

Social Rent and Intermediate Rent Costs and Capitalisation

These values are used to calculate capitalised value when no grant is available.
 If you wish to use your own values then you can enter them in the white cells below. If you leave any blank then the Toolkit Value for that row will be used

Social Rent	Toolkit Values	User Values	
Costs per annum	Management	£534	per dwelling (+30% for flats)
	Maintenance	£526	per dwelling (+10% for flats)
	Voids/bad debts	4.38%	of gross rent
	Service charge	12.49%	of 'Net + Maint'
	Repairs reserve	0.384%	of development costs
Capitalisation	5.40%		of net rent

New build HomeBuy	Toolkit Values	User Values	
Rent	2.75%		of gross rent
Capitalisation	5.40%		of net rent

Intermediate Rent	Toolkit Values	User Values	
Costs per annum	Management costs	6.00%	of gross rent
	Maintenance	£1,200	per dwelling
	Voids/bad debts	6.00%	of gross rent
	Service charge	4.20%	of gross rent
	Letting fee	1.50%	of gross rent
Capitalisation	5.40%		of net rent

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