

UNIT	PD Scheme	Floor	CV	Proposed	HRP CV	Floor	Comments
73	560 Sq ft	G	275	366 sq ft (34 sq m)	300		ERV £17,500 with basement
		B		355sq ft (33 sq m)			
75	435 sq ft	G	350	366 sq ft (34 sq m)	350		ERV £18,000
	683 sq	B		409 sq ft (38 sq m)			Basement currently under both units
1	344 sq ft (32 m2)	1	225	678sqft. (63sqm)	480	G	
2	764 sq ft (71 sq m)	1	500	344 sq ft (32 sq m)	260	1	
3	323 sq ft (30 sq m)	2	225	797sq.ft (74sqm)	500	1	
4	280 sq ft (26 sq m)	3	200	388sq.ft.(36sqm)	270	2	
5				850 sq ft (79 sq m)	550	2	
6				280 sq ft (26 sq m)	200	3	
Total	3389 sq ft (319m2)		1.775	4833sq ft (449sqm)	2.910		

We have assumed that the 2 bed flat let on a regulated tenancy has a value of circa £335-345,000 (75% of CV of £450-460,000)

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