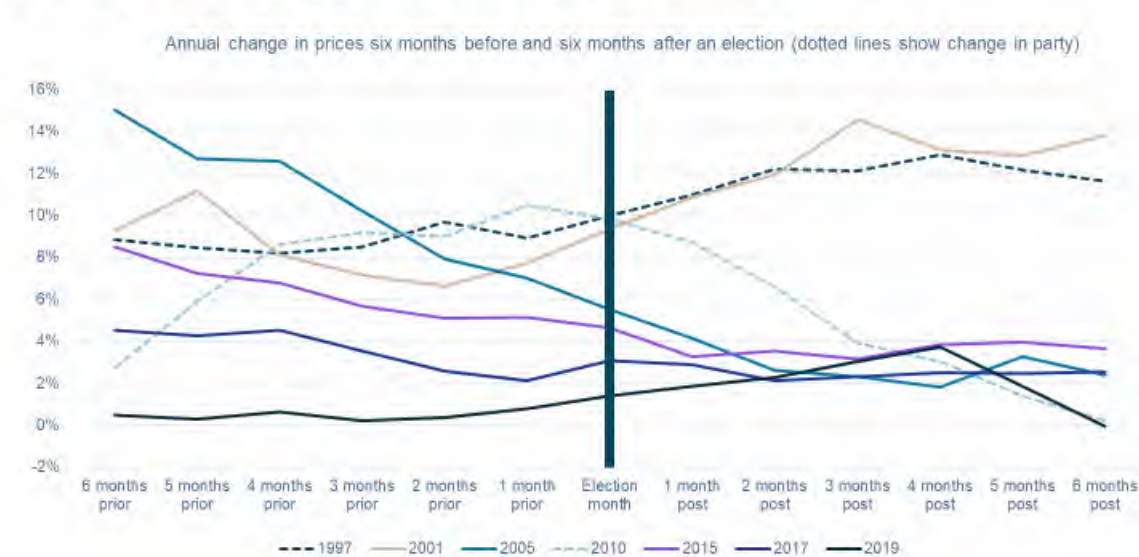


JLL Residential Market Update – October 2023

With both the Conservative and Labour conferences taking place this month, speculation over the timing of the next general election is increasing. Although the Conservatives have until January 2025, rumours abound that an election could be called earlier, possibly when inflation hits 3%.

But what impact will this have on the property market? As a rule, the market does not respond well to uncertainty, but JLL analysis of activity and prices pre- and post-election back to 1997 shows a mixed picture. In 1997 and 2001, both Labour victories, price growth was higher annually in the six months following an election than in the six months prior. In 2005 price growth was higher prior to the election, but for all the following elections there was little difference. More recently only 2019 saw an initial rally in prices post-election, before the impact of the first lockdown in March 2020 muddied the waters.

House price movement – pre- and post-election



Source: JLL, Nationwide
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The election analysis suggests economic factors rather than the election itself have a far greater impact on prices and sales volumes. Certain markets may see a more significant slowdown, such as prime central London in the run up to the 2019 election, when fears on wealth tax hit the top end. But overall, the biggest spikes in activity have been around changes in tax rules (such as Stamp Duty Land Tax) rather than the result of an election.

And for those concerned over the prospect of a new Labour government impacting their house price, historic growth was 26% higher under Labour. In the 13 years Labour were in power between 1997 and 2010 house price rose by an average of £23.35 per day, compared with £18.50 in the 13 years since when the Conservatives have led.

The housing market

Rising rates this summer meant fewer mortgaged home buyers looking to enter the market. In August mortgage approvals were at their lowest level for six months, with just over 45,000 loans approved. Down by a third on a busy August last year.

A slowing in activity in the mortgage market is not having as significant an impact on transactions as expected, with the latest government figures suggesting 87,000 homes changed hands in August, 16% lower than August 2022. Cash buyers so far in 2023 accounting for 34% of sales, up from 30% in the same period a year ago.

Of course, mortgage approvals are often a lead indicator, meaning we'd expect activity to remain more subdued in the run up to Christmas. Yet the outlook for rates is improving.

With base rates held at 5.25% we have seen more favourable rates in the mortgage market. Figures from Lifetime Capital show best buy rates (available at lower LTV) improved following the MPC meeting, with five-year fixes now at sub 5% (4.94%) and two years fixed rates at 5.39%, both around 50 basis points lower than they were at the end of July. Will this be enough to tempt buyers back? We'll see, but it is certainly heading in the right direction.

House prices

September figures from Nationwide show average house prices were unchanged in September compared with August, down -5.3% year-on-year, reflecting a fall in average prices of £14,500. The highest falls in prices were in the South West, where average values in the year to Q3 2023 fell -6.3%. But the South West has still recorded the highest growth in England compared with values pre-pandemic. London, which has recorded more modest price growth since Q1 2020 saw a less significant annual fall of -4.3%.

Rents

Rightmove figures suggest little respite for prospective tenants, as competition for rental properties remains high. The number of requests for viewings rose to an average of 25 per property in Q3 2023, up from 20 this spring and an average of six in 2019. Strong demand supporting further increase in asking rents of 10% nationally and 12% in London in the year to Q3 2023.

Housing supply up, but not all it seems...

Housing starts which had settled at sub 40,000 in the last two quarters increased significantly in the three months to June, according to the latest government figures, up 90% on the ten year quarterly average to reach 73,600 homes in Q2 2023. This appears counterintuitive, as rising debt, building and material costs all challenge developer viability. But changes to building regulations, bringing in new rules on energy efficiency, came into force in June, with increased developer obligations not applicable to starts prior to this date. We expect a significant drop off in starts over the next couple of quarters as a result, so be careful of those headlines.

Prices fall in all regions but still see significant post-pandemic growth



Forecasts

JLL forecasts remain unchanged. We anticipate price falls in most markets this year as purchasers try to balance increases in living costs and higher interest rates. But with significant levels of equity and a resilient employment market we expect these falls to be limited to single digits in 2023. Rents are forecast to rise in all markets this year, supported by increases in wages and supply shortages.

JLL Research | October 2023

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Taxation

United Kingdom Taxation

The following is a summary of the Issuer's understanding of current United Kingdom law and published HM Revenue & Customs' practice relating only to the United Kingdom withholding tax treatment of payments of interest (as that term is understood for United Kingdom tax purposes) in respect of Notes. It does not deal with any other United Kingdom taxation implications of acquiring, holding or disposing of Notes. The United Kingdom tax treatment of prospective Noteholders depends on their individual circumstances and may be subject to change in the future. Prospective Noteholders who may be subject to tax in a jurisdiction other than the United Kingdom or who may be unsure as to their tax position should seek their own professional advice.

Payments of interest on the Notes may be made without deduction of or withholding on account of United Kingdom income tax provided that the Notes carry a right to interest and the Notes are and continue to be "quoted Eurobonds" for the purposes of section 987 of the Income Tax Act 2007. The definition of a quoted Eurobond changed with effect from 31 December 2020 as a result of legislative amendments made in connection with the United Kingdom's withdrawal from the European Union. Under the amended definition a Note will be a quoted Eurobond provided that it is admitted to trading on a "multilateral trading facility" operated by a "regulated recognised stock exchange". The ISM is a multilateral trading facility for the purposes of the amended section 987, and the London Stock Exchange is expected to be a regulated recognised stock exchange.

Provided, therefore, that the Notes carry a right to interest and are and remain admitted to trading on a multilateral trading facility operated by a regulated recognised stock exchange, interest on the Notes will be payable without deduction of or withholding on account of United Kingdom tax.

Payments of interest on Notes may be made without deduction of or withholding on account of United Kingdom tax where the maturity of the Notes is less than 365 days and those Notes do not form part of a scheme or arrangement of borrowing intended to be capable of remaining outstanding for more than 364 days.

In other cases, an amount must generally be withheld from payments of interest on the Notes that has a United Kingdom source on account of United Kingdom income tax at the basic rate (currently 20 per cent.), subject to any other available exemptions and reliefs. However, where an applicable double tax treaty provides for a lower rate of withholding tax (or for no tax to be withheld) in relation to a Noteholder, HM Revenue & Customs can issue a notice to the Issuer to pay interest to the Noteholder without deduction of tax (or for interest to be paid with tax deducted at the rate provided for in the relevant double tax treaty).

The Proposed Financial Transactions Tax (FTT)

On 14 February 2013, the European Commission published a proposal (the **Commission's Proposal**) for a Directive for a common FTT in Belgium, Germany, Estonia, Greece, Spain, France, Italy, Austria, Portugal, Slovenia and Slovakia (the **participating Member States**). However, Estonia has since stated that it will not participate.

The Commission's Proposal has very broad scope and could, if introduced in its current form, apply to certain dealings in Notes (including secondary market transactions) in certain circumstances. Primary market transactions referred to in Article 5(c) of Regulation (EC) No 1287/2006 (as amended or superseded) are expected to be exempt.

Under the Commission's Proposal the FTT could apply in certain circumstances to persons both within and outside of the participating Member States. Generally, it would apply to certain dealings in Notes where at least one party is a financial institution, and at least one party is established in a participating Member State. A financial institution may be, or be deemed to be, "established" in a participating Member State in a broad range of circumstances, including (a) by transacting with a person established in a participating Member State or (b) where the financial instrument which is subject to the dealings is issued in a participating Member State.

However, the FTT proposal remains subject to negotiation between the participating Member States. It may therefore be altered prior to any implementation, the timing of which remains unclear. Additional EU Member States may decide to participate.

It is not clear how the FTT would apply to the UK notwithstanding the UK's withdrawal from the European Union.

Prospective holders of Notes are advised to seek their own professional advice in relation to the FTT.

Foreign Account Tax Compliance Act

Pursuant to certain provisions of the U.S. Internal Revenue Code of 1986, commonly known as FATCA, a foreign financial institution (as defined by FATCA) may be required to withhold on certain payments it makes (**foreign passthru payments**) to persons that fail to meet certain certification, reporting or related requirements. The Issuer may be a foreign financial institution for these purposes. A number of jurisdictions (including the United Kingdom) have entered into, or have agreed in substance to, intergovernmental agreements with the United States to implement FATCA (**IGAs**), which modify the way in which FATCA applies in their jurisdictions. Under the provisions of IGAs as currently in effect, a foreign financial institution in an IGA jurisdiction would generally not be required to withhold under FATCA or an IGA from payments that it makes. Certain aspects of the application of the FATCA provisions and IGAs to instruments such as Notes, including whether withholding would ever be required pursuant to FATCA or an IGA with respect to payments on instruments such as the Notes, are uncertain and may be subject to change. Even if withholding would be required pursuant to FATCA or an IGA with respect to payments on instruments such as Notes, such withholding would not apply prior to the date that is two years after the date on which final regulations defining foreign passthru payments are published in the U.S. Federal Register and Notes characterised as debt (or which are not otherwise characterised as equity and have a fixed term) for U.S. federal tax purposes that are issued on or prior to the date that is six months after the date on which final regulations defining foreign passthru payments are filed with the U.S. Federal Register generally would be grandfathered for purposes of FATCA withholding unless materially modified after such date (including by reason of a substitution of the relevant Issuer). However, if additional Notes (as described under "*Conditions of the Notes – Further Issues*") that are not distinguishable from previously issued Notes are issued after the expiration of the grandfathering period and are subject to withholding under FATCA, then withholding agents may treat all Notes, including the Notes offered prior to the expiration of the grandfathering period, as subject to withholding under FATCA. Holders should consult their own tax advisers regarding how these rules may apply to their investment in the Notes.

Subscription and Sale

The Dealers have, in an Amended and Restated Programme Agreement dated 23 February 2024 (as modified and/or supplemented and/or restated from time to time, the **Programme Agreement**), agreed with the Obligors a basis upon which they or any of them may from time to time agree to purchase Notes (other than any Retained Notes). Any such agreement will extend to those matters stated under "*Form of the Notes*" and "*Conditions of the Notes*". In the Programme Agreement, the Issuer (and, failing whom, each Borrower) has agreed to reimburse the Dealers for certain of their expenses in connection with the establishment and any future update of the Programme and the issue of Notes under the Programme and to indemnify the Dealers against certain liabilities incurred by them in connection therewith.

United States

The Notes have not been and will not be registered under the Securities Act or the securities laws of any state or other jurisdiction of the United States and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons except in certain transactions exempt from or not subject to, the registration requirements of the Securities Act. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

The Notes are subject to U.S. tax law requirements and may not be offered, sold or delivered within the United States or its possessions or to a United States person, except in certain transactions permitted by U.S. Treasury regulations.

Terms used in this paragraph have the meanings given to them by the U.S. Internal Revenue Code of 1986 and Treasury regulations promulgated thereunder.

The applicable Pricing Supplement will identify whether TEFRA C rules or TEFRA D rules apply.

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it will not offer, sell or deliver Notes (a) as part of their distribution at any time or (b) otherwise until 40 days after the completion of the distribution, as determined by the relevant Dealer or, in the case of an issue of Notes on a syndicated basis, the relevant lead manager, of all Notes of the Tranche of which such Notes are a part, within the United States or to, or for the account or benefit of, U.S. persons except in accordance with Regulation S of the Securities Act. Each Dealer has further agreed, and each further Dealer appointed under the Programme will be required to agree, that it will send to each dealer to which it sells any Notes during the distribution compliance period a confirmation or other notice setting forth the restrictions on offers and sales of the Notes within the United States or to, or for the account or benefit of, U.S. persons. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

Until 40 days after the commencement of the offering of any Series of Notes, an offer or sale of such Notes within the United States by any dealer (whether or not participating in the offering) may violate the registration requirements of the Securities Act if such offer or sale is made otherwise than in accordance with an available exemption from registration under the Securities Act.

Prohibition of sales to EEA Retail Investors

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Notes which are the subject of the offering contemplated by

these Programme Admission Particulars as completed by the applicable Pricing Supplement in relation thereto to any retail investor in the EEA.

For the purposes of this provision:

- (a) the expression **retail investor** means a person who is one (or both) of the following:
 - (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or
 - (ii) a customer within the meaning of the Insurance Distribution Directive, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; and
- (b) the expression **an offer** includes the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe for the Notes.

Prohibition of Sales to UK Retail Investors

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Notes which are the subject of the offering contemplated by these Programme Admission Particulars as completed by the applicable Pricing Supplement in relation thereto to any retail investor in the UK.

For the purposes of this provision:

- (a) the expression **retail investor** means a person who is one (or both) of the following:
 - (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the EUWA; or
 - (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of UK MiFIR; and
- (b) the expression **an offer** includes the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe for the Notes.

United Kingdom

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that:

- (a) in relation to any Notes which have a maturity of less than one year:
 - (i) it is a person whose ordinary activities involve it in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of its business; and
 - (ii) it has not offered or sold and will not offer or sell any Notes other than to persons whose ordinary activities involve them in acquiring, holding, managing or disposing of

investments (as principal or as agent) for the purposes of their businesses or who it is reasonable to expect will acquire, hold, manage or dispose of investments (as principal or agent) for the purposes of their businesses where the issue of the Notes would otherwise constitute a contravention of section 19 of the FSMA by the Issuer;

- (b) it has only communicated or caused to be communicated and will only communicate or cause to be communicated an invitation or inducement to engage in investment activity (within the meaning of section 21 of the FSMA) received by it in connection with the issue or sale of any Notes in circumstances in which section 21(1) of the FSMA does not apply to the Obligors; and
- (c) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to any Notes in, from or otherwise involving the UK.

General

Each Dealer has agreed, and each further Dealer appointed under the Programme will be required to agree, that it will (to the best of its knowledge and belief) comply with all applicable securities laws and regulations in force in any jurisdiction in which it purchases, offers, sells or delivers Notes or possesses or distributes these Programme Admission Particulars and will obtain any consent, approval or permission required by it for the purchase, offer, sale or delivery by it of Notes under the laws and regulations in force in any jurisdiction to which it is subject or in which it makes such purchases, offers, sales or deliveries and none of the Obligors, the Note Trustee and any Dealer shall have any responsibility therefor.

None of the Obligors, the Note Trustee and any Dealer represents that Notes may at any time lawfully be sold in compliance with any applicable registration or other requirements in any jurisdiction, or pursuant to any exemption available thereunder, or assumes any responsibility for facilitating such sale.

General Information

Authorisation

The update of the Programme and the issue of Notes have been duly authorised by resolutions of the Treasury Committee of the Issuer on 21 February 2024 acting under delegated authority from the board of directors of the Issuer under terms of reference approved by Board of Directors of the Issuer dated 8 December 2020.

Admission to trading of Notes

It is expected that each Tranche of Notes which is to be admitted to trading on the ISM will be admitted separately as and when issued, subject only to the issue of one or more Global Notes initially representing the Notes of such Tranche. Application has been made to the London Stock Exchange for such Notes to be admitted to trading on the ISM. The admission to trading of the Programme in respect of Notes is expected to be granted on or before 26 February 2024.

Documents Available

For the period of 12 months following the date of these Programme Admission Particulars, copies of the following documents will be available for inspection from the registered office of the Issuer and from the specified office of the Principal Paying Agent for the time being in London:

- (a) the constitutional documents of the Issuer and each Borrower;
- (b) the Financial Statements (the Issuer and the Original Borrower currently prepare audited accounts on an annual basis);
- (c) the most recently published audited annual financial statements of each Obligor and the most recently published unaudited interim financial statements (if any) of each Obligor, in each case together with any audit or review reports prepared in connection therewith;
- (d) the Note Trust Deed, the Agency Agreement, the Account Agreement, the Custody Agreement, the Retained Note Custody Agreement, the Loan Agreements, the Legal Mortgages, the Security Trust Deed and the forms of the Global Notes, the Notes in definitive form, the Receipts, the Coupons and the Talons;
- (e) these Programme Admission Particulars;
- (f) the Valuation Reports; and
- (g) any future programme memoranda, offering circulars, prospectuses, information memoranda, supplements, Pricing Supplements to these Programme Admission Particulars and any other documents incorporated herein or therein by reference.

Clearing Systems

The Notes have been accepted for clearance through Euroclear and Clearstream, Luxembourg (which are the entities in charge of keeping the records). The appropriate Common Code and ISIN for each Tranche of Notes allocated by Euroclear and Clearstream, Luxembourg will be specified in the applicable Pricing Supplement. If the Notes are to clear through an additional or alternative clearing system, the appropriate information will be specified in the applicable Pricing Supplement.

The address of Euroclear is Euroclear Bank SA/NV, 1 Boulevard du Roi Albert II, B-1210 Brussels. The address of Clearstream, Luxembourg is Clearstream Banking, 42 Avenue JF Kennedy, L-1855 Luxembourg.

Conditions for determining price

The price and amount of Notes to be issued under the Programme will be determined by the Issuer and each relevant Dealer at the time of issue in accordance with prevailing market conditions.

Issues of Notes

The Issuer intends to make available details of all issues of Notes under the Programme through a regulatory information service and, to the extent that any such Notes are to be admitted to trading on the ISM, the applicable Pricing Supplement will be published on the website of the London Stock Exchange plc, through a regulatory information service or will be published in such other manner permitted by the ISM Rulebook.

Characteristics of underlying assets

The Loan Agreements will have characteristics that demonstrate capacity to produce funds to service any payments due and payable on any Notes.

Significant Change

There has been no significant change in the financial or trading position of the Issuer, the Original Borrower or the Group, in each case since 31 March 2023.

Material Change

There has been no material adverse change in the prospects of the Issuer, the Original Borrower or the Group, in each case since 31 March 2023.

Litigation

Neither the Issuer nor the Original Borrower is or has been involved in any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened) of which the Issuer or the Original Borrower is aware in the 12 months preceding the date of these Programme Admission Particulars which have, or may have had in the recent past, a significant effect on the Issuer or the Original Borrower's ability to meet its respective obligations to Noteholders.

Auditors

The auditors of the Issuer and the Original Borrower are KPMG LLP of One Snowhill, Snowhill Queensway, Birmingham B4 6GH (**KPMG**). KPMG audited the Issuer's and the Original Borrower's accounts, without qualification, in accordance with generally accepted accounting standards in the United Kingdom for the financial years ended on 31 March 2023 and 31 March 2022. KPMG LLP has no material interest in the Issuer or the Original Borrower.

Certifications

The Note Trust Deed provides that any certificate or report of the Auditors (as defined in the Note Trust Deed) or any other person called for by, or provided to, the Note Trustee (whether or not addressed to the Note Trustee) in accordance with or for the purposes of the Note Trust Deed may be relied upon by

the Note Trustee as sufficient evidence of the facts stated therein notwithstanding that such certificate or report and/or any engagement letter or other document entered into by the Note Trustee in connection therewith contains a monetary or other limit on the liability of the Auditors or such other person in respect thereof and notwithstanding that the scope and/or basis of such certificate or report may be limited by any engagement or similar letter or by the terms of the certificate or report itself.

Post-issuance information

The Issuer does not intend to provide any post-issuance information in relation to the Notes issued under the Programme, other than as required (and available from the Issuer publicly at all times) pursuant to Condition 6.2 (*Information Covenants*) and as described in "*Use of Proceeds and Sustainable Finance Framework*" above.

Dealers transacting with the Borrowers or the Eligible Group Members

Certain of the Dealers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for one or more of the Borrowers or Eligible Group Members and their respective affiliates in the ordinary course of business.

The Dealers and their affiliates may have positions, deal or make markets in the Notes issued under the Programme, related derivatives and reference obligations, including (but not limited to) entering into hedging strategies on behalf of the Borrowers, the Eligible Group Members and/or their affiliates, investor clients, or as principal in order to manage their exposure, their general market risk, or other trading activities.

In addition, in the ordinary course of their business activities, the Dealers and their affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (including bank loans) for their own account and for the accounts of their customers. Such investments and securities activities may involve securities and/or instruments of one or more of the Borrowers, the Eligible Group Members or their affiliates. Certain of the Dealers or their affiliates that have a lending relationship with one or more of the Borrowers or Eligible Group Members routinely hedge their credit exposure to such Borrowers or Eligible Group Members consistent with their customary risk management policies. Typically, such Dealers and their affiliates would hedge such exposure by entering into transactions which consist of either the purchase of credit default swaps or the creation of short positions in securities, including potentially the Notes. Any such positions could adversely affect future trading prices of the Notes issued under the Programme. The Dealers and their affiliates may also make investment recommendations and/or publish or express independent research views in respect of such securities or financial instruments and may hold, or recommend to clients that they acquire, long and/or short positions in such securities and instruments.

Note Trustee's action

The Conditions and the Note Trust Deed provide for the Note Trustee to take action on behalf of the Noteholders in certain circumstances, but only if the Note Trustee is indemnified and/or secured and/or pre-funded to its satisfaction. It may not always be possible for the Note Trustee to take certain actions, notwithstanding the provision of an indemnity and/or security and/or pre-funding to it. Where the Note Trustee is unable to take any action, the Noteholders are permitted by the Conditions and the Note Trust Deed to take the relevant action directly.

Potential Conflicts of Interest

Each of the Programme Parties (other than the Issuer) and their affiliates in the course of each of their respective businesses may provide services to other Programme Parties and to third parties and in the course of the provision of such services it is possible that conflicts of interest may arise between such Programme Parties and their affiliates or between such Programme Parties and their affiliates and such third parties. Each of the Programme Parties (other than the Issuer) and their affiliates may provide such services and enter into arrangements with any person without regard to or constraint as a result of any such conflicts of interest arising as a result of it being a Programme Party.

Yield

In relation to any Tranche of Fixed Rate Notes, an indication of the yield in respect of such Notes will be specified in the applicable Pricing Supplement. The yield is calculated at the Issue Date of the Notes on the basis of the relevant Issue Price. The yield indicated will be calculated as the yield to maturity as at the Issue Date of the Notes and will not be an indication of future yield.

ISSUER

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NOTE TRUSTEE AND SECURITY TRUSTEE

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PRINCIPAL PAYING AGENT, AGENT BANK, ACCOUNT BANK, CUSTODIAN AND RETAINED NOTE CUSTODIAN

HSBC Bank plc

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