SUPPLEMENT DATED 30 OCTOBER 2025 TO THE PROGRAMME ADMISSION PARTICULARS DATED 7 MARCH 2025

PLATFORM HG FINANCING PLC

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

£2,000,000,000
Secured Note Programme

This Supplement (the **Supplement**) to the Programme Admission Particulars (the **Programme Admission Particulars**) dated 7 March 2025, which comprises programme admission particulars for the purposes of the International Securities Market Rulebook effective as of 30 June 2025 (the **ISM Rulebook**), constitutes supplementary admission particulars for the purposes of paragraph 5 of section 3 of the ISM Rulebook and is prepared in connection with the £2,000,000,000 Secured Note Programme (the **Programme**) established by Platform HG Financing plc (the **Issuer**).

Terms defined in the Programme Admission Particulars have the same meaning when used in this Supplement.

This Supplement is supplemental to, and should be read in conjunction with, the Programme Admission Particulars.

Each Obligor accepts responsibility for the information contained in this Supplement. Having taken all reasonable care to ensure that such is the case, the information contained in this Supplement is, to the best of the knowledge of each Obligor, in accordance with the facts and contains no omission likely to affect its import.

The figures referred to and information contained in the Updated Valuation Report (as defined below) prepared by Savills Advisory Services Limited (the **Valuer**) in the sections entitled "*Market Commentary*" and "*Valuation Advice*" were obtained from the Land Registry, the Bank of England, HM Treasury, BCIS, Rightmove, the Office of National Statistics (the **ONS**) and the Joseph Rowntree Foundation. Each Obligor confirms that such figures and information have been accurately reproduced and that, as far as such Obligor is aware and is able to ascertain from information published by the Land Registry, the Bank of England, HM Treasury, BCIS, Rightmove, the ONS and the Joseph Rowntree Foundation, no facts have been omitted which would render the reproduced figures and information inaccurate or misleading.

The Valuer accepts responsibility for the information contained in the section headed "*Valuation Report Update*" below. Having taken all reasonable care to ensure that such is the case, the information contained in the section headed "*Valuation Report Update*" is, to the best of its knowledge, in accordance with the facts and contains no omission likely to affect its import into this Supplement. With the exception of the information contained in the section headed "*Valuation Report Update*" (and subject to the terms on which the Valuation Report was issued), the Valuer does not accept any liability in relation to the information contained in this Supplement or any other information provided by the Obligors, the Note Trustee, the Security Trustee, the Arranger or the Dealers in connection with the offering of the Notes.

Purpose of the Supplement

The purpose of this Supplement is:

(a) to update the risk factors relating to social housing rents and fire safety costs in the section entitled "*Risk Factors*";

(b) to update certain information relating to the board of the Group Parent and the Original Borrower and the Group's maintenance business, Platform Property Care Limited in the section entitled "*Description of the Group and the Original Borrower*";

(c) to update certain disclosure as a result of the publication of:

   (i) the audited financial statements for the financial year ended 31 March 2025; and

   (ii) unaudited financial information for the financial period ending on 30 September 2025,

   in each case, for the Original Borrower, and to include new "*Significant Change*" and "*Material Change*" statements; and

(d) to update the section of the Programme Admission Particulars entitled "*Valuation Report*" to reflect the Updated Valuation Report.

Risk Factors

1. The two sentences starting "The current policy…" and ending "in similar locations to the same level" in the second paragraph of the section headed "*Social housing rents*" of the section headed "*Risk Factors*" on page 30 of the Programme Admission Particulars shall be deleted and replaced with the following:

   "The current policy of CPI plus 1 per cent. applies until 31 March 2026 and the UK Government confirmed in the spending review on 11 June 2025, that a future rent policy of CPI plus 1 per cent. would apply from 1 April 2026 for 10 years (see section headed "*Description of the Regulation and Funding Environment applicable to the Borrowers*" below for further information concerning this risk factor category). In addition, the UK Government has confirmed it will reintroduce "rent convergence" for social housing tenancies and ran a consultation which closed on 27 August 2025 on how to converge rents for similar properties in similar locations to the same level."

2. The sentence starting "The Original Borrower has carried out additional due diligence associated with the High Rise Buildings…" in the first paragraph of the section headed "*Fire Safety and Structural Safey Cost Risk*" in the section headed "*Risk Factors*" on page 32 of the Programme Admission Particulars shall be deleted and replaced with the following:

   "The Original Borrower has carried out additional due diligence associated with the High Rise Buildings, none of which are Charged Properties as at the date of these Programme Admission Particulars. Following these initial reviews, three high rise buildings in Worcester were found to not fully meet building safety standards and required some mitigations in order to maintain the existing 'stay put' policy in the event of fire. These mitigations have been put in place and both our independent fire safety experts and Hereford & Worcester Fire Authority have confirmed that the buildings remain safe to live in. The Original Borrower is currently working with Hereford & Worcester Fire Authority and independent experts to understand what will be required to bring the buildings up to the most modern safety standards. Specialist legal advisors have also been engaged to ascertain any third party liability."

Description of the Group and the Original Borrower

1. The following shall be inserted immediately after the sentence "In the year ended 31 March 2024, PPC generated £18million in turnover from such contracts" in the section headed "*Asset management*" in the section headed "*Description of the Group and the Original Borrower*" on page 160 of the Programme Admission Particulars:

   "RHG has given notice to terminate its stake in PPC and exit the arrangements. This will reduce expected turnover from such contracts but will also reduce costs and as a cost sharing venture no profit or surplus is generated."

2. The following shall be inserted at the end of the section headed "*Asset management*" in the section headed "*Description of the Group and the Original Borrower*" on page 160 of the Programme Admission Particulars:

   "The scope 1-3 emissions for the Group the year ending 31 March 2025 were as follows:

   Scope 1: 3,170 tCO^{2}e

   Scope 2: 628 tCO^{2}e

   Scope 3: 156,995 tCO^{2}e."

3. The following shall be inserted in the list of board members of the Group Parent and the Original Borrower in the section headed "*Corporate Governance*" in the section headed "*Description of the Group and the Original Borrower*" on page 162 of the Programme Admission Particulars:

"Jane Porter	Board member of Settle Housing Association (stepping down October 2025) Non-Executive Director of Rowan Homes Non-Executive Director Citra Pathway (Lloyds Living) Director, Jane Porter Ltd
Sara Waller	Board member of Camden Living Housing Association"

4. The following shall be inserted immediately following the list of board members of the Group Parent and the Original Borrower in the section headed "*Corporate Governance*" in the section headed "*Description of the Group and the Original Borrower*" on page 162 of the Programme Admission Particulars:

   "Elizabeth Froude will be stepping down as Group Chief Executive of the Group Parent and the Original Borrower, and resigning as director of the Issuer, in quarter one of 2026. The process of recruiting a new Group Chief Executive is in its final stages. To ensure medium-term continuity and stability, the Board have reviewed the skills and rotation of tenure of the board members to protect the organisation, and the Group Parent and the Original Borrower are recruiting to replace board members (including the Chair) who are due to reach the end of their term in 2026. This will allow the overlap and transfer of knowledge.

   Rosemary Farrar, the Chief Finance Officer, has also agreed that she will delay her previously agreed departure by a year to the end of 2026. The Original Borrower has started the recruitment of a new Group Chief Executive to enable the appointment of a successor as early as possible."

5. The following shall be inserted immediately following the list of Group Executive Team members of the Group Parent and the Original Borrower in the section headed "*Corporate Governance*" in the section headed "*Description of the Group and the Original Borrower*" on page 166 of the Programme Admission Particulars:

"Ian Joynson has resigned as Chief Investment Officer of the Group Parent and the Original Borrower and will be leaving in early 2026. The Original Borrower has started the recruitment of a new Chief Investment Officer to enable the appointment of a successor as early as possible."

Financial Information Update

1. The following financial information of the Original Borrower (being audited consolidated financial information in respect of the year ended 31 March 2025 and unaudited consolidated financial information for the financial period ending on 30 September 2025), shall be deemed to be incorporated in, and form part of, the Programme Admission Particulars:

Q2 Highlights

- EPC breakdown: 1 per cent. (EPC A), 22 per cent. (EPC B), 58 per cent. (EPC C), 18 per cent. (EPC D) and 1 per cent. (EPC E).

- Grant: on top of the £250m grant arranged as part of the 2021-26 Affordable Homes Programme, the Original Borrower has secured over £60m additional grant in the half-year to support over 625 affordable homes.

- Treasury: Cash & undrawn facilities of c£500m providing liquidity horizon to Q3 2027. At 30 September 2025. 96 per cent. drawn debt was fixed (30 September 2024: 99 per cent.) with average rate of 3.61 per cent. (30 September 2024: 3.56 per cent.) and weighted average life of 21 years (30 September 2024: 23 years).

- At 30 September 2025 the percentage of turnover from sales was 8.5 per cent., liquidity was 24 months, and asset cover 66 per cent.

- S&P Global Ratings UK Limited affirmed its rating of the Group as "A+" in January 2025 and Fitch Ratings Ltd affirmed its rating of the Group as "A+" in October 2025.

	As at 31 March 2025	**As at 30 September 2025**	**As at 30 September 2024**	**Year on year percentage point movement to 30 September 2025**
Turnover	£374.5m	£188.8m	£189.6m	-0.4
Social housing lettings turnover	£299.7m	£158.7m	£148.6m	6.8
Operating surplus	£98.6m	£46.6m	£49.9m	-6.6
New homes completed	1,036	662	451	46.8
Investment in new homes	£287.9m	£154.6m	£160.5m	-3.7
Investment in existing homes	£62.5m	£25.4m	£25.9m	-1.9

	As at 31 March 2025	As at 30 September 2025	As at 30 September 2024	Year on year percentage point movement to 30 September 2025
Share of turnover from social housing lettings	80 per cent.	84.0 per cent.	78.4 per cent.	+5.7
Social housing lettings margin	31.60 per cent.	28.2 per cent.	32.5 per cent.	4.3
Operating margin	26.20 per cent.	24.7 per cent.	26.3 per cent.	-1.6
Current tenant arrears	2.40 per cent.	2.8 per cent.	3.2 per cent.	-0.4
Gearing	44.20 per cent.	44.2 per cent.	45.1 per cent.	-0.9
EBITDA-MRI interest cover	143 per cent.	137 per cent.	141 per cent.	-4.0

2. The wording under the heading "*Significant Change*" under the section headed "*General Information*" on page 325 of the Programme Admission Particulars shall be deleted and replaced with the following:

   "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 2025."

3. The wording under the heading "*Material Change*" under the section headed "*General Information*" on page 325 of the Programme Admission Particulars shall be deleted and replaced with the following:

   "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 2025."

Valuation Report Update

1. The current sixth paragraph on page 3 of the Programme Admission Particulars shall be deleted and replaced with the following:

   "The figures referred to and information contained in the Valuation Report (as defined below) prepared by Savills Advisory Services Limited (the *Valuer*) in the sections entitled "*Market Commentary*" and "*Valuation Advice*" were obtained from the Land Registry, the Bank of England, HM Treasury, BCIS, Rightmove, the Office of National Statistics (the **ONS**) and the Joseph Rowntree Foundation. Each Obligor confirms that such figures and information have been accurately reproduced and that, as far as such Obligor is aware and is able to ascertain from information published by the Land Registry, the Bank of England, HM Treasury, BCIS, Rightmove, the ONS and the Joseph Rowntree Foundation, no facts have been omitted which would render the reproduced figures and information inaccurate or misleading."

2. References in the Programme Admission Particulars to the Valuation Report (including as defined in the second paragraph on page 184 of the Programme Admission Particulars) shall be deemed to refer to the Updated Valuation Report.

3. The paragraph headed "*Summary of valuations*" in the section headed "*Valuation Report*" on page 184 of the Programme Admission Particulars shall be deleted and replaced with the following:

"***Summary of valuations***

A summary of the values of the Apportioned Properties set out in the Valuation Report is set out below:

EUV-SH or, where appropriate, MV-ST Total*				**Total**
Units	Valued on EUV-SH basis	Units	Valued on MV-ST basis	
5,844	£490,624,000	10,631	£1,124,960,000	**£1,615,584,000**

* An additional 461 units have been given a nil value."

4. The Valuation Report set out on pages 186 to 318 (inclusive) of the Programme Admission Particulars shall be deleted and replaced with the Valuation Report (the **Updated Valuation Report**) set out in the Appendix to this Supplement.

General

To the extent that there is any inconsistency between:

(a) any statement in this Supplement or any statement incorporated by reference into the Programme Admission Particulars by this Supplement; and

(b) any other statement in or incorporated by reference in the Programme Admission Particulars,

the statements in (a) above will prevail.

Save as disclosed in this Supplement, there has been no other significant new factor, material mistake or material inaccuracy relating to information included in the Programme Admission Particulars since the publication of the Programme Admission Particulars.

Appendix

Updated Valuation Report

Andrew Garratt

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33 Margaret Street W1G 0JD
savills.com

30 October 2025

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: HSBC Bank plc
8 Canada Square
London E14 5 HQ

and: Lloyds Bank Corporate Markets plc
33 Old Broad Street
London EC2N 1HZ

and: MUFG Securities EMEA plc
Ropemaker Place
25 Ropemaker Street
London EC2Y 9AJ

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**)

Dear Sirs

Valuation of housing stock of Platform Housing Limited relating to the £2,000,000,000 Secured Note Programme of Platform HG Financing plc (the *Programme*)

Savills Advisory Services Limited original report dated 30 September 2025 (the *Original Report*)

1 Scope of this Report

1.1 We provided valuations in the Original Report 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 30 September 2025. A copy of the Original Report (as redacted to remove liability restrictions) is attached at Schedule 1 to this Report.

1.2 We understand that 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 in respect 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 Programme by the Issuer and is subject to our engagement letter with the Issuer dated 21 September 2025. 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 valuation date in the Original Report. 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 valuation date.

1.6 All representations, undertakings and other obligations provided by us in the Original Report shall remain valid and in full force and effect in accordance with their terms and the terms upon which the Original Report was issued.

1.7 With the exception of this Report (and subject to the terms on which the Original Report, as redacted, was 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 Report is included in the Programme Admission Particulars, such summaries or extracts should be considered in conjunction with the entire Original Report.

2 Valuation

2.1 The Original Report refers to the position as at the date that it was originally issued and we have taken no action to review or update the Original Report since the date it was 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 13 units within the Original Properties have been removed from charge since the date of the Original Report. These properties are set out in Schedule 2 attached to this Report.

2.3 The aggregate value of the Original Properties (less such removed properties) as stated in the Original Report is therefore as follows:

(a) the aggregate Existing Use Value for Social Housing (EUV-SH) value of the 5844 freehold units restricted to this basis of valuation is:

£490,624,000 ; and

(b) the aggregate Market Value – Subject to Tenancies (MV-STT) value of the 10,631 freehold units valued on this basis of valuation is:

£1,124,960,000.

2.4 A further 461 units 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

Andrew Garratt BA FRICS FCIH
Director
RICS Registered Valuer

Duly authorised signatory
for and on behalf of
Savills Advisory Services Limited

Catherine Wilson BSc (Hons) MRICS
Director
RICS Registered Valuer

Will Naismith MRICS
Associate Director
RICS Registered Valuer

Report & Valuation

Valuation of Housing Stock of Platform Housing Limited (The “Original Borrower”) relating to the £2,000,000,000 Secured Note Programme (The “Programme”) of Platform HG Financing Plc (The “Issuer”)

Prepared for Platform HG Financing Plc (the Issuer)

30th September 2025

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Executive Summary

Portfolio Details	
Project Name	Platform HG Financing Plc – Note Programme Update
Issuer	Platform Housing Group Financing Plc
Description	A portfolio of 16,949 properties spread across the East and West Midlands
Background and Proposal	Note Programme Update
Number of Units with Value	16,480 properties, excluding 469 Nil Value properties.
Suitability as Loan Security	Overall, we consider that the Properties provide satisfactory security for a loan secured upon it, which reflects the nature of the Properties, our reported opinions of value and the risks involved

Valuation Summary

MV-STT (10,632 Rented units)

£1,125,025,000

Shared Ownership (1,957 units)

£199,992,000

EUV-SH (3,891 Rented units)

£291,008,000

Nil Value (469 units)

1.0

Instructions and Terms of Reference

savills

1.1. Client

M&G Trustee Company Limited
(in its capacity as "**Note Trustee**" & "**Security Trustee**")

1.2. Property

Housing stock relating to the £2,000,000,000 note programme (the "**Programme**") of Platform HG Financing Plc (the "**Issuer**").

1.3. Issuer

Platform HG Financing Plc

1.4. Addressee Language

The client is jointly & severally the addressees of this letter. We agree that the Report will be addressed as follows and that the following parties (together, the Addressees) shall be entitled to rely upon our Report:

This report is addressed to and capable of being relied upon by:

(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 £2,000,000,000 Secured Note Programme (the Programme) of Platform HG Financing plc,

(iv) Each Dealer appointed from time to time pursuant to the Amended and Programme Agreement dated 7 March 2025 (as amended and restated from time to time) in respect of the Programme.

a. ABN AMRO Bank N.V.
10 Gustav Mahlerlaan
1082 PP Amsterdam
The Netherlands

b. Barclays Bank Plc
1 Churchill Place
London E14 5HP

c. HSBC Bank Plc
8 Canada Square
London W14 5HQ

d. Lloyds Bank Corporate Market Plc
Broad Street,
London EC2N 1HZ

e. MUFG Securities EMEA plc
Ropemaker Place
25 Ropemaker Street
London EC2Y 9AJ

f. 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 above).

(each a Dealer)

(together, the Addressees) provided that, in relying on this report, each of the Addressees acknowledges and agrees that:

(a) this report refers to the position at the date it was originally issued and, unless otherwise confirmed by us in writing, we have taken no action to review or update this report since the date it was originally issued;

this report is subject to the terms and conditions set out in our letter of engagement with M&G Trustee Company Limited dated 23/09/2025.

1.5. Instructions and Basis of Valuation

In accordance with your instructions as confirmed in our letter to you dated 21st September 2025, we have inspected the properties and made such enquiries as are sufficient to provide you with our opinion(s) of value stated below.

The schedule of properties which are the subject of this valuation (the "Properties") with apportioned shares of value is attached at **Appendix 1** and relates to 16,484 units with value plus 465 nil value units, 16,949 units in total.

You have instructed us to provide our opinions of value on the following bases:

- The Market Value ("**MV**") of the properties subject to the tenancies and shared ownership leases ("Market Value")
- Existing Use Value for Social Housing ("**EUV-SH**") of the tenanted properties

Unencumbered Properties – MV-STT

In relation to Properties which may be disposed of by a mortgagee in possession on an unfettered basis (meaning subject to tenancies but otherwise vacant possession and not subject to any security interest option or other encumbrance or to any restriction preventing its sale to, or use by, any person for residential use):

The Market Value of such properties for loan security purposes firstly reflecting the fact or (where not the case) making an assumption as to the fact that the properties are subject to existing tenancies that grant security of tenure to the occupational tenant. Our valuation will refer to this basis of value as "MV–STT" or "Market Value, Subject to Tenancies".

Encumbered Properties – EUV-SH

In relation to properties other than those specified above that have restrictions on title or in planning:

The Existing Use Value for Social Housing ("EUV-SH") of such properties for loan security purposes.

1.6. Definition of Bases of Value

In undertaking our valuations, we have adopted the definitions of Market Value and Market Rent as defined in the RICS Valuation – Global Standards ("the Red Book"), and as detailed in our General Conditions to this Report.

Existing Use Value for Social Housing is defined by the Royal Institution of Chartered Surveyors ("RICS") at UK VPGA 7 as:

"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. a willing seller

b. 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 in terms and for the completion of the sale.

c. 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.

d. that no account is taken of any additional bid by a prospective purchaser with a special interest

e. that both parties to the transaction had acted knowledgeably, prudently and without compulsion.

f. that the property will continue to be let by a body pursuant to delivery of a service for the existing use

g. that 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

h. 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

i. that any subsequent sale would be subject to all the same assumptions above"

Market Value is defined by the Royal Institution of Chartered Surveyors at VPS 4.4 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."

1.7. Additional Advice

Indicative Aggregate Vacant Possession Value

In accordance with your instructions, we have calculated the indicative aggregate Market Value of the housing stock, assuming vacant possession, as at the date of this Report.

Please note that this figure cannot be regarded as a valuation since in practice the housing stock, which is subject to tenancies, could not be sold to another Registered Provider ("**RP**") for this amount. The figure is provided for illustrative purposes only and is given with on a non-reliance and without liability basis.

1.8. Background

We have been instructed to provide a full revaluation of the properties currently in the facility.

1.9. Conflicts of Interest

We are independent valuers and are not aware of any conflict of interest, either with the Properties or the Issuer, preventing us from providing you with an independent valuation of the Properties in accordance with the RICS Red Book. We will value the Properties as External Valuers, as defined in the RICS Red Book.

We confirm that Savills Advisory Services Ltd does not have an involvement with the properties and there are no other factors that could limit our ability to provide an impartial and independent valuation. Accordingly, we are reporting on an objective and unbiased basis.

1.10. Date of Valuation

Our opinions of value are as at the date of this Report, the 30th of September 2025. The importance of the valuation date must be stressed as property values can change over a relatively short period of time.

1.11. Purpose of Valuation

We understand that our revaluation is required for loan security purposes in connection the Programme and proposed issue of Notes by the Issuer. The Properties have been charged pursuant to Security Agreements by the Issuer as security in favour of the Security Trustee and held by the Security Trustee on the basis of the Security Trust Deed for the benefit of itself and the Beneficiaries thereunder (which will include the holders of Notes issued under the Programme).

This Report is issued for the benefit of the addressees and for the inclusion in the Programme Admission Particulars (the "**Programme**

Admission Particulars") for the Programme and the Notes to be issued 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.

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 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.

1.12. Valuer Details and Inspection

The due diligence enquiries referred to below were undertaken by Will Naismith MRICS and Andy Garratt FRICS. The valuations have also been reviewed by Catherine Wilson MRICS & Matthew Sale MRICS. As instructed a representative 20% sample of the Properties was inspected externally with sample internal inspections by Savills in July 2025. This is part of a 20% rolling programme of inspections over a 5-year period.

All those above with MRICS or FRICS qualifications are also RICS Registered Valuers. Furthermore, in accordance with VPS 3.7, we confirm that the aforementioned individuals have sufficient current local and national knowledge of the particular market and the skills and understanding to undertake the valuation competently.

1.13. RICS Compliance

This Report has been prepared in accordance with the RICS Valuation – Global Standards (incorporating the IVSC International Valuation Standards) effective from 31 January 2025 together, where applicable, with the UK National Supplement effective 1 May 2024, together the "**Red Book**". We have also had specific regard to the requirements of VPGA 2 Valuation of interests for secured lending.

1.14. Verification

In completing this exercise, we have:

a) agreed a full set of property schedule data with the Issuer.

b) discussed details as to our approach and methodology; and

c) completed our own review, research and analysis.

The above has enabled us to arrive at the valuation assumptions that have enabled us to carry out our valuations and final reported figures herein.

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 Issuer's annual accounts. This Report has been prepared in accordance with the RICS Red Book (as defined herein). The valuations are prepared on this basis so that we can determine the value recoverable if the charges over the Properties were enforced as at the Effective Date (as defined herein).

We understand that the values given in the accounts of the Issuer are prepared on an historic cost basis, which considers how much the Properties have cost and will continue to cost the Issuer. This is an entirely different basis of valuation from that used for loan security purposes. Moreover, the figure in the Issuer's latest published annual accounts represents a valuation based on the going concern of the whole stock, in contrast with the valuation for the Notes issued 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.

Our valuations have been carried out on the basis of the General Assumptions and Standard Conditions set out in Section 6.

This Report contains many assumptions, some of a general and some of a specific nature. Our valuations are based upon certain information supplied to us by others. Some information we consider material may not have been provided to us. All of these matters are referred to in the relevant sections of this Report.

1.15. Extent of Due Diligence Enquiries and Information Sources

The extent of the due diligence enquiries we have undertaken and the sources of the information we have relied upon for the purpose of our valuation are stated in the relevant sections of this Report.

In summary, the Issuer has provided the following:

- Full address of the properties including postcodes, property types and number of bedrooms.
- Whether any of the properties are of non-traditional construction or a Modern Method of Construction (MMC).
- Whether there are multi storey or multi occupied residential buildings within the portfolio that have either ACM or Non-ACM external wall systems.
- Current Rent 52 Week basis (net of Service Charges).
- Tenancy Types and Letting Categories.
- Shared Ownership % Retained Equity
- EPC Rating where available.

1.16. Market Conditions

The political and economic environment continues to evolve rapidly, creating a complex and uncertain landscape. President Trump's introduction of tariffs has caused considerable disruption to the global economy, further straining the already challenging economic outlook for the UK. Ongoing geopolitical tensions worldwide add to the uncertainty, with the possibility of sudden escalation that could significantly affect global trade, economies and property values.

Some confidence has returned to the UK's residential markets, against a backdrop of continued falls in the underlying rate of inflation. This has resulted in greater competition in the mortgage markets and more stability in the housing markets, despite continued underlying economic uncertainty. The mainstream UK property market has held up relatively well.

There has however, been a mixed reaction to some of the proposals detailed in the October 2024 Budget, particularly those which are likely to impact the high-end London residential property market:

- Confirmation of the abolition of the non-dom tax status from April 2025 and changes to the domicile rules to bring those resident for 10 out of the last 20 years into the IHT remit on their global assets could increase sales and reduce demand in prime central London properties.

- Significant changes to offshore trusts, excluded property and business property relief which will take effect between April 2025 and April 2027. These changes will bring more assets and property into the IHT regime.
- New FIG (Foreign income and Gains) regime which will bring clarification to a non-dom regime that had become very complicated, and there are significant benefits through the new four-year regime. Those markets reliant on overseas buyers could be negatively impacted.
- Proposed taxing of pension pots from April 2027 and income tax to be levied on the beneficiaries of pensioners who live beyond 75, may result in downsizing by longstanding property owners.
- Additional 2% added to SDLT will curtail the buying power of BTL investors and second homeowners.

Transaction levels have reduced over the last 12 months in the UK prime markets, particularly in London. The Budget, together with the higher-than-expected inflation rate, mean the financial markets revised their predictions as to how quickly the base rate will be reduced which continues to impact on transaction levels.

Our Residential Research department's mainstream house price forecasts for the UK are in the region of 1% for 2025, with a 5-year forecast of 24.5% for the UK and 15.3% for London. For the Prime Central London market, we are forecasting a 5 year growth of just under 10%, albeit with a fall in prices this year of 4% (principally due to the tax changes from the October Budget). Outer prime London will perform better with a 5 year forecast of just under 15% and little movement through 2025. The outlook for the UK rental market continues to be positive however, we do not foresee the strong growth (over the last couple of years) in rents to continue. The impact of the Renters Reform Bill and the increasing environmental costs upon landlords are beginning to be felt, but there is also a rebalancing of supply and demand following a period of abnormal growth in the post-covid environment.

It is important to recognise therefore, that our valuation has been prepared against the backdrop outlined above. Investor behaviour can change quickly during such periods of volatility. As such, the conclusions set out in this report are only valid at the valuation date and we would recommend that the value of the property is kept under regular review. For the avoidance of doubt, our valuation is not reported as being subject to 'material valuation uncertainty' as defined in the RICS Valuation – Global Standards.

1.17. General Assumptions and Conditions

All valuation advice has been carried out on the basis of the General Assumptions and Conditions set out in Section 6.

1.18. Signatories

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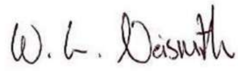

For and on behalf of Savills Advisory Services Limited, a subsidiary of Savills Plc.
Regulated by RICS
Registered in England No. 6215875
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2.0

The Property, Statutory and Legal Aspects

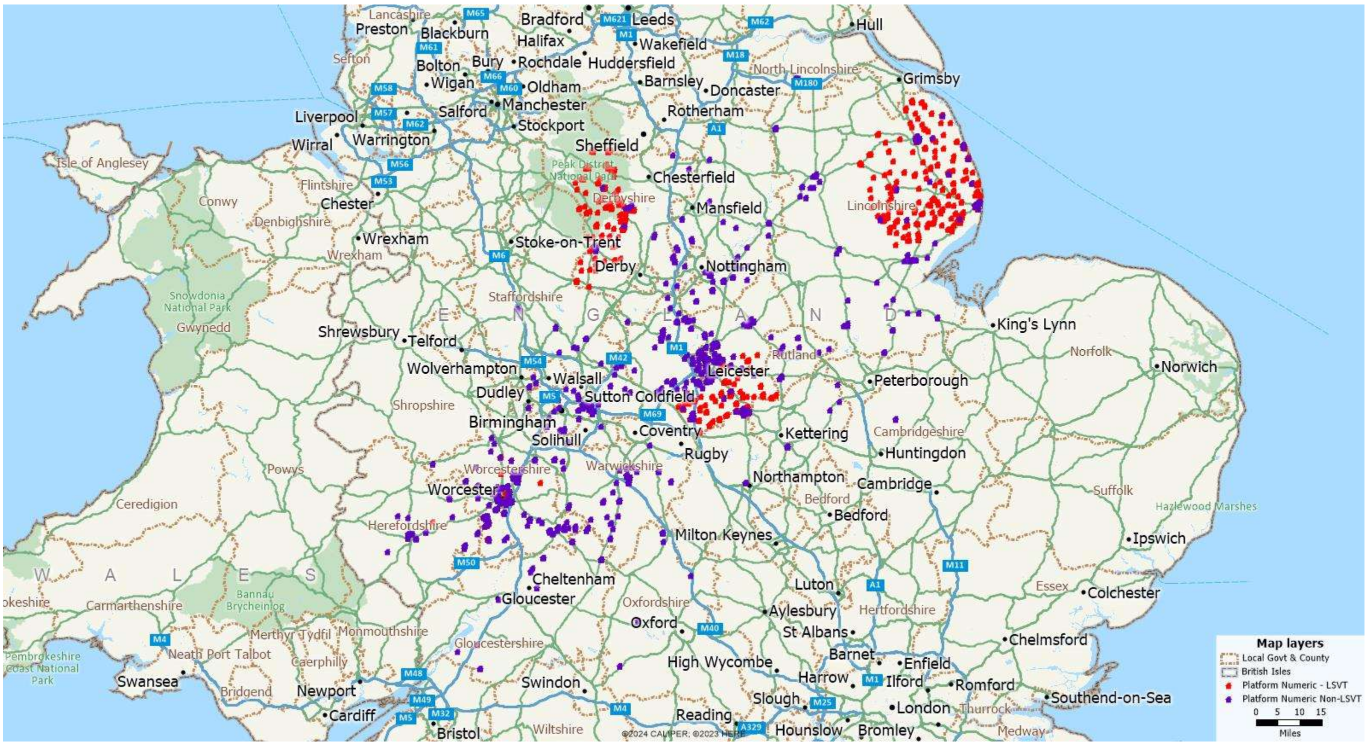
2.1. Location

The properties to be valued comprise of 16,484 properties across 6 Regions, as detailed in the table below. We have excluded 465 properties which are considered to be of Nil Value.

Location	Flats & Maisonettes	Houses & Bungalows	Total	% of Total
East Midlands	2,712	7,681	10,393	63.1%
East of England	3	29	32	0.2%
South East	29	122	151	0.9%
South West	75	219	294	1.8%
West Midlands	1,683	3,910	5,593	33.9%
Yorkshire and The Humber		17	17	0.1%
TOTAL	**4,502**	**11,978**	**16,480**	**100%**

The stock is a mixture of flats/maisonettes (27.31%), and houses (72.69%). The majority of the stock is located in the East Midlands & West Midlands and accounts for 97% of the portfolio. The East Midlands making up nearly 2/3rds of the portfolio. The stock is spread across 60 Local Authority areas with the highest concentrations of stock located in East Lindsey (18.8%), Derbyshire Dales (13.6%), Harbough (12.1%), Wychavon (8.9%), Malvern Hills (6.2%) and Worcester (6.1%). The stock is defined by the Office of National Statistics (ONS) as a mix of urban and rural. The urban represents 56% of the Stocklist, there is a further breakdown of the stock with 7,976 properties being listed as in City & Town. There are further 543 properties in Major Conurbations and 353 in minor conurbations. Finally, there are 351 properties in areas considered City & Town in a sparse setting. The remaining 44% of the stock list is designated by the ONS has Rural. Around 82% of the rural stock is located in Town & Fringe and Village settlements, accounting for 5,983 properties. The remaining 18% are located in either sparse town and fringe settlements or sparse village areas. There are also 785 properties that are designated as being located in Hamlets & Isolated Dwellings.

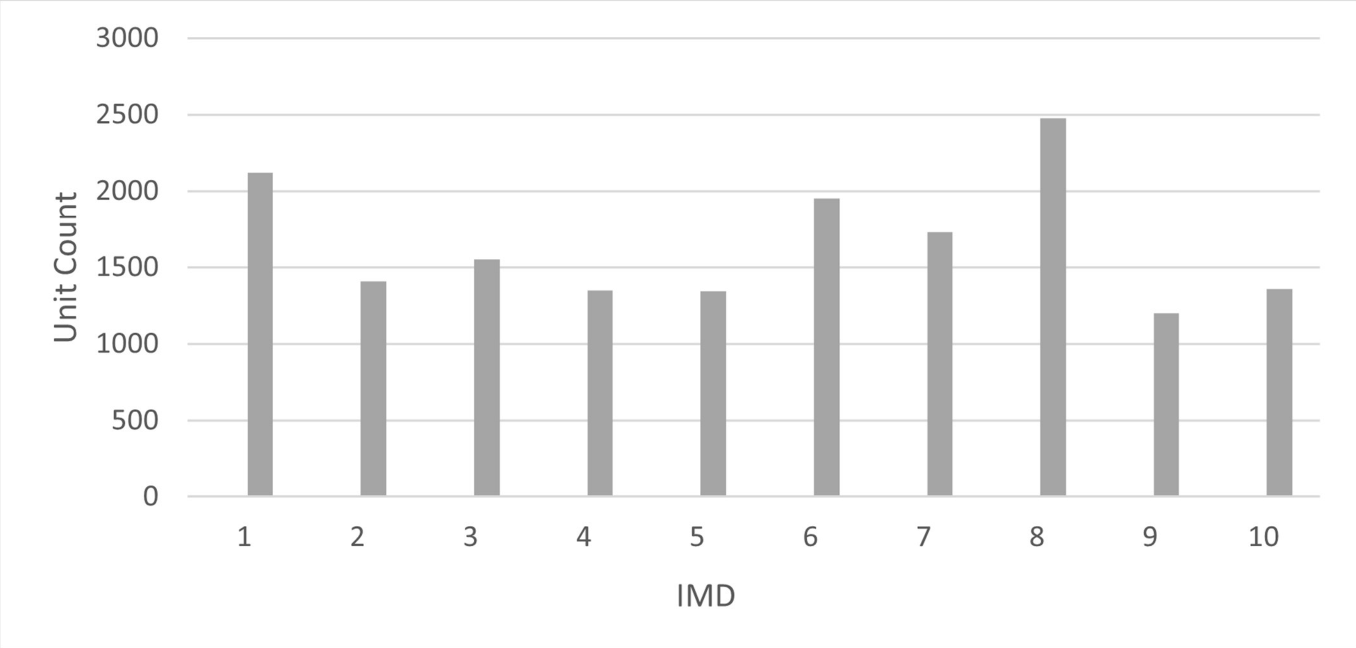
Locations vary, but most stock is within good proximity of reasonable transport links and amenities or have access routes to larger settlements where the full range of services and amenities can be found. The spread of the stock is shown on the map below.



The map shows the spread of the stock and is split between the former LSVT stock and the Non-LSVT stock. The age of the stock varies greatly with 74 properties built between 1875 & 1898. The most common build date in the portfolio is 1940-1989, accounting for 42%. Around 40% of the stock was built in the last 25 years from 2000. There are 4,940 properties built or constructed after 2011.

The stock is believed to be around 95% traditional construction with red brick elevations and some properties with varying styles of render. There are 802 properties in the portfolio which have been confirmed by the Issuer as MMC. The portfolio has Airey, Cornish, Cross Wall Construction, Kencast, Moss brothers included with the panelised system, Reema Conclad, Steel frame, Timber frame and wates. There are 15 properties where the construction type is unknown.

Our knowledge of the stock highlighted some clusters of apparent social deprivation, and some in areas with no deprivation. Our analysis of this using multiple deprivation indices provided by the Department for Levelling Up, Housing and Communities ("DLUHC") suggests that there are pockets of poverty and affluence within the stock. The Index of Multiple Deprivation ("IMD") looks at seven domains of deprivation such as income, employment, education level, health and disability and crime. In our analysis we focus on the income domain.



The portfolio has a reasonably even spread of IMD profiles. Most of the stock sits within areas with an IMD of 8 representing 15% of the portfolio. The next two most common are 1 (12.8%) and 6 (11.8%).

2.2. Property Types

The properties can be summarised by type and tenure in the table below. Please refer to **Appendix 1** for a full stock list with details of the rental income, tenures and property types.

Value Group	Flats & Maisonettes	Houses & Bungalows	Total	% of Total
GN Social Rent Flats	2987		2987	18.12%
GN Social Rent Houses		8000	8000	48.53%
GN Affordable Flats	535		535	3.25%
GN Affordable Houses		2048	2048	12.42%
IMR – mixed	146	27	173	1.05%
GN Market Rent – mixed	34	1	35	0.21%
Sheltered Flats	534		534	3.24%
Sheltered Houses		109	109	0.66%
Supported Flats	102		102	0.62%
SO – Mixed	164	1793	1957	11.90%
Total	**4502**	**11,978**	**16,480**	**100%**

2.3. Title

2.3.1 Report on Title

Our valuation reflects our opinion of value in aggregate of the freehold or long-leasehold interests (in each case) of the Properties owned by the Issuer and identified by the subject of this Report and scheduled at Appendix 1.

In respect of each Property which we have valued on the basis on MV-STT we confirm that we have reviewed the Certificates of Title and confirm that the relevant Property can be disposed of on an unfettered basis (i.e. subject only to existing tenancies disclosed in the Certificates 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).

2.3.2 Tenancies

We have not been supplied with copies of the Issuer's standard tenancy agreements but assume all of these to be in a standard format. Under the assured tenancy agreement rent can be reviewed once a year to an open market level. The tenant has the usual rights of appeal to the local Rent Assessment Committee.

Under the secure tenancy agreement, rent is reviewed every 2 years with reference to the local Rent Officer.

2.3.3 Shared Ownership Leases

We have not been supplied with a copy of the standard shared ownership lease which we assume is granted for a term of 99-125 years. The leaseholder is responsible for all repairs. The leases allow staircasing by the leaseholders whereby they can purchase additional blocks of equity at market value.

The clauses of most importance to the valuer are the level of specified rent, which is set at the leases inception, and the rent review provisions. The rent review provisions in the shared ownership leases we assume provide for a variety of provisions, generally following accepted norms; older leases have an RPI plus 2%, RPI plus 1%. More modern leases will specify RPI or RPI plus 0.5%.

Full details of the rents payable, the equity held by the Issuer and rent review provisions are set out in **Appendix 1**.

2.4. Condition

2.4.1 General Condition

As instructed, we have not carried out a structural survey, nor have we tested any of the services. However, we would comment, without liability, that during the course of our inspection for valuation purposes, we observed that the Properties appear to be in reasonable condition throughout.

Apart from any matters specifically referred to in this Report, we have assumed that the Properties are free from structural faults or other defects and are in a good and lettable condition internally. This Report is prepared on this assumption.

2.4.2 Mould and Damp

In 2022 Registered Providers were required by the Regulator of Social Housing to submit evidence about the extent of damp and mould in tenants' homes, providing information and evidence about the process of identifying, reviewing, and responding to issues of mould and damp within their housing stock. Although the review wasn't compulsory the majority of RPs responded, and the regulator concluded that while the picture is incomplete, the estimate is that less than 0.2% of social homes have the most serious damp and mould problems, 1-2% have serious damp and mould problems.

We have made enquiries of the Issuer who has confirmed that there no properties within the portfolio where remedial action is required. The Issuer confirmed that as far as it is aware there are no issues that could be considered a risk to health and safety of their tenants.

2.5. Multi-Storey, Multi-Occupancy Buildings

Following the Grenfell Fire in June 2017 there has been an extensive review of building safety in multi-storey, multi-occupancy buildings. This has led to new legislation, including the Fire Safety Act 2021 which became law in May 2022, and a number of Government and other professional publications and recommendations, including publications and advice from the RICS, which we have had regard to in forming our opinion of value.

The Building Safety Act 2022, which came into force in October 2023, is a new regulation that aims to put the safety of building occupants at the forefront of the building process. All aspects of the building process are covered by the Act, from building design to construction and management, to ensure residents and homeowners are safer, have more rights and live in higher-quality homes. It also holds those responsible for safety defects to account.

Under the new law, the Building Safety Act applies to Higher-Risk Buildings (HRBs). These include buildings that:

- Contain at least two residential dwellings, and
- Are over 18 meters or 7 storeys in height.

As of 2024, the Act only applies to high-rise buildings. However, the government aims to extend requirements to include all buildings in upcoming legislation.

The UK government set out plans to protect leaseholders and ensure those responsible are aware of their duties for remediating buildings with fire safety concerns in relation to the building remediation works crisis. The proposals included:

- opening up the next phase of the Building Safety Fund to drive forward the removal of dangerous cladding from high-rise residential buildings 18m+/7 storeys or more
- new protections for leaseholders living in their own flats with a commitment of no or limited bills (subject to individual lease qualification) for unsafe cladding and new statutory protections for leaseholders within the Act
- the Consolidated Advice Note (CAN) in relation to building safety advice (including fire doors), aimed at building owners, was withdrawn with immediate effect (but remains available as a historical reference document), and
- BSI PAS 9980:2022 Fire risk appraisal of external wall construction and cladding of existing blocks of flats, code of practice was published (and came into force on 31 January 2022) to help fire risk assessors take a proportionate approach to the assessment of external walls and avoid wholesale cladding replacement where safe to do so.

The PAS 9980:2022 code of practice for external walls is for building surveyors and fire engineers who need to carry out mandatory external wall fire risk assessments on buildings as part of the Fire Safety Act 2021 amendments. The Fire Risk Appraisals of External Walls (FRAEW) must include an assessment of the external wall system by a suitably qualified practitioner. The FRAEW must also have an executive summary that the mortgage valuer can use to ascertain whether remediation works are needed or not along the lines of an EWS1 form.

In time an FRAEW will be carried out for all blocks with cladding (where appropriate), and RICS envisages the need for an EWS1 form will then reduce.

The RICS Professional Standard - Valuation of properties in multi-storey, multi-occupancy residential buildings with cladding sets out the RICS' requirements in respect of undertaking valuations of domestic residential flats, within residential blocks of 5 or more storeys or 11 metres or more tall, in line with the remediation schemes and qualifying lease protections.

Whilst the Professional Standard is applicable to England and Wales only, we adopt these requirements in respect of all valuations undertaken in the UK.

Our valuation will is reported on the basis that the properties fall outside the RICS Practice Statement - Valuation approach for properties in multi-storey, multi occupancy residential buildings with cladding.

2.6. Environmental Considerations

2.6.1 Ground and Soil Conditions

We have valued the Properties on the assumption that they have not suffered any land contamination in the past, nor are they likely to become so contaminated in the foreseeable future. However, should it subsequently be established that contamination exists at the Properties, or on any neighbouring land, then we may wish to review our valuation advice.

We have assumed there to be no adverse ground or soil conditions and that the load bearing qualities of the site are sufficient to support the building constructed thereon.

2.6.2 Japanese Knotweed

Identifying Japanese knotweed is problematic and cannot be guaranteed. This is partly because during the early stages of its annual life cycle some of the classic visual characteristics are not distinctive and during the winter months the plant sheds its leaves and suffers die back. It is also possible that Japanese knotweed has received a herbicide-based treatment which has removed all visible above ground signs but may not have killed the below ground rhizome (root) which, in turn, may lead to new growth and the spread of the plant in time.

As far as the Issuer is aware, no invasive plants are present at the Properties.

2.6.3 Asbestos and Deleterious Materials

We have prepared our valuation on the assumption that in the construction or alteration of the Properties no use was made of any deleterious or hazardous materials or techniques, and we have not carried out any investigations into these matters. We have assumed further that either there is no asbestos present within the building(s) or if there is asbestos present this is recorded and managed within an Asbestos Register in accordance with the Control of Asbestos Regulations 2012.

2.6.4 Flooding

The Issuer has confirmed that it is not aware of any significant historic flooding events within the portfolio.

2.7. Sustainability and ESG

For the purposes of this Report, we have made enquiries to ascertain relevant ESG and Sustainability factors which are likely to impact on value.

2.7.1 Energy Performance Certificates (EPCs)

The UK government views the improvement in Energy Performance Certificate (EPC) ratings as key to achieving net-zero carbon by 2050. Current EPC ratings run from A to G, with buildings that are rated "A" considered the most energy efficient, and those rated "G", the least efficient.

The provisions of the Energy Act 2011 make it unlawful to sell or let commercial or residential properties without an EPC rating, or to let them with an EPC rating of F or G (the lowest 2 grades of energy efficiency). However, Properties classified as low-cost rental accommodation under section 69 of the Housing and Regeneration Act where the Landlord is a private registered provider of social housing, or where the landlord is a body registered as a social landlord under Chapter 1 or Part 1 of the Housing Act 1996, are exempt from the legislation.

However, the Properties would be required to be compliant in the event that they were in private ownership following enforcement of the security. We have valued on the assumption that the Properties are compliant.

EPC Rating	Properties	Percentage Spread
A	65	0.4%
B	5,128	31.1%
C	5,984	36.3%
D	3,736	22.7%
E	817	5.0%
F	56	0.3%
G	2	0.0%
Not Available	693	4.2%
Total	**16,480**	**100.0%**

We have received EPC data on the portfolio covering 95.8% of the stock, the range of results is from A – G. The remaining 4.2% we have either not been provided with or they are not required for the properties.

Overall, the EPC ratings are in keeping with expectations of the stock given its age, type and condition. The Market Values and Market Rents applied take these characteristics into consideration and we anticipate that a reasonable to good demand for the stock could be anticipated assuming on-going maintenance and investment in the stock. There are 58 properties that have an F or G EPC rating for which we have made an adjustment for remediation costs necessary to bring to EPC E or above.

2.8. Fire Risk Assessments

We assume that, where applicable, Fire Risk Assessments ('FRAs") have been undertaken where required and are within date, and that the properties comply with all relevant standards and regulations. Our valuation is prepared on this assumption.

2.9. Planning Enquiries

In the context of this valuation, it is not practical to make planning enquiries for all the properties. We have therefore assumed that there are no pending planning applications or other planning issues likely to adversely affect the subject Properties. We have not made specific planning enquiries for each site.

We have also assumed that the relevant consent for any extensions and alterations works to the Properties have been obtained and fully complied with. We advise that your solicitors confirm the properties are currently being used in line with their consented planning use and that construction fully met building regulation requirements.

2.10. Lotting

You have instructed us to value the properties as a portfolio assuming disposal as a single lot.

2.11. Rental Income

The Net Annual Rent and Net Average Weekly Rent for the portfolio is broken down by tenure type below:

Tenure Type	Unit Count	Net Annual Rent (£)	Net Average Weekly Rent (£)
Social Rent	10,987	£65,425,337	£114.52
Affordable	2,583	£19,492,496	£145.12
IMR	173	£1,198,360	£133.21
GN Market Rent	35	£263,746	£144.92
Sheltered	643	£3,510,978	£105.01
Supported	102	£555,208	£104.68
SO	1,957	£8,186,814	£80.28
Total	**16,480**	**£98,632,939**	**£115.07**

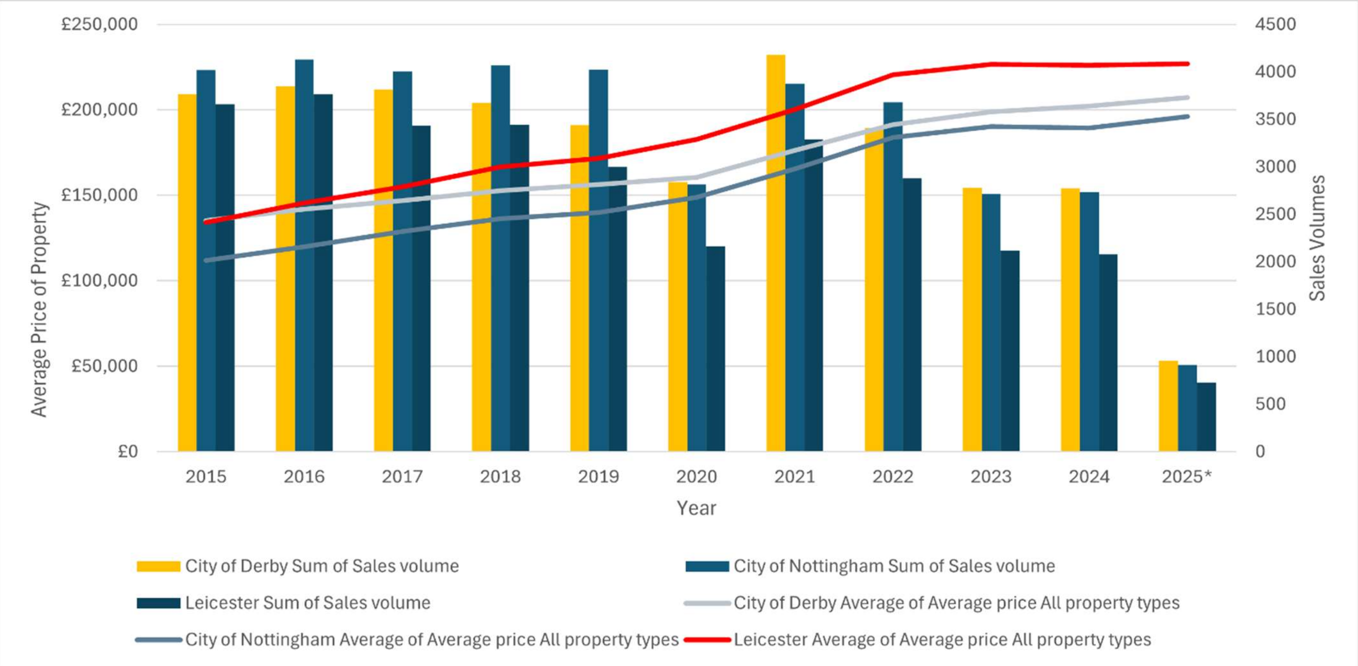
3.0

Market Commentary

3.1. Local Market Commentary

The average property price has increased over the last 10 years in the City of Derby, the City of Nottingham and Leicester. The average prices paid are now around 53% above prices paid in 2015, 75% above prices paid in the City of Nottingham and around 69% above in Leicester. The average price paid across all three local authorities in 2025 is approximately £210,000. Sales volumes are 74% below the rate recorded in 2015 in the City of Derby, 77% below in the City of Nottingham and 80% below in Leicester. Sales volumes in the local authorities have followed the same fluctuation pattern over the last decade, experiencing a peak in 2021 and troughs in 2020.

This is illustrated by the Land Registry data shown in the chart below:



Across Leicestershire, Derbyshire and Nottinghamshire transactions are down notably while prices show mixed resilience: city markets such as Leicester, Nottingham and Derby have seen modest price rises and stronger rent growth that has supported investor demand. Commuter and lifestyle hotspots like Harborough, Market Harborough, the Derbyshire Dales and parts of Blaby and Oadby have outperformed on house price growth, however the bulk of the activity still remains in the £150k–£300k band. Affordability pressures and higher mortgage costs are suppressing volumes in the markets. The near term outlook is continued subdued transactions with localized price gains in constrained or commuter oriented submarkets and sustained rental demand in large urban areas.

3.2. Comparable Evidence

In order to provide market values and rental values we have used market sales and asking prices and achieved prices where available on properties in the immediate area to the subject units, including Rightmove, Rightmove plus and agents' own websites and discussions with local agents where necessary.

We undertake detailed research into comparable sales and market lettings and details of these are kept on our files for audit purposes.

All sale values were considered as open and not forced sales. To assess values for resale, research was undertaken using readily accessible sources that included:

- Determination of the area of similar properties related to market / social sector.
- Land Registry information on recent completed sales for the immediate post code and where necessary those of the adjoining areas
- Review of values for similar size and type of properties being marketed in the area of the actual location.

Where possible, discussion with agents and sales personnel on private sites has been completed. A comparison between the particular size, quality and condition of the property viewed was related to that of any known sales values in order to make a judgement as to what could be considered as a fair value.

3.3. Indicative Vacant Possession Values and Indicative Market Rents

The table below shows the average indicative Vacant Possession Values and indicative Market Rents that we have adopted for the properties included within the valuation, summarised by type and bedroom number.

Type	Bedrooms	Number of Properties	Average Indicative 100% VP	Average Weekly Indicative Market Rent
Flats	0	91	£60,000	£96
	1	2,557	£121,000	£148
	2	1,804	£140,000	£167
	3	49	£138,000	£174
	4	1	£190,000	£219
Flat Total		**4,502**	**£128,000**	**£155**
Houses	1	983	£170,000	£177
	2	5,426	£212,000	£212
	3	5,220	£231,000	£232
	4	331	£288,000	£287
	5	18	£301,000	£307
House Total		**11,978**	**£219,0000**	**£220**
Grand Total		**16,480**	**£194,0000**	**£201**

Further details of indicative Vacant Possession Values can be found on the property schedule at **Appendix 1**

4.0

Valuation Advice

4.1. Existing Use Value for Social Housing

4.1.1 Approach to EUV-SH

EUV-SH for loan security assumes the Properties will be disposed of by a mortgagee in possession to another RP who will continue the use of the properties for social housing. These organisations will calculate their bid according to their projected income and outgoings profile which they would estimate the properties would produce under their management. This basis assumes rents will remain affordable to those in low paid employment and that all vacant properties will be relet on the same basis.

We consider that the appropriate method of valuation is to use a discounted cash flow ("DCF"). The DCF allows us to project rental income and expenditure over the term of the cash flow to arrive at an annual surplus or deficit, which is then discounted to a net present value.

However, it is also necessary to consider comparable transactional evidence where available.

4.1.2 Principal DCF Variables

The DCF assumptions are derived from information received from the Issuer and our specialist sector knowledge. The table below sets out our principal assumptions. More detailed discussion on discount rate, adopted rent levels and rental growth is contained in the following sections.

EUV-SH DCF Variable	Assumption	Year	Variable Amount	Source
Current rent	115.02	2025/26	Average £ Per Week	Issuer
Affordable Convergence Rent	121.09	2025/26	Average £ Per Week	Savills
Voids and bad debts	2.00	2025/26	% Real	Savills
Management costs	1,000	2025/26	Average per unit/pa	Savills
Cyclical, Void & Responsive Maintenance	950 - 1,050	2025/26	Average per unit/pa	Savills
Programmed Maintenance	1,500	2025/26	Average per unit/pa	Savills
Discount rate	5.25 – 5.75	All Years	% pa Real	Savills

4.1.3 Inflation Assumptions

Many of our assumptions are derived from the rate of inflation. These include house price, rental growth, building and maintenance cost inflation. It is essential for us to adopt a long-term underlying rate of inflation which will be acceptable to alternative landlords. We carry out our assessment of cashflow assumptions on a quarterly basis with reference to materials produced by numerous sources. The assumptions stated in this report and used in this cashflow are based on evidence available at the time of the valuation.

Consumer Price Index ('CPI') inflation was 1.7% in September 2024. This is the rate of CPI which has been used to determine rent increases effective from 1 April 2025. The average of new Independent Forecasts – as produced by HM Treasury in August 2025 – indicates that CPI is expected to be between 2.0% and 4.0%, with an average of 3.4% for Q4 in 2025. The overall average for 2025, over a 12 month period is 3.2% and 2.4% for 2026. In the medium term CPI is expected to run at around 2.20% per annum. Our long term assumption remains at 2.00% per annum.

BCIS Tender Price forecasts – which we use to predict changes in major works costs – currently predicts that prices will be lower than inflation during the 2025/26 period, and then run slightly ahead of inflation for the following three years. Our long term assumption is 0.5% real growth per annum.

BMI Maintenance Cost forecasts are showing annual real growth of around 4.40% in 2025/26 before growing further above inflation in the following 3 years. In the long term maintenance costs tend to run ahead of inflation mainly because the work is more labour intensive and therefore more closely linked to wage inflation and labour supply. Our long term assumption is 1.00% real per annum.

Year	CPI General % pa	CPI Rental % pa	Programmed Cost % (real) pa	Maintenance % (real) pa
2025/26	3.00%	3.60%	-0.65%	4.40%
2026/27	2.35%	2.30%	0.28%	0.80%
2027/28	2.20%	2.20%	0.98%	0.70%
2028/29	2.20%	2.20%	1.08%	0.40%
2029+	2.00%	2.00%	0.50%	1.00%

CPI saw a steady decrease to the September 2024 figure last year. The following months then saw month on month rises to January 2025 where inflation hit 3.0%. The first months of the year saw a small drop back in inflation to levels around 2.5% before spiking to 3.5% in April. This level has maintained and climbed to 3.8% in July 2025.

Currently we have adopted a figure of 3.6% for our September 2025 CPI in line with current average estimates from independent forecasters as at August 2025.

The current Rate of CPI at the time of the Report is 3.8% (August 2025).

4.1.4 Social Rents – Savills "Convergence" Rents and Rental Growth

RPs are required to set their Social Rents in accordance with Rent Standard Guidance issued by the Regulator of Social Housing. The Guidance sets out a formula for calculating most Social Rents which reflects property values, local earnings and bedroom size. From April 2020 the Rent Policy Statement applies which allows for existing rents to rise at CPI+1%.

Some latitude is given in that rents for new lettings can be no more than 5% higher than their formula level. For sheltered and supported properties, the margin is extended to +10%. The rents produced by the formula are net of service charges. Service charges are expected to be charged over and above the rents and to reflect what is actually being provided to tenants.

Mortgagees in possession and their successors in title are not bound by the provisions of the Rent Standard. In theory, therefore, a purchaser could base a bid for the properties on rents up to open market levels as permitted under the terms of the tenancy agreements. However, any RP purchaser would need to set rents that are consistent with its objectives as a social housing provider.

We therefore believe that a purchaser in a competitive transaction is likely to set rents at a level they consider to be the maximum affordable rent to those in low paid employment locally. We assume they would intend to charge such rents for new tenants and increase existing rents to a sustainable and affordable rent over a reasonable period.

The average rents across the stock are set out below, our assessed sustainable affordable rent or "convergence" rent. We have adopted the convergence rents in our valuation.

Type	Estimated Tenant Household Incomes	Net Rent	Savills Convergence Rent	Savills Convergence Rent Afford. Ratio	Market Rent	Local Housing Allowance
House	£618.37	£118.54	£128.66	£124.98	20.21%	£159.48
Flat	£482.15	£96.33	£107.79	£101.07	20.96%	£133.93
Average	**£579.06**	**£115.02**	**£122.43**	**£121.09**	**20.91%**	**£152.11**

We have relied on the current rents supplied by the Issuer in carrying out this valuation. We have not carried out any validation of or research into the rents supplied.

In the long term, in order to maintain consistent levels of rent affordability, the maximum possible rate of rent growth will be growth in local household incomes which is currently predicted to be 2.90% pa over the next 10 years in this area. We have therefore assumed that after they have converged rents will increase at CPI + 1% per annum.

4.1.5 Affordable Rents

In certain circumstances, RPs are able to offer new assured tenancies at intermediate rents at up to 80% of the market rent – such rents are known as 'Affordable' as opposed to 'Social' rents. The ability to charge the higher rents is dependent upon the RP having a Development Framework contract with the HCA or a Short Form Agreement where they are not in the Development Framework.

There are currently 2,583 Affordable Rented properties within the stock. The current average rent for these properties is £145 per week. This is about 22% higher than the target rents on the same properties. These properties have been included in our valuation at their current Affordable Rent levels.

Under the Rent Standard the rents payable for Affordable Rent tenancies increases annually by CPI plus 1% per annum. Rents are rebased to market rent upon the granting of a new tenancy. We have assumed that a purchaser from a mortgagee would increase existing Affordable Rents in line with movements in market rents over the long term.

Market rents tend to increase in line with household incomes. Income growth forecasts for the portfolio regions are currently 2.90% per annum. We have assumed that rents will increase at CPI + 1% pa.

4.1.6 Discount Rate

The discount rate is probably the most important variable in the model since it determines the net present value of future predicted income and expenditure cashflows. There is no fixed rule for determining the most appropriate rate to be adopted in a discounted cash flow, but the rate will consider two elements; the cost of funds to acquire the stock and risk/reward appetite of the bidder. The market for this stock will be within the RP sector.

The discount rate is a combination of an expression of the long-term cost of borrowing for an acquiring organisation, the availability of free funds for purchase purposes and the risks implicit in the property portfolio concerned, along with the return requirements of the purchaser. The average cost of long-term borrowing in the RP sector has been relatively stable over the last ten years or so, moving from 4.50% to 4.10%, as reported in accounts and reflecting borrowing from a range of sources at various rates. The accounts of RPs give us a useful benchmark for costs of funds, but we must also acknowledge market practices, particularly for smaller and more attractive acquisitions. In such circumstances, where strategic acquisition of stock is weighed against factors such as cost of construction and the aims and objectives of the provider, implied discount rates are significantly below average costs of borrowing.

In addition to considering the cost of funds, we also need to make an allowance for the risk which attaches to our cashflow assumptions – some of which may be subject to a higher degree of risk than those generally made in the business plans. The trend in the risk profile is considered on a case-by-case basis, having regard to the attractiveness of the stock for investment purposes.

Risk is factored in two principle areas: the market and the individual cashflows. The market element will reflect the macro-economic landscape, the market for social housing stock to be traded and the availability of housing stock at the rents being charged, whereas the individual cashflow element will reflect the confidence the valuer has in the assumptions adopted.

Having regard to the above, our view is that a discount rate in the range of 4.75% - 5.75% real is generally appropriate, +/- 0.50% for particularly risky or attractive acquisitions respectively.

We have adopted a discount rate of 5.25% - 5.75% real over an assumed CPI inflation rate of 2.0% (Long Term Bank of England Target Rate).This is the rate applied over the cashflow run in perpetuity.

4.1.7 Existing Use Value for Social Housing (EUV-SH) – Rented Properties

The aggregate EUV-SH of the Freehold or Long Leasehold interest in the 3,891 properties for loan security purposes is:

£ 291,008,000

(Two Hundred and Ninety One Million, Eight Thousand Pounds)

4.2. Market Value Subject to Tenancy (MV-STT)

4.2.1 Approach to MV-STT

MV-STT is the price an investor would pay for tenanted properties. We primarily assess MV-STT by capitalising the net operating income, after costs and voids, at a yield, this is known as the investment method of valuation.

Valuations within the residential investment market have historically been undertaken by adopting a discount to break-up, with consideration to the initial yield. This resulted in UK values being influenced by the owner occupier market therefore, the primary consideration has always been the capital value of the asset.

Over recent years, there has been a transition in the residential market, with more of the population seeing renting as a viable long-term option. This has led to major investors now considering residential investment on a long-term basis. The break-up value is a secondary consideration, with stable income and the internal rate of return being the key drivers of investment decisions.

The net yield we apply is derived from comparable evidence of market transactions of tenanted portfolios. We apply a suitable discount to reflect the quality and tenure of properties, compared to the institutional residential developments from which most evidence is available.

The yield applied to net income varies from 5% or lower for prime property, to 7% or higher for low quality property in more challenging locations. This equates to a yield on gross income (after deductions for management, maintenance and voids) of between 7% to 10%.

We benchmark the capitalised MV-STT against the Market Value with Vacant Possession (“MV-VP”), in line with investor behaviour in a bidding scenario, to check the values sit at realistic levels. This is particularly important in secondary and tertiary markets where MV-VP’s are relatively low and the capitalisation method could provide an inflated value.

Valuing LSVT stock at Market Value

The Housing and Planning Act 2016 (‘HPA 2016’) contained provisions to deregulate the social housing sector which give much greater freedom to housing providers to dispose of and manage their property assets. The deregulation provisions came into effect on 6 April 2017. As a result, s.133 of the Housing Act 1988, which required consent to be obtained prior to disposal of property previously transferred from a local authority, is no longer effective.

The HPA 2016 therefore allows valuers to consider transferred stock on the basis of Market Value (rather than Existing Use Value for Social Housing – EUV-SH), removing the assumption that the stock can only be sold to another Registered Provider and will remain subject to regulatory control. Valuers can therefore now assume that the stock could be sold to a private investor and take into consideration transactions of private residential portfolios in order to inform their opinion of value.

No large-scale disposals of LSVT social housing have taken place since the HPA 2016 came into force and direct transactional evidence is therefore not yet available. Nevertheless, we can consider the growing institutional interest in larger scale residential purchases in order to assess how the freedoms of the HPA 2016 will affect the Market Value of social housing stock.

The principal drivers of value for private investors in residential property are the ability to achieve sales of void properties and the scope for rental growth. The normal approach to assessing MV-STT involves analysing comparable evidence from similar portfolios. This includes looking at the yield achieved and the percentage of vacant value the price achieved represents. Valuations are then derived by firstly applying an appropriate discount to Market Value with Vacant Possession (“MV-VP”) and secondly by applying a suitable yield to rental income.

The market has had little time to respond to the new freedoms and given the lack of direct transactional evidence for an LSVT portfolio of this size and type, our approach to the Market Value is to use Discounted Cashflow analysis to derive our opinions of value. The DCF allows us to project rental income (from both rents and from sales) and expenditure over the term of the cash flow to arrive at an annual surplus or deficit, which is then discounted to a net present value. In order to construct the cashflows we have detailed regard to the characteristics of stock at the local “neighbourhood” (in this case sub-postcode) level. This allows consideration of the potential for sale of void units in a given locality and also the potential to increase rent in relation to household income and across a large stock.

The removal of the need for s.133 consent does not remove other hindrances there might be to market sale of void properties or the escalation of rents beyond social levels. Such hindrances may exist within the legal title, planning or loan documentation and further legal due diligence and review is recommended before assuming an MV can be applied. For some stock, the Market Value may be at similar levels to the EUV-SH values provided before the HPA 2016; this being due to the limited market interest in less favoured elements of the stock.

As the properties capable of uplift are geographically concentrated, we need to assess just how much scope an investor would have to increase rents to affordable, Local Housing Allowance (“LHA”) or at or towards market levels. An investor would not wish to push all rents to market levels if it were likely to compromise his ability to collect rent and give rise to arrears that may result in bad debts. Central to this approach is the investors' ability to assess household incomes and driving rents at levels that will be sustainable across a concentrated stock group.

The Original Issuer does not maintain details of households' incomes that would be sufficiently robust for our purposes. Therefore, in order to establish rental uplift potential, we consider an investor would review census data in the public domain. We have analysed the Annual Survey of Household earnings (ASHE) produced by the Office of National Statistics which provides details of earnings at Local Authority level and compared this to a ten-year average of household incomes provided by the CORE returns for regulatory purposes. This was produced in 2013 and is the last dataset available for the analysis of household incomes in the lower deciles of the population as a whole. Using the statistical technique of equivalisation we have derived estimated current earnings per bed space. This provides a benchmark that is annually reviewed against which housing expenditure can be compared. For each group within the stock, we have estimated the household income per week.

The Joseph Rowntree Foundation have established that circa 29% of household income is spent on housing costs by social housing tenants, but with the poorest fifth of social renters paying up to 33%. An investor taking possession of the stock would not be required to comply with regulatory guidance concerning affordability and we would expect rents to be escalated beyond current social rent norms wherever possible.

Beyond the potential for rental growth from existing tenancies an investor would potentially be able to let voids to a broader client group with higher incomes. We have therefore also looked at Indices of Multiple Deprivation by sub-postcode as an indicator of areas where such potential might exist. We have assumed that rents could be increased to LHA or market levels in areas where levels of deprivation are low, but in areas of more acute deprivation we have assumed that rents would remain below LHA rent levels.

An investor will consider the potential of the stock for releasing receipts from the sale of units becoming void. The assumption being that units will be considered for sale rather than being relet. The quantum of sales receipt arising is a factor of the following:

a) the rate of turnover of stock.

b) the vacant possession values prevailing in a given geographic area.

c) the potential of a given market to absorb the turnover of units.

d) the likely stability of a given market based on historical evidence; and

The above factors will be regarded against the backdrop of the strength of the broader property market and future growth or reduction of vacant possession values through projections.

Our assumptions in respect of inflation, rates of re-letting, management and maintenance costs are taken from those used in our EUVSH valuation. We have given regard to the voids and bad debts assumptions applied in the EUV-SH modelling and increased these as appropriate to reflect the impact of raising rents. We have also applied major works in line with the levels adopted in the EUV-SH valuation, reflecting the latest condition data available

4.2.2 Principal Assumptions – MV-STT

We have considered the above in arriving at our valuation. The yield and other principal assumptions adopted are set out below.

Variable	Unit of Cost	Variable Amount
Voids	% of Rent Debit p.a.	5.00
Management	% of Rent Debit p.a.	10.0 – 15.0
Maintenance	% of Rent Debit p.a.	7.0 – 10.0
Resultant Net Yield	%	5.37
Resultant Gross Yield	%	7.26

4.2.3 Market Value – Subject to Tenancies (MV-STT) – Rented Properties

The aggregate MV-STT of the Freehold or Long Leasehold interest in the 10,632 properties for loan security purposes is:

£1,125,025,000

(One Billion, One Hundred and Twenty Five Million, Twenty Five Thousand Pounds)

4.3. Shared Ownership

4.3.1 General

The Issuer has a portfolio of 1,957 properties subject to Shared Ownership leases in charge. It retains around 60% of the equity in its properties, overall. Please see **Appendix 1** for details of the Properties, shares held, and rental income produced.

4.3.2 Valuation Approach

Shared Ownership property produces a rental income dependent on the percentage owned by the leaseholder and the percentage retained by the lessee. As leaseholders have a stake in the property, arrears and default are comparatively rare and landlords can retrieve management costs. Maintenance does not erode rental income as the leaseholder is responsible.

Shared Ownership property thus produces good quality, low risk rental income on the share retained. In addition, capital receipts can arise when the leaseholder decides to acquire the whole or a portion of the remaining equity, which usually happens when they decide to sell and move on, or on the occurrence of default.

We use a discounted cashflow model designed for the valuation of Shared Ownership property which projects future rent and outgoings to arrive at a net present value. This cashflow can be tested with a variety of staircasing and default scenarios. In this case we have assumed that all service costs can be recouped through service charges and that management income, and the management charge equals the management expenditure.

We have applied a discount rate of 4.75-5.00% real reflecting the very secure nature of Shared Ownership income.

4.3.3 Shared Ownership Valuations Principal DCF Assumptions

Our principal valuation assumptions are as follows:

Variable	Assumption	Year	Unit of Cost
Current rent	80.28	Current	Average £ Per Week
Management costs	175	All Years	Average £ per unit/pa
Retained share	60	Current	Average % per unit
Current Indicative 100% MV-VP	232,000	Current	Average £ per unit
Discount rate for rental income	4.75 – 5.00	All Years	% pa Real

4.3.4 Market Value /Existing Use Value Social Housing – Shared Ownership Leases

The Market Value subject to Shared Ownership leases/EUV-SH of the 1,957 Shared Ownership properties is:

£199,992,000

(One Hundred Ninety Nine Million, Nine Hundred and Ninety Two Thousand Pounds)

For the avoidance of doubt the EUV-SH of shared ownership properties is equivalent to their MV.

4.4. Valuations

4.4.1 Valuation of Freehold and Leasehold Property that may be disposed at MV-STT

Properties that may be disposed of by a mortgagee in possession at MV-STT, that is on an unfettered basis (meaning subject to existing tenancies but otherwise with vacant possession and not subject to any security interest, option or other encumbrance or to any restriction preventing its sale to, or use by, any person for residential use) as referred to in paragraph 1.5 above.

Our opinion of value, in aggregate, of the 10,632 dwellings as mentioned at 1.5 above, on the basis of

- Market Value – Subject to Tenancies (MV-STT) is £1,125,025,000 (One Billion, One Hundred and Twenty Five Million, Twenty Five Thousand Pounds)

For information purposes only, our opinion of value, in aggregate, of those 10,632 MV-STT properties, valued on the basis of EUV-SH is £624,060,875..

Issuer	Category of Property	Number of Dwellings	Market Value – Subject to Tenancies (MV-STT)
Platform HG	Freehold	10,603	£1,119,715,000
	Leasehold	29	£5,310,000
	Total	**10,632**	**£1,125,025,000**

4.4.2 Valuation of Freehold and Leasehold Property that may be disposed at EUV-SH

Our opinion of value, in aggregate, of the 5,848 rented and Shared Ownership dwellings as mentioned at 1.5 above, on the basis of

- Existing Use for Social Housing (EUV-SH) is £491,000,000 (Four Hundred and Ninety One Million Pounds).

Issuer	Category of Property	Number of Dwellings	Existing Use Value – Social Housing
Platform HG	Freehold	5,767	£486,012,000
	Leasehold	81	£4,988,000
	Total	**5,848**	**£491,000,000**

4.4.3 Nil Value Properties

There are 469 properties which have been ascribed a nil value.

4.5. Additional Advice

4.5.1 Lending Against MV-STT

It is essential that before lending on MV-STT your lawyers confirm that the properties are capable of being let at a Market Rent, or disposed of free from restrictions, should you take possession. If there are enforceable “Housing Restrictions” in title, planning approval, s.106 agreements or by separate Nomination agreements, that, for example, limit disposal only to RPs or contain binding contractual nominations, then the correct valuation basis is EUV-SH and not MV-STT.

We must also stress that it is up to you to assess the terms of the loan and the amount of lending based on the valuations herein. We have set out the current rental income at Appendix 1 but make no warranty that the current income is sufficient to support lending against MV-STT either on individual valuation groups or against the whole portfolio.

4.5.2 Lotting and Value Disaggregation

We have valued the properties as a single lot. As a result, we have not assessed individual valuations for each property. We have, however, provided a disaggregation of the overall valuation figures by reference to the appropriate rent and these figures are shown on the property schedule at Appendix 1.

It is very important to note that the per unit figures shown in the schedule should not be regarded as individual valuations of the properties. They are provided as indicative figures for administrative purposes only. They should not be used for any other purpose, including disposals or re-assessment of security, without our prior written approval.

5.0

Loan Security

5.1. Investors' Responsibility

It is usual for a valuer to be asked to express an opinion as to the suitability of a property as security for a loan, debenture or mortgage. However, it is a matter for the investors to assess the risks involved and make their own assessment in fixing the terms of the loan, such as the percentage of value to be advanced, the provision for repayment of the capital, and the interest rate.

In this Report we refer to all matters that are within our knowledge and which may assist you in your assessment of the risk. In assessing the nature of the risk, we would draw your attention to the matters highlighted in the following paragraphs.

We have made subjective adjustments during our valuation approach in arriving at our opinion and whilst we consider these to be both logical and appropriate they are not necessarily the same adjustments which would be made by a purchaser acquiring the properties.

Where we have expressed any reservations about the Properties, we have reflected these in the valuation figure reported. However, it may be that the purchasers in the market at the time the property is marketed might take a different view.

Loan Security Assessment		
Property Market Risks	Satisfactory	Registered providers are operating in a challenging environment, facing high borrowing costs, high material and labour costs and increasing regulatory demands. There is an increased pressure on landlords to comply with the Decent Homes Standard, in particular with identifying and tackling damp and mould. Fire safety also remains a key priority. While the sector has made good progress, around a quarter of buildings with identified life-critical fire safety defects have unsatisfactory remediation plans in place. However, skilled labour shortages continue to impact repairs and maintenance programmes with demand keeping costs at a premium. While the sector continues to retain many sources of financial strength, including a strong liquidity position, the sector's interest cover performance has declined steadily since 2018. Constrained financial headroom reduces the capacity for the sector to manage downside risk from external sources. In response to weakened financial capacity the sector has been pulling back on development plans, with forecast over the next five years 12% lower than in 2023. On a more positive note, the rent settlement for the next 5 years has been confirmed at CPI+1. This offers providers some long-term certainty, enabling business planning and funding strategies as well as boosting investment in existing stock.
Suitability for Loan Security provides / properties.	Satisfactory	Overall and subject to the comments outlined within this Report, we consider that the property provide suitable security for a loan secured upon it, which reflects the nature of the property, our reported opinion of value and the risks involved.
Key Lender Action Points	Satisfactory	Review EPCs for the stock lacking certification.

6.0

General Assumptions & Conditions

6.1. Overview

Unless otherwise stated in this Report, our Valuation has been carried out on the basis of the following general assumptions and conditions in relation to each Property that is the subject of this Report. If any of the following assumptions or conditions are not valid, this may be that it has a material impact on the figure(s) reported and in that event we reserve the right to revisit our calculations.

6.2. General Assumptions

That we have been supplied with all information likely to have an effect on the value of the property(ies), and that the information supplied to us and summarised in this Report is both complete and correct.

Legal

1. That the property(ies) is/are not subject to any unusual or especially onerous restrictions, encumbrances or outgoings contained in the title. Should there be any mortgages or charges, we have assumed that the property(ies) would be sold free of them. Unless provided to us by your legal advisors, we have not inspected the relevant title documents.
2. That the property abuts an adopted highway maintainable at public expense. We assume that full rights of access are enjoyed, and that no third parties enjoy any rights over the property. This should be confirmed by your legal advisers prior to relying on this Report.
3. That where there are tenants, they are capable of meeting their obligations and there are no arrears of rent or undisclosed breaches of covenant.

Legislative and Statutory Compliance

4. That the buildings have been constructed and used in accordance with all statutory and bye-law requirements, and that there are no breaches of planning control or building regulations. Likewise, that any future construction or use will be lawful (other than those points referred to above).
5. That the properties are not adversely affected, nor is likely to become adversely affected, by any highway, town planning or other schemes or proposals, and that there are no matters adversely affecting value that might be revealed by a local search, replies to usual enquiries, or by any statutory notice (other than those points referred to above).
6. That the properties either complies/comply with the Equality Act 2010 and all other Acts relating to occupation, or if there is any such non-compliance, it is not of a substantive nature.
7. No allowance has been made for rights, obligations or liabilities arising under the Defective Premises Act 1972, and it has been assumed that all fixed plant and machinery and the installation thereof complies with the relevant UK and EU legislation.

The Property

8. That the properties has/have been measured in accordance with the Code of Measuring Practice (6th Edition) and we have valued on the basis of the floor areas stated in this Report. Whilst the 6th Edition has been superseded by RICS Property Measurement (2nd Edition) which outlines the International Property Measurement Standards (IPMS) for offices and residential property, this basis of measurement has yet to be adopted by market participants. Where we have been provided with floor areas, we assume these floor areas are complete and correct, and are the net/gross internal/external or net saleable floor areas measured in accordance with the Code of Measuring Practice (6th Edition).
9. That the buildings are structurally sound, and that there are no structural, latent or other material defects, including rot and inherently dangerous or unsuitable materials or techniques, whether in the parts we have inspected or not, that would cause us to make allowance by way of capital repair (other than those points referred to above). Our inspection of the properties and this Report do not constitute a building survey or any warranty as to the state of repair or refurbishment of the properties. Our Valuation is on the basis that a building survey would not reveal material defects or cause us to alter our valuation materially.
10. That there is unrestricted access to the properties and that the sites are connected, or capable of being connected without undue expense, to the public services of gas, electricity, water, telephones and sewerage.
11. Sewers, mains services and roads giving access to the properties have been adopted, and any lease provides rights of access and egress over all communal estate roadways, pathways, corridors, stairways and the use of communal grounds, parking areas and other facilities.
12. That in the construction or alteration of the buildings no use was made of any deleterious or hazardous materials or techniques, such as high alumina cement, calcium chloride additives, woodwool slabs used as permanent shuttering and the like (other than those points referred to above). We have not carried out any investigations into these matters.
13. That either there is no asbestos present within the building(s) or if there is asbestos present this is recorded and managed within an Asbestos Register in accordance with the Control of Asbestos Regulations 2012.
14. Unless stated otherwise, our valuation will be reported on the basis that the properties falls/fall outside the RICS Professional Standard on the Valuation approach for properties in multi-storey, multi-occupancy residential buildings with cladding.

savills

Environmental

15. That the properties has/have not suffered any land contamination in the past, nor likely to become so contaminated in the foreseeable future. We have not carried out any soil tests or made any other investigations in this respect, and we cannot assess the likelihood of any such contamination. Should it subsequently be established that contamination exists at the properties, or on any neighbouring land, then we may wish to review our valuation advice.

16. That, unless otherwise stated in this Report, the properties has/have an EPC rating of ‘E’ or above. As part of the Minimum Energy Efficiency Standards 2015 (MEES) that were passed by law in April 2015, from April 2018 it is a legal requirement for residential or commercial properties to have a minimum EPC rating of ‘E’ in order to be subject to a new letting. From 1 April 2023, this has applied to all lettings, including lease renewals.

17. The Scottish legislation covering EPCs is contained in the Energy Performance of Non-Domestic Buildings (Scotland) Regulations 2016 [AEP Regulations]. The legislation captures existing buildings (or units within a building) which are over 1,000 sq. m and are either sold or leased to a new tenant. On a sale/lease of a property which is over 1,000 sq. m which is not built to 2002 Building Regulation Standards, a seller is legally obliged to provide an “Action Plan” to a purchaser. The Action Plan will identify emissions and energy improvement targets for a building and the improvement measures that the owners needs to implement to meet these targets. Owners have two options, either carry out the improvement works detailed in the recommendations report within three and half years, or, defer carrying out the works by providing annual report on the operational ratings of the property. The Action Plan will state which option has been chosen. Responsibility for complying with the AEP Regulations and completing the works and reporting on operational ratings rests with the owners of the property.

18. EPCs are required for the sale, letting, construction, or alteration of all residential buildings in Scotland. The Scottish government recently published its Energy Efficient Route Map which brought in The Energy Efficiency (Private Rented Property) (Scotland) Regulations 2019. Pre-COVID-19 it had been legislated that at the change in a tenancy of any private rented property it would need to meet an EPC of D by April 2022, with a backstop date of existing properties by 2025, this was then rescinded due to the pandemic. As a result of the SNP/ Green Alliance, the Scottish government’s “Heat in Buildings Strategy” was published on 07 October 2021, this now removes the single goal of achieving higher energy efficiency and links it with achieving net zero emissions. The regulations are due to be introduced in 2025 requiring all properties in the private rented sector to reach a minimum standard equivalent to an EPC of C, where technically feasible and cost effective, at change of tenancy, with a backstop date of 2028 for all remaining existing let properties. It is also proposed that the same will follow in the owner occupied sector by 2033.

19. That the properties are free from environmental hazards.

20. That, unless otherwise stated within this Report, the properties do not suffer from any ill effects of Radon Gas, high voltage electrical supply apparatus or other environmental detriment.

21. We have made informal enquiries in respect of risk of flooding to the properties. The Environment Agency/Scottish Environment Protection Agency (SEPA) (as appropriate) categorise the risk of flooding to a property from rivers or sea, and the Lead Local Flood Authority (LLFA)/Scottish Environment Protection Agency (SEPA) (as appropriate) categorise the risk of flooding to a property from surface water. The risk categories are defined as very low / low / medium / high risk and represent a less than 0.1% / 0.1% - 1% / 1% - 3.3% / 3.3% chance of flooding each year.

22. Where we have been asked to value the sites under the special assumption that the properties will be developed, there are no adverse site or soil conditions, that the properties are not adversely affected an Environmental Impact Assessment, that the ground does not contain any archaeological remains, nor that there is any other matter that would cause us to make any allowance for exceptional delay or site or construction costs in our Valuation.

6.2.1 Further General Assumptions applicable to residential valuations

The following general assumptions apply to residential property valuations and are in addition to the general assumptions as above.

23. Where the property comprises flats or maisonettes, unless instructed or otherwise aware to the contrary, we will assume that:

    a. The costs of repairs and maintenance or the building and grounds are shared equitably between the flats and maisonettes.

    b. There are suitable, enforceable covenants between all leaseholds, or through the landlord or the owner.

    c. There are no onerous liabilities outstanding.

    d. There are no substantial defects, or other matters requiring expenditure (in excess of the current amount or assumed amount of service charge payable on an annual basis), expected to result in charges to the leaseholder, or owner of the property, during the next five years, equivalent to 10% or more of the reported Market Value.

24. Where the dwelling is leasehold and it is not possible to inspect the lease or details have not been provided, the following further assumptions will be made, unless instructed to the contrary:

    a. The unexpired term of the lease is 85 years, and no action is being taken by any eligible party with a view to acquiring the freehold or to extending the lease term.

    b. That there are no exceptionally onerous covenants upon the leaseholder.

    c. The lease cannot be determined except on the grounds of a serious breach of covenant in the existing lease agreement.

    d. If there are separate freeholders, head and/or other sub-head leaseholders, the terms and conditions of all the leases are in the same form and contain the same terms and conditions.

    e. The lease terms are mutually enforceable against all parties concerned.

    f. There are no breaches of covenants or disputes between the various interests concerned.

    g. The leases of all the properties in the building/development are materially the same.

    h. The ground rent stated or assumed is not subject to unreasonable review and is payable throughout the expired lease term.

    i. In the case of blocks of flats or maisonettes of over six dwellings, the freeholder manages the property directly or there is an appropriate management structure in place.

    j. There is a dutyholder, as defined in the Control of Asbestos Regulations 2012, and there are in place an asbestos register and effective management plan, which does not require any immediate expenditure, pose a significant risk to health or breach of the Health and Safety Executive (HSE) regulations.

    k. Where the property forms part of a mixed residential or commercially used block or development, there will be no significant changes in the existing pattern of use.

    l. Where the property forms part of a development containing separate blocks of dwellings, the lease terms of the property apply only to the block. There will be no requirement to contribute towards costs relating to the other parts of the development, other than in respect of common roads, paths, communal grounds and services.

    m. Where the property forms part of a larger development, the ownership of which has since been divided, all necessary rights and reservations have been reserved.

    n. There are no unusual restrictions on assignment or sub-letting of the property for residential purposes.

    o. There are no outstanding claims or litigation concerning the lease of the property or any others within the same development.

    p. Where the property benefits from additional facilities within a development, the lease makes adequate provision for the lessee to continue to enjoy them with exceptional restriction, for the facilities to be maintained adequately, and that there are no charges over and above the service charge for such use and maintenance.

25. In respect of insurance the following assumptions will be made, unless instructed otherwise:

    a. The property can be insured under all-risks cover for the current reinstatement cost and is available on normal terms.

    b. There are no outstanding claims or disputes.

    c. Where individuals in a block makes separate insurance arrangements, the leases make provision for mutual enforceability of insurance and repairing obligations and

    d. Any landlord responsible for insurance is required to rebuild the property with the alterations that may be necessary to comply with current Building Regulations and planning requirements.

6.3. General Conditions

Our valuation has been carried out on the basis of the following general conditions:

1. In undertaking our valuations, we have adopted the definitions of Market Value and Market Rent as defined in the RICS Valuation – Global Standards ("the Red Book"), as detailed below:

   Market Value (MV) is defined in IVS 104 paragraph 30.1 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."*

   Market Rent (MR) is defined in IVS 104 paragraph 40.1 as: *"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."*

2. Where relevant, we have adopted the definition of Fair Value as defined in the RICS Valuation – Global Standards ("the Red Book") and the definition adopted by the International Accounting Standards Board (IASB) in IFRS 13:"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."

3. Where relevant, we have adopted the RICS definition of Gross Development Value (GDV) as defined in the RICS Guidance Note on the Valuation of Development Property 2019:"The aggregate market value of the proposed development, assessed on the assumption that the development is complete at the date of valuation in the market conditions prevailing at that date".
4. The importance of the date of valuation must be stressed as property values can change over a relatively short period.
5. All those involved in the production of this valuation report with AssocRICS, MRICS or FRICS qualifications are also RICS Registered Valuers. Furthermore, in accordance with VPS 1 paragraph 3.2 of the Red Book, we confirm that the aforementioned individuals have sufficient current knowledge of the particular market and the skills and understanding to undertake the valuation competently.
6. In accordance with the recommendations of the RICS, we would state that this Report is provided solely for the purpose stated.
7. Where our valuation is provided for the purposes of secured lending, although we comment on the suitability of the properties as loan security, we do so generally and not in the context of any specific loan terms as we are not qualified to do so.
8. Where we have provided an indication for insurance purposes of the current reinstatement cost of the property in its present form, it is given solely as a guide. A formal estimate for insurance purposes can only be given by a quantity surveyor or other person with sufficient current experience of replacement costs. We confirm that the property has not been inspected by such a person, and therefore any cost estimate is provided without liability.
9. We have made no allowance for any Capital Gains Tax or other taxation liability that might arise upon a sale of the property.
10. Our valuation is exclusive of VAT (if applicable).
11. No allowance has been made for any expenses of realisation.
12. Excluded from our valuation is any additional value attributable to goodwill, or to fixtures and fittings which are only of value in situ to the present occupier.
13. When valuing two or more properties, or a portfolio, each property will be valued individually and no allowance will be made, either positive or negative, should it form part of a larger disposal. The total stated will be the aggregate of the individual Market Values.
14. In the case of properties where there is a distressed loan we will not take account of any possible effect that the appointment of either an Administrative Receiver or a Law of Property Act Receiver might have on the perception of the property in the market and their subsequent valuation, or the ability of such a Receiver to realise the value of the property in either of these scenarios.
15. The extent of the due diligence enquiries we have undertaken and the sources of the information we have relied upon for the purpose of our valuation are stated in the relevant sections of this Report. Where reports and other information have been provided, we summarise the relevant details in this Report. We do not accept responsibility for any errors or omissions in the information and documentation provided to us, nor for any consequences that may flow from such errors and omissions.
16. Our Valuation will be based on market evidence which has come into our possession from numerous sources, including other agents and valuers and from time to time this information is provided verbally. Some comes from databases such as the Land Registry or computer databases to which Savills subscribes. In all cases, other than where we have had a direct involvement with the transactions being used as comparables in this Report, we are unable to warrant that the information on which we have relied is correct.
17. This Report contains many assumptions, some of a general and some of a specific nature. Our valuations are based upon certain information supplied to us by others. Some information we consider material may not have been provided to us. All of these matters are referred to in the relevant sections of this Report. Where possible, we have sought to verify the information provided to us. However, should further due diligence highlight inaccuracies in the data supplied to us, or new material information come to light, this may have an adverse impact on the valuations herein reported. In such cases, we would reserve the right to amend our advice accordingly.

Appendix 1– Schedule of Properties (to be supplied electronically)

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Platform - Numeric Apportionments

30/10/2025

Value Group	Units	Indicative 100% Vacant Possession Value	EUV-SH Applicable	MV-STT Applicable
GN Affordable -F	535	£78,108,000	£25,798,000	£20,932,000
GN Affordable -H	2048	£450,457,000	£82,715,000	£176,627,000
GN Market Rent	35	£4,498,000	£1,716,000	£1,542,000
GN Social Rent -F	2987	£369,894,000	£29,872,000	£159,811,000
GN Social Rent -H	7999	£1,721,229,000	£142,095,000	£713,946,000
IMR	173	£25,332,000	£4,823,000	£12,259,000
Sheltered -F	534	£63,762,000	£2,972,000	£29,053,000
Sheltered -H	109	£20,845,000	£641,000	£6,690,000
Supported -F	102	£13,130,000	£376,000	£4,100,000
SO	1953	£453,556,000	£199,616,000	£0
Nil Value	461	£0	£0	£0
Total	**16936**	**£3,200,811,000**	**£490,624,000**	**£1,124,960,000**

UPRN	Open Housing UPRN	Address 1	Post Code	EPC	Property Type	Beds (0=Bedsit)	Tenancy Type	SO Equity Retained by HA %	Indicative 100% Vacant Possession Value - 2025	Report Archetype	Valuation Basis	LH-FH	EUV-SH All Stock	EUV-SH Applicable	MV-STT Applicable
HW11327	1000BUR040001	1 Burrows Close Ripley Derbyshire	DE5 3WF	B	F	1	Assured Lifetime	~	£100,000	GN Affordable -F	MVT	Freehold	£58,857		£74,000
HW11328	1000BUR040002	2 Burrows Close Ripley Derbyshire	DE5 3WF	B	F	1	Assured Lifetime	~	£100,000	GN Affordable -F	MVT	Freehold	£60,071		£76,000
HW11329	1000BUR040003	3 Burrows Close Ripley Derbyshire	DE5 3WF	B	F	1	Assured Lifetime	~	£100,000	GN Affordable -F	MVT	Freehold	£64,906		£74,000
HW11330	1000BUR040004	4 Burrows Close Ripley Derbyshire	DE5 3WF	B	F	1	Assured Lifetime	~	£100,000	GN Affordable -F	MVT	Freehold	£58,857		£74,000
HW11331	1000BUR040005	5 Burrows Close Ripley Derbyshire	DE5 3WF	B	H	3	Assured Lifetime	~	£185,000	GN Affordable -H	MVT	Freehold	£104,331		£136,000
HW11332	1000BUR040006	6 Burrows Close Ripley Derbyshire	DE5 3WF	B	H	2	Assured Lifetime	~	£160,000	GN Affordable -H	MVT	Freehold	£92,578		£118,000
HW11333	1000BUR040007	7 Burrows Close Ripley Derbyshire	DE5 3WF	B	H	3	Assured Lifetime	~	£185,000	GN Affordable -H	MVT	Freehold	£104,331		£136,000
HW11334	1000BUR040008	8 Burrows Close Ripley Derbyshire	DE5 3WF	B	H	2	Assured Lifetime	~	£160,000	GN Affordable -H	MVT	Freehold	£92,578		£118,000
HW11335	1000BUR040009	9 Burrows Close Ripley Derbyshire	DE5 3WF	B	H	3	Assured Lifetime	~	£185,000	GN Affordable -H	MVT	Freehold	£104,331		£136,000
HW11336	1000BUR040010	10 Burrows Close Ripley Derbyshire	DE5 3WF	B	H	2	Assured Lifetime	~	£160,000	GN Affordable -H	MVT	Freehold	£88,663		£118,000
HW11337	1000BUR040011	11 Burrows Close Ripley Derbyshire	DE5 3WF	B	H	3	Assured Lifetime	~	£185,000	GN Affordable -H	MVT	Freehold	£104,331		£136,000
HW11338	1000BUR040012	12 Burrows Close Ripley Derbyshire	DE5 3WF	B	H	3	Assured Lifetime	~	£185,000	GN Affordable -H	MVT	Freehold	£104,331		£136,000
HW11339	1000BUR040013	13 Burrows Close Ripley Derbyshire	DE5 3WF	B	H	2	Starter	~	£160,000	GN Affordable -H	MVT	Freehold	£94,207		£118,000
HW11340	1000BUR040014	14 Burrows Close Ripley Derbyshire	DE5 3WF	B	H	3	Assured Lifetime	~	£185,000	GN Affordable -H	MVT	Freehold	£104,331		£136,000
HW11341	1000BUR040015	15 Burrows Close Ripley Derbyshire	DE5 3WF	B	H	2	Assured Lifetime	~	£160,000	GN Affordable -H	MVT	Freehold	£88,663		£118,000
HW11342	1000BUR040016	16 Burrows Close Ripley Derbyshire	DE5 3WF	B	H	2	Assured Lifetime	~	£160,000	GN Affordable -H	MVT	Freehold	£88,663		£118,000
PR00470	1000THE090001	1 The Willows Ripley Derbyshire	DE5 3WR	B	F	1	Starter	~	£100,000	GN Affordable -F	MVT	Freehold	£65,360		£73,000
PR00469	1000THE090002	2 The Willows Ripley Derbyshire	DE5 3WR	B	F	1	Assured Lifetime	~	£100,000	GN Affordable -F	MVT	Freehold	£64,924		£73,000
PR00471	1000THE090003	3 The Willows Ripley Derbyshire	DE5 3WR	B	H	2	Assured Lifetime	~	£160,000	GN Affordable -H	MVT	Freehold	£95,035		£116,000
PR00472	1000THE090004	4 The Willows Ripley Derbyshire	DE5 3WR	B	H	2	Assured Lifetime	~	£160,000	GN Affordable -H	MVT	Freehold	£95,035		£116,000
PR00473	1000THE090005	5 The Willows Ripley Derbyshire	DE5 3WR	B	H	2	Assured Lifetime	~	£160,000	GN Affordable -H	MVT	Freehold	£95,035		£116,000
PR00474	1000THE090006	6 The Willows Ripley Derbyshire	DE5 3WR	B	H	2	Assured Lifetime	~	£160,000	GN Affordable -H	MVT	Freehold	£94,316		£116,000
PR00475	1000THE090007	7 The Willows Ripley Derbyshire	DE5 3WR	B	H	3	Assured Lifetime	~	£185,000	GN Affordable -H	MVT	Freehold	£113,362		£134,000
PR00476	1000THE090008	8 The Willows Ripley Derbyshire	DE5 3WR	B	H	3	Starter	~	£185,000	GN Affordable -H	MVT	Freehold	£108,280		£134,000
PR00467	1000THE090009	9 The Willows Ripley Derbyshire	DE5 3WR	B	F	1	Assured Lifetime	~	£100,000	GN Affordable -F	MVT	Freehold	£64,924		£73,000
PR00468	1000THE090010	10 The Willows Ripley Derbyshire	DE5 3WR	B	F	1	Assured Lifetime	~	£100,000	GN Affordable -F	MVT	Freehold	£64,924		£73,000
HD04630	007952	1 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,745		£92,000
HD04631	007976	2 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	B	F	2	Outright/Elderly	~		Nil Value	Nil Value	Freehold	Nil Value		
HD04632	007953	3 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,745		£92,000
HD04633	007977	4 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Shorthold	~	£125,000	IMR	EUV-SH	Freehold	£88,794	£89,000	
HD04634	007954	5 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,745		£92,000
HD04635	007978	6 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	B	F	2	Assured Shorthold	~	£125,000	IMR	EUV-SH	Freehold	£75,051	£75,000	
HD04636	007955	7 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,737		£92,000
HD04637	007979	8 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	B	F	2	Assured Shorthold	~	£125,000	IMR	EUV-SH	Freehold	£75,051	£75,000	
HD04638	007956	9 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,271		£92,000
HD04639	007980	10 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	B	F	2	Assured Shorthold	~	£125,000	IMR	EUV-SH	Freehold	£75,051	£75,000	
HD04640	007957	11 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Starter	~	£125,000	GN Social Rent -F	MVT	Freehold	£45,576		£95,000
HD04641	007981	12 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Shorthold	~	£125,000	IMR	EUV-SH	Freehold	£72,627	£73,000	
HD04642	007982	14 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	B	F	2	Assured Shorthold	~	£125,000	IMR	EUV-SH	Freehold	£89,078	£89,000	
HD04643	007958	15 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,745		£92,000
HD04644	007983	16 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	B	F	2	Assured Shorthold	~	£125,000	IMR	EUV-SH	Freehold	£75,051	£75,000	
HD04645	007959	17 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,271		£92,000
HD04646	007984	18 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	B	F	2	Outright/Elderly	~		Nil Value	Nil Value	Freehold	Nil Value		
HD04647	007960	19 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,737		£92,000
HD04648	007985	20 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	B	F	2	Assured Shorthold	~	£125,000	IMR	MVT	Freehold	£75,051		£106,000
HD04649	007961	21 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Starter	~	£125,000	GN Social Rent -F	MVT	Freehold	£42,314		£95,000
HD04650	007962	22 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	EUV-SH	Freehold	£43,737	£44,000	
HD04651	007963	23 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£45,576		£92,000
HD04652	007964	24 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	EUV-SH	Freehold	£43,737	£44,000	
HD04653	007965	25 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,737		£92,000
HD04654	007966	26 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	EUV-SH	Freehold	£44,184	£44,000	
HD04655	007967	27 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,745		£92,000
HD04656	007968	28 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	EUV-SH	Freehold	£45,576	£46,000	
HD04657	007969	29 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,737		£92,000
HD04658	007970	31 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,741		£92,000
HD04659	007971	33 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,745		£92,000
HD04660	007972	35 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£45,576		£95,000

UPRN	Open Housing UPRN	Address 1	Post Code	EPC	Property Type	Beds (0=Bedsit)	Tenancy Type	SO Equity Retained by HA %	Indicative 100% Vacant Possession Value - 2025	Report Archetype	Valuation Basis	LH-FH	EUV-SH All Stock	EUV-SH Applicable	MV-STT Applicable
HD04661	007973	37 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,745		£92,000
HD04662	007974	39 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,889		£92,000
HD04663	007975	41 Bencaunt Grove Hucknall Nottinghamshire	NG15 7FX	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£43,745		£92,000
HW10887	1000KIN160010	10 King Edward Street Hucknall Nottinghamshire	NG15 7JR	B	H	2	Assured Lifetime	~	£180,000	GN Affordable -H	MVT	Freehold	£94,051		£134,000
HW10888	1000KIN160012	12 King Edward Street Hucknall Nottinghamshire	NG15 7JR	B	H	2	Assured Lifetime	~	£180,000	GN Affordable -H	MVT	Freehold	£94,051		£134,000
HW10889	1000KIN160014	14 King Edward Street Hucknall Nottinghamshire	NG15 7JR	B	H	2	10yr Fixed Term	~	£180,000	GN Affordable -H	MVT	Freehold	£94,051		£134,000
HW10890	1000KIN160016	16 King Edward Street Hucknall Nottinghamshire	NG15 7JR	B	H	2	Assured Lifetime	~	£180,000	GN Affordable -H	MVT	Freehold	£94,051		£134,000
HW10891	1000KIN160018	18 King Edward Street Hucknall Nottinghamshire	NG15 7JR	B	H	2	Assured Lifetime	~	£180,000	GN Affordable -H	MVT	Freehold	£94,051		£134,000
HW10892	1000KIN160020	20 King Edward Street Hucknall Nottinghamshire	NG15 7JR	B	H	2	Assured Lifetime	~	£180,000	GN Affordable -H	MVT	Freehold	£94,051		£134,000
HW10893	1000KIN160022	22 King Edward Street Hucknall Nottinghamshire	NG15 7JR	B	H	2	Assured Lifetime	~	£180,000	GN Affordable -H	MVT	Freehold	£94,051		£134,000
HW10894	1000KIN160024	24 King Edward Street Hucknall Nottinghamshire	NG15 7JR	B	H	2	Assured Lifetime	~	£180,000	GN Affordable -H	MVT	Freehold	£94,051		£134,000
HW10895	1000KIN160026	26 King Edward Street Hucknall Nottinghamshire	NG15 7JR	B	H	2	Assured Lifetime	~	£180,000	GN Affordable -H	MVT	Freehold	£94,051		£134,000
HW10896	1000KIN160028	28 King Edward Street Hucknall Nottinghamshire	NG15 7JR	B	H	2	Assured Lifetime	~	£180,000	GN Affordable -H	MVT	Freehold	£94,709		£134,000
HW10897	1000KIN160030	30 King Edward Street Hucknall Nottinghamshire	NG15 7JR	B	H	2	Assured Lifetime	~	£180,000	GN Affordable -H	MVT	Freehold	£94,051		£134,000
HW10898	1000KIN160032	32 King Edward Street Hucknall Nottinghamshire	NG15 7JR	B	H	2	Assured Lifetime	~	£180,000	GN Affordable -H	MVT	Freehold	£94,051		£134,000
HW10899	1000KIN160034	34 King Edward Street Hucknall Nottinghamshire	NG15 7JR	B	H	2	Assured Lifetime	~	£180,000	GN Affordable -H	MVT	Freehold	£94,051		£134,000
HW10900	1000KIN160036	36 King Edward Street Hucknall Nottinghamshire	NG15 7JR	B	H	2	Assured Lifetime	~	£180,000	GN Affordable -H	MVT	Freehold	£94,051		£134,000
HD04684	007787	1 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	1	Starter	~	£100,000	GN Social Rent -F	MVT	Freehold	£40,575		£77,000
HD04685	007788	2 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	1	Assured Lifetime	~	£100,000	GN Social Rent -F	MVT	Freehold	£38,940		£75,000
HD04686	007789	3 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£44,020		£93,000
HD04687	007790	4 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£44,020		£93,000
HD04688	007791	5 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£44,020		£93,000
HD04689	007792	6 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	B	F	2	Starter	~	£125,000	GN Social Rent -F	MVT	Freehold	£45,863		£93,000
HD04690	007793	7 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£44,168		£93,000
HD04691	007794	8 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	B	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£44,013		£93,000
HD04692	007795	9 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£45,863		£96,000
HD04693	007796	10 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Starter	~	£125,000	GN Social Rent -F	MVT	Freehold	£45,863		£96,000
HD04694	007797	11 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Former SO (Staircased)	~		Nil Value	Nil Value	Freehold	Nil Value		
HD04695	007798	12 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	~	F	2	Shared Ownership	75.00%	£125,000	SO	EUV-SH	Freehold	£59,089	£59,000	
HD04696	007799	14 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	~	F	2	Shared Ownership	55.00%	£125,000	SO	EUV-SH	Freehold	£58,171	£58,000	
HD04697	007800	15 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	~	F	2	Shared Ownership	75.00%	£125,000	SO	EUV-SH	Freehold	£67,530	£67,000	
HD04698	007801	16 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	~	F	2	Shared Ownership	75.00%	£125,000	SO	EUV-SH	Freehold	£63,303	£63,000	
HD04699	007802	17 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	~	F	2	Shared Ownership	75.00%	£125,000	SO	EUV-SH	Freehold	£59,089	£59,000	
HD04700	007803	18 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	~	F	2	Shared Ownership	75.00%	£125,000	SO	EUV-SH	Freehold	£63,303	£63,000	
HD04701	007804	19 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	~	F	2	Shared Ownership	30.00%	£125,000	SO	EUV-SH	Freehold	£32,369	£32,000	
HD04702	007805	20 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£44,172		£93,000
HD04703	007806	21 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£44,020		£93,000
HD04704	007807	22 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	B	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£45,863		£93,000
HD04705	007808	23 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	B	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£45,863		£96,000
HD04706	007809	24 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Starter	~	£125,000	GN Social Rent -F	MVT	Freehold	£42,581		£96,000
HD04707	007810	25 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£44,172		£93,000
HD04708	007811	26 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£44,013		£93,000
HD04709	007812	27 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£44,020		£93,000
HD04710	007813	28 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	B	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£44,172		£93,000
HD04711	007814	29 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Starter	~	£125,000	GN Social Rent -F	MVT	Freehold	£45,863		£93,000
HD04712	007815	30 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£44,020		£93,000
HD04713	007816	31 St Mary's View Hucknall Nottinghamshire	NG15 7AZ	C	F	2	Assured Lifetime	~	£125,000	GN Social Rent -F	MVT	Freehold	£41,281		£93,000
PR00495	1000LIN060030	30 Lindrick Road Kirkby-in-Ashfield Nottinghamshire	NG17 8PQ	B	H	2	Assured Lifetime	~	£160,000	GN Affordable -H	MVT	Freehold	£86,811		£118,000
PR00496	1000LIN060032	32 Lindrick Road Kirkby-in-Ashfield Nottinghamshire	NG17 8PQ	B	H	2	Assured Lifetime	~	£160,000	GN Affordable -H	MVT	Freehold	£86,811		£118,000
PH00330	1000LIN060034	34 Lindrick Road Kirkby-in-Ashfield Nottinghamshire	NG17 8PQ	B	H	3	Shared Ownership	60%	£190,000	SO	EUV-SH	Freehold	£92,490	£92,000	
PH00331	1000LIN060036	36 Lindrick Road Kirkby-in-Ashfield Nottinghamshire	NG17 8PQ	B	H	3	Shared Ownership	60%	£190,000	SO	EUV-SH	Freehold	£82,875	£83,000	
PH00332	1000LIN060038	38 Lindrick Road Kirkby-in-Ashfield Nottinghamshire	NG17 8PQ	B	H	3	Shared Ownership	55%	£190,000	SO	EUV-SH	Freehold	£73,526	£74,000	
PR00504	1000MIN020002A	2A Minster Close Kirkby-in-Ashfield Nottinghamshire	NG17 8GL	B	H	3	Assured Lifetime	~	£190,000	GN Affordable -H	MVT	Freehold	£91,642		£138,000
PR00505	1000MIN020002B	2B Minster Close Kirkby-in-Ashfield Nottinghamshire	NG17 8GL	B	H	3	Assured Lifetime	~	£190,000	GN Affordable -H	MVT	Freehold	£91,642		£138,000
PR00506	1000MIN020002C	2C Minster Close Kirkby-in-Ashfield Nottinghamshire	NG17 8GL	B	H	2	Assured Lifetime	~	£160,000	GN Affordable -H	MVT	Freehold	£86,811		£116,000
PH00336	1000SOU080097	97 Southwell Lane Kirkby-in-Ashfield Nottinghamshire	NG17 8FN	B	H	3	Shared Ownership	30%	£190,000	SO	EUV-SH	Freehold	£46,245	£46,000	
PH00335	1000SOU080099	99 Southwell Lane Kirkby-in-Ashfield Nottinghamshire	NG17 8FN	B	H	2	Shared Ownership	60%	£160,000	SO	EUV-SH	Freehold	£82,213	£82,000	
PH00334	1000SOU080101	101 Southwell Lane Kirkby-in-Ashfield Nottinghamshire	NG17 8FN	B	H	2	Shared Ownership	50%	£160,000	SO	EUV-SH	Freehold	£65,005	£65,000	
PH00333	1000SOU080103	103 Southwell Lane Kirkby-in-Ashfield Nottinghamshire	NG17 8FN	B	H	3	Shared Ownership	60%	£190,000	SO	EUV-SH	Freehold	£92,490	£92,000	
HD04290	007757	8 Bluebell Walk Creswell Nottinghamshire	S80 4DA	B	H	3	Shared Ownership	75.00%	£150,000	SO	EUV-SH	Freehold	£118,139	£118,000	
HD04291	007507	10 Bluebell Walk Creswell Nottinghamshire	S80 4DA	~	H	3	Shared Ownership	75.00%	£150,000	SO	EUV-SH	Freehold	£138,421	£138,000	
HD04021	007165	34 Maple Leaf Gardens Worksop Nottinghamshire	S80 2PR	C	H	3	Assured Lifetime	~	£150,000	GN Social Rent -H	EUV-SH	Freehold	£65,926	£66,000	
HD04022	007163	35 Maple Leaf Gardens Worksop Nottinghamshire	S80 2PR	~	H	3	Assured Lifetime	~	£150,000	GN Social Rent -H	EUV-SH	Freehold	£65,926	£66,000	
HD04023	007164	36 Maple Leaf Gardens Worksop Nottinghamshire	S80 2PR	C	H	3	Assured Lifetime	~	£150,000	GN Social Rent -H	EUV-SH	Freehold	£65,926	£66,000	
HW06965	1000FRA040072	72 Francis Road Acocks Green West Midlands	B27 6LX	C	H	2	Assured Lifetime	~	£240,000	GN Affordable -H	MVT	Freehold	£98,828		£179,000
HW06954	1000FRA040074	74 Francis Road Acocks Green West Midlands	B27 6LX	B	H	2	Assured Lifetime	~	£240,000	GN Affordable -H	MVT	Freehold	£98,828		£179,000
HW06955	1000FRA040076	76 Francis Road Acocks Green West Midlands	B27 6LX	B	H	2	Assured Lifetime	~	£240,000	GN Affordable -H	MVT	Freehold	£113,260		£179,000
HW06956	1000FRA040078	78 Francis Road Acocks Green West Midlands	B27 6LX	B	H	2	Assured Lifetime	~	£240,000	GN Affordable -H	MVT	Freehold	£98,828		£179,000
HW06957	1000FRA040080	80 Francis Road Acocks Green West Midlands	B27 6LX	B	H	2	Assured Lifetime	~	£240,000	GN Affordable -H	MVT	Freehold	£113,260		£179,000
HW06958	1000FRA040082	82 Francis Road Acocks Green West Midlands	B27 6LX	B	H	2	Starter	~	£240,000	GN Affordable -H	MVT	Freehold	£119,028		£179,000
HW06959	1000FRA040084	84 Francis Road Acocks Green West Midlands	B27 6LX	B	H	2	Assured Lifetime	~	£240,000	GN Affordable -H	MVT	Freehold	£98,828		£179,000
HW06960	1000FRA040086	86 Francis Road Acocks Green West Midlands	B27 6LX	B	H	2	Assured Lifetime	~	£240,000	GN Affordable -H	MVT	Freehold	£98,828		£179,000
HW06964	1000FRA040088	88 Francis Road Acocks Green West Midlands	B27 6LX	B	H	2	5yr Fixed Term	~	£240,000	GN Affordable -H	MVT	Freehold	£98,828		£179,000
HW06961	1000FRA040093	93 Francis Road Acocks Green West Midlands	B27 6LT	B	H	2	Assured Lifetime	~	£240,000	GN Affordable -H	MVT	Freehold	£99,350		£176,000
HW06962	1000FRA040095	95 Francis Road Acocks Green West Midlands	B27 6LT	B	H	2	Assured Lifetime	~	£240,000	GN Affordable -H	MVT	Freehold	£98,828		£176,000
HW06963	1000FRA040097	97 Francis Road Acocks Green West Midlands	B27 6LT	B	H	2	10yr Fixed Term	~	£240,000	GN Affordable -H	MVT	Freehold	£106,936		£176,000
HW11024	1000COO020001	Flat 1 342 Cooks Lane Birmingham West Midlands	B37 6NF	B	F	2	Assured Lifetime	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£81,183	£81,000	

UPRN	Open Housing UPRN	Address 1	Post Code	EPC	Property Type	Beds (0=Bedsit)	Tenancy Type	SO Equity Retained by HA %	Indicative 100% Vacant Possession Value - 2025	Report Archetype	Valuation Basis	LH-FH	EUV-SH All Stock	EUV-SH Applicable	MV-STT Applicable
HW11026	1000COO020002	Flat 2 342 Cooks Lane Birmingham West Midlands	B37 6NF	B	F	2	10yr Fixed Term	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£86,938	£87,000	
HW11028	1000COO020003	Flat 3 342 Cooks Lane Birmingham West Midlands	B37 6NF	B	F	2	Assured Lifetime	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£86,938	£87,000	
HW11030	1000COO020004	Flat 4 342 Cooks Lane Birmingham West Midlands	B37 6NF	B	F	2	Starter	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£86,938	£87,000	
HW11032	1000COO020005	Flat 5 342 Cooks Lane Birmingham West Midlands	B37 6NF	B	F	2	10yr Fixed Term	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£86,938	£87,000	
HW11034	1000COO020006	Flat 6 342 Cooks Lane Birmingham West Midlands	B37 6NF	B	F	2	Starter	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£86,938	£87,000	
HW11025	1000COO030001	Flat 1 352 Cooks Lane Birmingham West Midlands	B37 6NF	B	F	2	Assured Lifetime	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£86,938	£87,000	
HW11027	1000COO030002	Flat 2 352 Cooks Lane Birmingham West Midlands	B37 6NF	B	F	2	Assured Lifetime	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£86,938	£87,000	
HW11029	1000COO030003	Flat 3 352 Cooks Lane Birmingham West Midlands	B37 6NF	B	F	2	10yr Fixed Term	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£86,938	£87,000	
HW11031	1000COO030004	Flat 4 352 Cooks Lane Birmingham West Midlands	B37 6NF	B	F	2	Assured Lifetime	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£86,938	£87,000	
HW11033	1000COO030005	Flat 5 352 Cooks Lane Birmingham West Midlands	B37 6NF	B	F	2	Starter	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£86,938	£87,000	
HW11035	1000COO030006	Flat 6 352 Cooks Lane Birmingham West Midlands	B37 6NF	B	F	2	Assured Lifetime	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£86,938	£87,000	
HW11020	1000COO020344	344 Cooks Lane Birmingham West Midlands	B37 6NF	B	H	2	Assured Lifetime	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£99,920	£100,000	
HW11021	1000COO020346	346 Cooks Lane Birmingham West Midlands	B37 6NF	B	H	2	10yr Fixed Term	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£99,920	£100,000	
HW11022	1000COO020348	348 Cooks Lane Birmingham West Midlands	B37 6NF	B	H	2	Assured Lifetime	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£99,920	£100,000	
HW11023	1000COO020350	350 Cooks Lane Birmingham West Midlands	B37 6NF	B	H	2	Assured Lifetime	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£99,920	£100,000	
HW10963	1000LAR020001A	1A Lark Meadow Drive Birmingham West Midlands	B37 6NA	B	H	2	Assured Lifetime	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£103,937	£104,000	
HW10964	1000LAR020001B	1B Lark Meadow Drive Birmingham West Midlands	B37 6NA	B	H	2	Assured Lifetime	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£99,920	£100,000	
HW10965	1000LAR020001C	1C Lark Meadow Drive Birmingham West Midlands	B37 6NA	B	H	2	10yr Fixed Term	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£99,920	£100,000	
HW06051	1000NOR030020	20 North Roundhay Birmingham West Midlands	B33 9PB	B	F	2	Assured Lifetime	~	£150,000	GN Affordable -F	MVT	Freehold	£70,036		£109,000
HW06050	1000NOR030022	22 North Roundhay Birmingham West Midlands	B33 9PB	B	F	2	5yr Fixed Term	~	£150,000	GN Affordable -F	MVT	Freehold	£70,036		£109,000
HW06049	1000NOR030024	24 North Roundhay Birmingham West Midlands	B33 9PB	B	F	2	Assured Lifetime	~	£150,000	GN Affordable -F	MVT	Freehold	£82,354		£109,000
HW06048	1000NOR030026	26 North Roundhay Birmingham West Midlands	B33 9PB	B	F	2	5yr Fixed Term	~	£150,000	GN Affordable -F	MVT	Freehold	£70,036		£109,000
HW10971	1000OLD080003	3 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	2	Assured Lifetime	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£99,920	£100,000	
HW10972	1000OLD080005	5 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	2	Assured Lifetime	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£99,920	£100,000	
HW10973	1000OLD080007	7 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	2	10yr Fixed Term	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£99,920	£100,000	
HW10974	1000OLD080009	9 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	2	Assured Lifetime	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£99,920	£100,000	
HW11015	1000OLD080001	10 Old Farm Close Birmingham West Midlands	B37 6PG	B	F	2	10yr Fixed Term	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£90,247	£90,000	
HW10975	1000OLD080011	11 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	3	Assured Lifetime	~	£250,000	GN Affordable -H	EUV-SH	Freehold	£116,327	£116,000	
HW11016	1000OLD080002	12 Old Farm Close Birmingham West Midlands	B37 6PG	B	F	2	Assured Lifetime	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£90,247	£90,000	
HW10976	1000OLD080013	13 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	3	10yr Fixed Term	~	£250,000	GN Affordable -H	EUV-SH	Freehold	£114,712	£115,000	
HW11017	1000OLD090003	14 Old Farm Close Birmingham West Midlands	B37 6PG	B	F	2	Starter	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£90,247	£90,000	
HW10977	1000OLD080015	15 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	3	Assured Lifetime	~	£250,000	GN Affordable -H	EUV-SH	Freehold	£114,712	£115,000	
HW11018	1000OLD080004	16 Old Farm Close Birmingham West Midlands	B37 6PG	B	F	2	Assured Lifetime	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£90,247	£90,000	
HW10978	1000OLD080017	17 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	3	Starter	~	£250,000	GN Affordable -H	EUV-SH	Freehold	£114,712	£115,000	
HW10979	1000OLD080019	19 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	2	Starter	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£103,937	£104,000	
HW10980	1000OLD080021	21 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	2	10yr Fixed Term	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£99,920	£100,000	
HW10981	1000OLD080023	23 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	2	Assured Lifetime	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£99,920	£100,000	
HW11003	1000OLD080025	25 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	4	10yr Fixed Term	~	£285,000	GN Affordable -H	EUV-SH	Freehold	£132,096	£132,000	
HW11004	1000OLD080027	27 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	4	Assured Lifetime	~	£285,000	GN Affordable -H	EUV-SH	Freehold	£132,096	£132,000	
HW11005	1000OLD080029	29 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	2	Assured Lifetime	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£99,920	£100,000	
HW11006	1000OLD080031	31 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	2	10yr Fixed Term	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£103,937	£104,000	
HW11007	1000OLD080033	33 Old Farm Close Birmingham West Midlands	B37 6PG	B	F	2	10yr Fixed Term	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£90,247	£90,000	
HW11008	1000OLD080035	35 Old Farm Close Birmingham West Midlands	B37 6PG	B	F	2	Starter	~	£180,000	GN Affordable -F	EUV-SH	Freehold	£90,247	£90,000	
HW11009	1000OLD080037	37 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	2	Starter	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£99,920	£100,000	
HW11010	1000OLD080039	39 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	2	Assured Lifetime	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£99,920	£100,000	
HW11011	1000OLD080041	41 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	2	Starter	~	£220,000	GN Affordable -H	EUV-SH	Freehold	£115,201	£115,000	
HW11012	1000OLD080043	43 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	3	Assured Lifetime	~	£250,000	GN Affordable -H	EUV-SH	Freehold	£114,712	£115,000	
HW11013	1000OLD080045	45 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	3	10yr Fixed Term	~	£250,000	GN Affordable -H	EUV-SH	Freehold	£114,712	£115,000	
HW11014	1000OLD080047	47 Old Farm Close Birmingham West Midlands	B37 6PG	B	H	3	10yr Fixed Term	~	£250,000	GN Affordable -H	EUV-SH	Freehold	£114,712	£115,000	
HW00382	KER0100001	1 Kerrison Ride Boldmere West Midlands	B73 5SE	D	F	2	Assured Lifetime	~	£175,000	GN Social Rent -F	MVT	Leasehold	£48,586		£129,000
HW00383	KER0100002	2 Kerrison Ride Boldmere West Midlands	B73 5SE	E	F	2	Assured Lifetime	~	£175,000	GN Social Rent -F	MVT	Leasehold	£47,697		£129,000
HW00380	KER0100003	3 Kerrison Ride Boldmere West Midlands	B73 5SE	E	F	1	Assured Lifetime	~	£150,000	GN Social Rent -F	MVT	Leasehold	£41,321		£110,000
HW00381	KER0100004	4 Kerrison Ride Boldmere West Midlands	B73 5SE	E	F	1	Assured Lifetime	~	£150,000	GN Social Rent -F	MVT	Leasehold	£41,345		£110,000
HW05355	BAY0300001	Flat 1 47 Bayston Road Brandwood End West Midlands	B14 5AS	C	F	2	Shared Ownership	55.00%	£150,000	SO	EUV-SH	Freehold	£92,880	£93,000	
HW05356	BAY0300002	Flat 2 47 Bayston Road Brandwood End West Midlands	B14 5AS	C	F	2	Shared Ownership	55.00%	£150,000	SO	EUV-SH	Freehold	£92,880	£93,000	
HW05357	BAY0300003	Flat 3 47 Bayston Road Brandwood End West Midlands	B14 5AS	B	F	2	Shared Ownership	40.00%	£150,000	SO	EUV-SH	Freehold	£68,590	£69,000	
HW05358	BAY0300004	Flat 4 47 Bayston Road Brandwood End West Midlands	B14 5AS	C	F	2	Shared Ownership	45.00%	£150,000	SO	EUV-SH	Freehold	£78,337	£78,000	
HW05359	BAY0300005	Flat 5 47 Bayston Road Brandwood End West Midlands	B14 5AS	C	F	2	Other Leasehold	~		Nil Value	Nil Value	Freehold	Nil Value		
HW05360	BAY0300006	Flat 6 47 Bayston Road Brandwood End West Midlands	B14 5AS	C	F	2	Former SO (Staircased)	~		Nil Value	Nil Value	Freehold	Nil Value		
HW05364	BAY0500001	Flat 1 49 Bayston Road Brandwood End West Midlands	B14 5AS	C	F	2	Shared Ownership	50.00%	£150,000	SO	EUV-SH	Freehold	£84,439	£84,000	
HW05365	BAY0500002	Flat 2 49 Bayston Road Brandwood End West Midlands	B14 5AS	C	F	2	Other Leasehold	~		Nil Value	Nil Value	Freehold	Nil Value		
HW05366	BAY0500003	Flat 3 49 Bayston Road Brandwood End West Midlands	B14 5AS	B	F	2	Shared Ownership	35.00%	£150,000	SO	EUV-SH	Freehold	£60,925	£61,000	
HW05367	BAY0500004	Flat 4 49 Bayston Road Brandwood End West Midlands	B14 5AS	B	F	2	Shared Ownership	50.00%	£150,000	SO	EUV-SH	Freehold	£85,085	£85,000	
HW05368	BAY0500005	Flat 5 49 Bayston Road Brandwood End West Midlands	B14 5AS	C	F	2	Shared Ownership	70.00%	£150,000	SO	EUV-SH	Freehold	£122,754	£123,000	
HW05369	BAY0500006	Flat 6 49 Bayston Road Brandwood End West Midlands	B14 5AS	C	F	2	Other Leasehold	~		Nil Value	Nil Value	Freehold	Nil Value		
HW06361	BAY0400001	Flat 1 51 Bayston Road Brandwood End West Midlands	B14 5AS	C	F	2	Former SO (Staircased)	~		Nil Value	Nil Value	Freehold	Nil Value		
HW05361	BAY0400002	Flat 2 51 Bayston Road Brandwood End West Midlands	B14 5AS	C	F	2	Former SO (Staircased)	~		Nil Value	Nil Value	Freehold	Nil Value		
HW06362	BAY0400003	Flat 3 51 Bayston Road Brandwood End West Midlands	B14 5AS	B	F	2	Former SO (Staircased)	~		Nil Value	Nil Value	Freehold	Nil Value		
HW05362	BAY0400004	Flat 4 51 Bayston Road Brandwood End West Midlands	B14 5AS	~	F	2	Former SO (Staircased)	~		Nil Value	Nil Value	Freehold	Nil Value		
HW06363	BAY0400005	Flat 5 51 Bayston Road Brandwood End West Midlands	B14 5AS	C	F	2	Former SO (Staircased)	~		Nil Value	Nil Value	Freehold	Nil Value		
HW05363	BAY0400006	Flat 6 51 Bayston Road Brandwood End West Midlands	B14 5AS	B	F	2	Shared Ownership	55.00%	£150,000	SO	EUV-SH	Freehold	£94,302	£94,000	
HW05351	BAY0200001	Flat 1 53 Bayston Road Brandwood End West Midlands	B14 5AS	C	F	2	Former SO (Staircased)	~		Nil Value	Nil Value	Freehold	Nil Value		
HW05352	BAY0200002	Flat 2 53 Bayston Road Brandwood End West Midlands	B14 5AS	C	F	2	Other Leasehold	~		Nil Value	Nil Value	Freehold	Nil Value		
HW05353	BAY0200003	Flat 3 53 Bayston Road Brandwood End West Midlands	B14 5AS	~	F	2	Shared Ownership	70.00%	£150,000	SO	EUV-SH	Freehold	£121,849	£122,000	
HW06359	BAY0200004	Flat 4 53 Bayston Road Brandwood End West Midlands	B14 5AS	B	F	2	Former SO (Staircased)	~		Nil Value	Nil Value	Freehold	Nil Value		
HW05354	BAY0200005	Flat 5 53 Bayston Road Brandwood End West Midlands	B14 5AS	B	F	2	Other Leasehold	~		Nil Value	Nil Value	Freehold	Nil Value		
HW06360	BAY0200006	Flat 6 53 Bayston Road Brandwood End West Midlands	B14 5AS	~	F	2	Former SO (Staircased)	~		Nil Value	Nil Value	Freehold	Nil Value		

UPRN	Open Housing UPRN	Address 1	Post Code	EPC	Property Type	Beds (0=Bedsit)	Tenancy Type	SO Equity Retained by HA %	Indicative 100% Vacant Possession Value - 2025	Report Archetype	Valuation Basis	LH-FH	EUV-SH All Stock	EUV-SH Applicable	MV-STT Applicable
HW05266	BAY0100031	31 Bayston Road Brandwood End West Midlands	B14 5AS	E	H	3	Assured Lifetime	~	£265,000	GN Social Rent -H	EUV-SH	Freehold	£70,219	£70,000	
HW05267	BAY0100033	33 Bayston Road Brandwood End West Midlands	B14 5AS	D	H	3	Assured Lifetime	~	£265,000	GN Social Rent -H	EUV-SH	Freehold	£70,219	£70,000	
HW05268	BAY0100035	35 Bayston Road Brandwood End West Midlands	B14 5AS	D	H	2	Assured Lifetime	~	£220,000	GN Social Rent -H	EUV-SH	Freehold	£64,889	£65,000	
HW05269	BAY0100037	37 Bayston Road Brandwood End West Midlands	B14 5AS	D	H	2	Assured Lifetime	~	£220,000	GN Social Rent -H	EUV-SH	Freehold	£64,889	£65,000	
HW05270	BAY0100039	39 Bayston Road Brandwood End West Midlands	B14 5AS	D	H	2	Assured Lifetime	~	£220,000	GN Social Rent -H	EUV-SH	Freehold	£64,889	£65,000	
HW05271	BAY0100041	41 Bayston Road Brandwood End West Midlands	B14 5AS	C	H	4	Assured Lifetime	~	£295,000	GN Social Rent -H	EUV-SH	Freehold	£78,480	£78,000	
HM04911	BET0300022	22 Betton Road Brandwood End West Midlands	B14 6JH	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HM04912	BET0300024	24 Betton Road Brandwood End West Midlands	B14 6JH	C	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HW05237	BET0300025	25 Betton Road Brandwood End West Midlands	B14 6JH	D	H	3	Assured Lifetime	~	£350,000	GN Social Rent -H	EUV-SH	Freehold	£70,642	£71,000	
HM04913	BET0300026	26 Betton Road Brandwood End West Midlands	B14 6JH	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HW05238	BET0300027	27 Betton Road Brandwood End West Midlands	B14 6JH	D	H	3	Assured Lifetime	~	£350,000	GN Social Rent -H	EUV-SH	Freehold	£70,642	£71,000	
HM04914	BET0300028	28 Betton Road Brandwood End West Midlands	B14 6JH	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HW05239	BET0300029	29 Betton Road Brandwood End West Midlands	B14 6JH	D	H	2	Assured Lifetime	~	£310,000	GN Social Rent -H	EUV-SH	Freehold	£64,889	£65,000	
HW05240	BET0300031	31 Betton Road Brandwood End West Midlands	B14 6JH	D	H	4	Assured Lifetime	~	£395,000	GN Social Rent -H	EUV-SH	Freehold	£76,406	£76,000	
HW05241	BET0300033	33 Betton Road Brandwood End West Midlands	B14 6JH	D	H	4	Assured Lifetime	~	£395,000	GN Social Rent -H	EUV-SH	Freehold	£76,406	£76,000	
HW05215	SUN0100006	6 Sunderton Road Brandwood End West Midlands	B14 6JQ	C	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£68,154	£68,000	
HW05339	SUN0100007	7 Sunderton Road Brandwood End West Midlands	B14 6JQ	C	H	2	Elderly Shared Ownership	75%	£335,000	SO	EUV-SH	Freehold	£41,326	£41,000	
HW05216	SUN0100008	8 Sunderton Road Brandwood End West Midlands	B14 6JQ	C	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£67,911	£68,000	
HW05261	SUN0100009	9 Sunderton Road Brandwood End West Midlands	B14 6JQ	C	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£67,916	£68,000	
HW05217	SUN0100010	10 Sunderton Road Brandwood End West Midlands	B14 6JQ	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£70,764	£71,000	
HW05262	SUN0100011	11 Sunderton Road Brandwood End West Midlands	B14 6JQ	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HW05218	SUN0100012	12 Sunderton Road Brandwood End West Midlands	B14 6JQ	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HW05219	SUN0100014	14 Sunderton Road Brandwood End West Midlands	B14 6JQ	C	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£67,916	£68,000	
HW05263	SUN0100015	15 Sunderton Road Brandwood End West Midlands	B14 6JQ	C	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£68,154	£68,000	
HW05220	SUN0100016	16 Sunderton Road Brandwood End West Midlands	B14 6JQ	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HW05258	SUN0100017	17 Sunderton Road Brandwood End West Midlands	B14 6JQ	D	H	2	Assured Lifetime	~	£310,000	GN Social Rent -H	EUV-SH	Freehold	£69,441	£69,000	
HW05212	SUN0100018	18 Sunderton Road Brandwood End West Midlands	B14 6JQ	C	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£62,015	£62,000	
HW05259	SUN0100019	19 Sunderton Road Brandwood End West Midlands	B14 6JQ	C	H	2	Assured Lifetime	~	£310,000	GN Social Rent -H	EUV-SH	Freehold	£64,889	£65,000	
HW05213	SUN0100020	20 Sunderton Road Brandwood End West Midlands	B14 6JQ	C	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HW05260	SUN0100021	21 Sunderton Road Brandwood End West Midlands	B14 6JQ	D	H	3	Assured Lifetime	~	£350,000	GN Social Rent -H	EUV-SH	Freehold	£70,642	£71,000	
HW05214	SUN0100022	22 Sunderton Road Brandwood End West Midlands	B14 6JQ	C	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£67,313	£67,000	
HW05221	SUN0100024	24 Sunderton Road Brandwood End West Midlands	B14 6JQ	C	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£67,911	£68,000	
HW05222	SUN0100026	26 Sunderton Road Brandwood End West Midlands	B14 6JQ	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HW05342	SUN0100027	27 Sunderton Road Brandwood End West Midlands	B14 6JQ	~	H	2	Shared Ownership	50.00%	£310,000	SO	EUV-SH	Freehold	£86,972	£87,000	
HW05223	SUN0100028	28 Sunderton Road Brandwood End West Midlands	B14 6JQ	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HW05343	SUN0100029	29 Sunderton Road Brandwood End West Midlands	B14 6JQ	~	H	3	Shared Ownership	20.00%	£350,000	SO	EUV-SH	Freehold	£40,927	£41,000	
HW05224	SUN0100030	30 Sunderton Road Brandwood End West Midlands	B14 6JQ	D	H	2	Starter	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£70,764	£71,000	
HW05344	SUN0100031	31 Sunderton Road Brandwood End West Midlands	B14 6JQ	~	H	3	Shared Ownership	25.00%	£350,000	SO	EUV-SH	Freehold	£53,078	£53,000	
HW05225	SUN0100032	32 Sunderton Road Brandwood End West Midlands	B14 6JQ	C	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HW05226	SUN0100034	34 Sunderton Road Brandwood End West Midlands	B14 6JQ	C	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HW05227	SUN0100036	36 Sunderton Road Brandwood End West Midlands	B14 6JQ	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HW05228	SUN0100038	38 Sunderton Road Brandwood End West Midlands	B14 6JJ	D	H	3	Assured Lifetime	~	£350,000	GN Social Rent -H	EUV-SH	Freehold	£70,642	£71,000	
HW05229	SUN0100040	40 Sunderton Road Brandwood End West Midlands	B14 6JJ	D	H	3	Assured Lifetime	~	£350,000	GN Social Rent -H	EUV-SH	Freehold	£70,642	£71,000	
HW05230	SUN0100042	42 Sunderton Road Brandwood End West Midlands	B14 6JJ	C	H	3	Assured Lifetime	~	£350,000	GN Social Rent -H	EUV-SH	Freehold	£70,642	£71,000	
HW05231	SUN0100044	44 Sunderton Road Brandwood End West Midlands	B14 6JJ	D	H	3	Assured Lifetime	~	£350,000	GN Social Rent -H	EUV-SH	Freehold	£70,642	£71,000	
HW05232	SUN0100046	46 Sunderton Road Brandwood End West Midlands	B14 6JJ	D	H	3	Assured Lifetime	~	£350,000	GN Social Rent -H	EUV-SH	Freehold	£70,642	£71,000	
HW05233	SUN0100048	48 Sunderton Road Brandwood End West Midlands	B14 6JJ	D	H	4	Assured Lifetime	~	£395,000	GN Social Rent -H	EUV-SH	Freehold	£76,406	£76,000	
HW05234	SUN0100050	50 Sunderton Road Brandwood End West Midlands	B14 6JJ	C	H	2	Assured Lifetime	~	£310,000	GN Social Rent -H	EUV-SH	Freehold	£66,641	£67,000	
HW05235	SUN0100052	52 Sunderton Road Brandwood End West Midlands	B14 6JJ	D	H	2	Assured Lifetime	~	£310,000	GN Social Rent -H	EUV-SH	Freehold	£64,889	£65,000	
HW05236	SUN0100054	54 Sunderton Road Brandwood End West Midlands	B14 6JJ	C	H	2	Assured Lifetime	~	£310,000	GN Social Rent -H	EUV-SH	Freehold	£64,889	£65,000	
HM04915	SUN0200056	56 Sunderton Road Brandwood End West Midlands	B14 6JJ	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HM04916	SUN0200058	58 Sunderton Road Brandwood End West Midlands	B14 6JJ	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HM04917	SUN0200060	60 Sunderton Road Brandwood End West Midlands	B14 6JJ	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£63,698	£64,000	
HM04918	SUN0200062	62 Sunderton Road Brandwood End West Midlands	B14 6JJ	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£67,916	£68,000	
HM04919	SUN0200064	64 Sunderton Road Brandwood End West Midlands	B14 6JJ	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HM04920	SUN0200066	66 Sunderton Road Brandwood End West Midlands	B14 6JJ	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HM04921	SUN0200068	68 Sunderton Road Brandwood End West Midlands	B14 6JJ	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HM04922	SUN0200070	70 Sunderton Road Brandwood End West Midlands	B14 6JJ	D	H	2	Assured Lifetime	~	£335,000	GN Social Rent -H	EUV-SH	Freehold	£66,133	£66,000	
HW05345	SUN0200077	77 Sunderton Road Brandwood End West Midlands	B14 6JJ	~	H	3	Shared Ownership	25.00%	£350,000	SO	EUV-SH	Freehold	£58,805	£59,000	
HW05346	SUN0200079	79 Sunderton Road Brandwood End West Midlands	B14 6JJ	~	H	3	Shared Ownership	70.00%	£350,000	SO	EUV-SH	Freehold	£160,850	£161,000	
HW05347	SUN0200081	81 Sunderton Road Brandwood End West Midlands	B14 6JJ	~	H	2	Shared Ownership	30.00%	£310,000	SO	EUV-SH	Freehold	£48,722	£49,000	
HW05348	SUN0200083	83 Sunderton Road Brandwood End West Midlands	B14 6JJ	C	H	2	Shared Ownership	65.00%	£310,000	SO	EUV-SH	Freehold	£123,995	£124,000	
HW05264	SUN0200085	85 Sunderton Road Brandwood End West Midlands	B14 6JJ	C	H	3	Assured Lifetime	~	£350,000	GN Social Rent -H	EUV-SH	Freehold	£75,575	£76,000	
HW05265	SUN0200087	87 Sunderton Road Brandwood End West Midlands	B14 6JJ	D	H	2	Assured Lifetime	~	£310,000	GN Social Rent -H	EUV-SH	Freehold	£63,454	£63,000	
HW05349	SUN0200089	89 Sunderton Road Brandwood End West Midlands	B14 6JJ	~	H	3	Shared Ownership	60.00%	£350,000	SO	EUV-SH	Freehold	£144,562	£144,000	
HW05350	SUN0200093	93 Sunderton Road Brandwood End West Midlands	B14 6JJ	~	H	3	Shared Ownership	60.00%	£350,000	SO	EUV-SH	Freehold	£135,254	£135,000	
HW00664	WAL1800001	1 Walmer Court Edgbaston West Midlands	B16 0RX	C	F	2	Assured Lifetime	~	£130,000	GN Social Rent -F	MVT	Freehold	£43,215		£97,000
HW00665	WAL1800002	2 Walmer Court Edgbaston West Midlands	B16 0RX	C	F	2	Assured Lifetime	~	£130,000	GN Social Rent -F	MVT	Freehold	£44,539		£97,000
HW00661	WAL1800003	3 Walmer Court Edgbaston West Midlands	B16 0RX	E	F	2	Assured Lifetime	~	£130,000	GN Social Rent -F	MVT	Freehold	£44,383		£97,000
HW00666	WAL1800004	4 Walmer Court Edgbaston West Midlands	B16 0RX	E	F	1	Fair Rent	~	£110,000	GN Social Rent -F	MVT	Freehold	£38,286		£79,000
HW00667	WAL1800005	5 Walmer Court Edgbaston West Midlands	B16 0RX	C	F	2	Assured Lifetime	~	£130,000	GN Social Rent -F	MVT	Freehold	£44,383		£97,000
HW00662	WAL1800006	6 Walmer Court Edgbaston West Midlands	B16 0RX	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£39,913		£94,000
HW00668	WAL1800007	7 Walmer Court Edgbaston West Midlands	B16 0RX	C	F	2	Assured Lifetime	~	£130,000	GN Social Rent -F	MVT	Freehold	£47,135		£111,000
HW00663	WAL1800008	8 Walmer Court Edgbaston West Midlands	B16 0RX	D	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£40,914		£94,000
HW00669	WAL1800009	9 Walmer Court Edgbaston West Midlands	B16 0RX	C	F	2	Fair Rent	~	£130,000	GN Social Rent -F	MVT	Freehold	£42,162		£94,000
HW00187	ELP0200001	1 Elphinstone End Erdington West Midlands	B24 0HD	D	H	3	Assured Lifetime	~	£300,000	GN Social Rent -H	EUV-SH	Freehold	£71,563	£72,000	
HW00199	ELP0200003	3 Elphinstone End Erdington West Midlands	B24 0HD	D	H	2	Assured Lifetime	~	£250,000	GN Social Rent -H	EUV-SH	Freehold	£65,048	£65,000	

UPRN	Open Housing UPRN	Address 1	Post Code	EPC	Property Type	Beds (0=Bedsit)	Tenancy Type	SO Equity Retained by HA %	Indicative 100% Vacant Possession Value - 2025	Report Archetype	Valuation Basis	LH-FH	EUV-SH All Stock	EUV-SH Applicable	MV-STT Applicable
HW00203	ELP0200005	5 Elphinstone End Erdington West Midlands	B24 0HD	C	H	2	Assured Lifetime	~	£250,000	GN Social Rent -H	EUV-SH	Freehold	£65,048	£65,000	
HW00204	ELP0200007	7 Elphinstone End Erdington West Midlands	B24 0HD	C	H	2	Assured Lifetime	~	£250,000	GN Social Rent -H	EUV-SH	Freehold	£65,048	£65,000	
HW00205	ELP0200009	9 Elphinstone End Erdington West Midlands	B24 0HD	C	H	2	Assured Lifetime	~	£250,000	GN Social Rent -H	EUV-SH	Freehold	£65,048	£65,000	
HW00188	ELP0200016	16 Elphinstone End Erdington West Midlands	B24 0HD	C	H	2	5yr Fixed Term	~	£250,000	GN Social Rent -H	EUV-SH	Freehold	£67,477	£67,000	
HW00189	ELP0200018	18 Elphinstone End Erdington West Midlands	B24 0HD	C	H	2	Assured Lifetime	~	£250,000	GN Social Rent -H	EUV-SH	Freehold	£65,048	£65,000	
HW00190	ELP0200020	20 Elphinstone End Erdington West Midlands	B24 0HD	C	H	3	Assured Lifetime	~	£300,000	GN Social Rent -H	EUV-SH	Freehold	£71,563	£72,000	
HW00191	ELP0200022	22 Elphinstone End Erdington West Midlands	B24 0HD	D	H	3	Assured Lifetime	~	£300,000	GN Social Rent -H	EUV-SH	Freehold	£71,563	£72,000	
HW00193	ELP0200024	24 Elphinstone End Erdington West Midlands	B24 0HD	D	H	3	Assured Lifetime	~	£300,000	GN Social Rent -H	EUV-SH	Freehold	£71,563	£72,000	
HW00195	ELP0200026	26 Elphinstone End Erdington West Midlands	B24 0HD	D	H	3	Assured Lifetime	~	£300,000	GN Social Rent -H	EUV-SH	Freehold	£71,563	£72,000	
HW00622	SEL0100036	36 Selborne Road Handsworth Wood West Midlands	B20 2DW	E	H	3	Fair Rent	~	£185,000	GN Social Rent -H	MVT	Freehold	£58,040		£131,000
HW00623	SEL0100038	38 Selborne Road Handsworth Wood West Midlands	B20 2DW	C	H	3	5yr Fixed Term	~	£185,000	GN Affordable -H	MVT	Freehold	£98,514		£136,000
HW03689	SPR0600001	1 Springslade Harborne West Midlands	B32 2NZ	C	H	3	Shared Ownership	50.00%	£200,000	SO	EUV-SH	Freehold	£66,509	£66,000	
HW03690	SPR0600003	3 Springslade Harborne West Midlands	B32 2NZ	~	H	3	Shared Ownership	50.00%	£200,000	SO	EUV-SH	Freehold	£66,509	£66,000	
HW03691	SPR0600007	7 Springslade Harborne West Midlands	B32 2NZ	~	H	2	Shared Ownership	50.00%	£175,000	SO	EUV-SH	Freehold	£60,033	£60,000	
HW03692	SPR0600009	9 Springslade Harborne West Midlands	B32 2NZ	~	H	3	Shared Ownership	50.00%	£200,000	SO	EUV-SH	Freehold	£66,509	£66,000	
HW03693	SPR0600011	11 Springslade Harborne West Midlands	B32 2NZ	~	H	3	Shared Ownership	50.00%	£200,000	SO	EUV-SH	Freehold	£66,509	£66,000	
HW03694	SPR0600019	19 Springslade Harborne West Midlands	B32 2NZ	C	H	3	Shared Ownership	50.00%	£200,000	SO	EUV-SH	Freehold	£66,509	£66,000	
HW03695	SPR0600021	21 Springslade Harborne West Midlands	B32 2NZ	C	H	3	Shared Ownership	50.00%	£200,000	SO	EUV-SH	Freehold	£66,509	£66,000	
HW03698	SPR0600031	31 Springslade Harborne West Midlands	B32 2NZ	~	H	2	Shared Ownership	50.00%	£175,000	SO	EUV-SH	Freehold	£60,033	£60,000	
HW03699	SPR0600033	33 Springslade Harborne West Midlands	B32 2NZ	~	H	2	Shared Ownership	50.00%	£175,000	SO	EUV-SH	Freehold	£60,033	£60,000	
HW00311	HIN0200001	1 Hingeston Street Hockley West Midlands	B18 6PU	E	H	3	Assured Lifetime	~	£210,000	GN Social Rent -H	MVT	Freehold	£59,495		£152,000
HW00326	HIN0200003	3 Hingeston Street Hockley West Midlands	B18 6PU	D	H	3	Assured Lifetime	~	£210,000	GN Social Rent -H	MVT	Freehold	£59,495		£152,000
HW00332	HIN0200005	5 Hingeston Street Hockley West Midlands	B18 6PU	D	H	3	Fair Rent	~	£210,000	GN Social Rent -H	MVT	Freehold	£49,767		£147,000
HW00334	HIN0200009	9 Hingeston Street Hockley West Midlands	B18 6PU	D	H	3	Assured Lifetime	~	£210,000	GN Social Rent -H	MVT	Freehold	£59,495		£152,000
HW00312	HIN0200011	11 Hingeston Street Hockley West Midlands	B18 6PU	E	H	3	Assured Lifetime	~	£210,000	GN Social Rent -H	MVT	Freehold	£59,495		£152,000
HW00313	HIN0200015	15 Hingeston Street Hockley West Midlands	B18 6PU	F	H	2	Assured Lifetime	~	£185,000	GN Social Rent -H	MVT	Freehold	£53,700		£124,000
HW00319	HIN0200017	17 Hingeston Street Hockley West Midlands	B18 6PU	E	H	2	Assured Lifetime	~	£185,000	GN Social Rent -H	MVT	Freehold	£53,700		£134,000
HW00320	HIN0200019	19 Hingeston Street Hockley West Midlands	B18 6PU	C	H	2	Fair Rent	~	£185,000	GN Social Rent -H	MVT	Freehold	£44,919		£130,000
HW00321	HIN0200021	21 Hingeston Street Hockley West Midlands	B18 6PU	D	H	2	Assured Lifetime	~	£185,000	GN Social Rent -H	MVT	Freehold	£53,700		£134,000
HW00322	HIN0200023	23 Hingeston Street Hockley West Midlands	B18 6PU	D	F	1	Assured Lifetime	~	£100,000	GN Social Rent -F	MVT	Freehold	£36,436		£73,000
HW00323	HIN0200025	25 Hingeston Street Hockley West Midlands	B18 6PU	E	F	1	Assured Lifetime	~	£100,000	GN Social Rent -F	MVT	Freehold	£36,380		£73,000
HW00324	HIN0200027	27 Hingeston Street Hockley West Midlands	B18 6PU	C	F	1	Assured Lifetime	~	£100,000	GN Social Rent -F	MVT	Freehold	£35,479		£73,000
HW00325	HIN0200029	29 Hingeston Street Hockley West Midlands	B18 6PU	F	F	1	Assured Lifetime	~	£100,000	GN Social Rent -F	MVT	Freehold	£35,136		£63,000
HW00327	HIN0200031	31 Hingeston Street Hockley West Midlands	B18 6PU	C	F	1	Assured Lifetime	~	£100,000	GN Social Rent -F	MVT	Freehold	£36,559		£73,000
HW00328	HIN0200033	33 Hingeston Street Hockley West Midlands	B18 6PU	C	F	1	Assured Lifetime	~	£100,000	GN Social Rent -F	MVT	Freehold	£35,479		£73,000
HW00329	HIN0200035	35 Hingeston Street Hockley West Midlands	B18 6PU	E	F	1	Assured Lifetime	~	£100,000	GN Social Rent -F	MVT	Freehold	£37,963		£85,000
HW00330	HIN0200037	37 Hingeston Street Hockley West Midlands	B18 6PU	E	F	1	Assured Lifetime	~	£100,000	GN Social Rent -F	MVT	Freehold	£35,479		£73,000
HW00331	HIN0200039	39 Hingeston Street Hockley West Midlands	B18 6PU	D	H	2	Assured Lifetime	~	£185,000	GN Social Rent -H	MVT	Freehold	£55,150		£134,000
HW00314	PIT0100160	160 Pitsford Street Hockley West Midlands	B18 6PT	F	H	3	Assured Lifetime	~	£210,000	GN Social Rent -H	MVT	Freehold	£59,495		£142,000
HW00315	PIT0100162	162 Pitsford Street Hockley West Midlands	B18 6PT	E	H	3	Assured Lifetime	~	£210,000	GN Social Rent -H	MVT	Freehold	£61,104		£152,000
HW00316	PIT0100164	164 Pitsford Street Hockley West Midlands	B18 6PT	D	H	3	Fair Rent	~	£210,000	GN Social Rent -H	MVT	Freehold	£49,767		£147,000
HW00317	PIT0100166	166 Pitsford Street Hockley West Midlands	B18 6PT	D	H	3	Assured Lifetime	~	£210,000	GN Social Rent -H	MVT	Freehold	£59,495		£152,000
HW00318	PIT0100168	168 Pitsford Street Hockley West Midlands	B18 6PT	E	H	3	Assured Lifetime	~	£210,000	GN Social Rent -H	MVT	Freehold	£59,495		£152,000
HW03147	BRA0900108	108 Brandwood Park Road Kings Heath West Midlands	B14 6QY	E	H	3	Assured Lifetime	~	£350,000	GN Social Rent -H	MVT	Freehold	£70,642		£257,000
HW03148	BRA0900110	110 Brandwood Park Road Kings Heath West Midlands	B14 6QY	E	H	3	Assured Lifetime	~	£350,000	GN Social Rent -H	MVT	Freehold	£70,642		£257,000
HW03149	BRA0900114	114 Brandwood Park Road Kings Heath West Midlands	B14 6QY	E	H	4	Assured Lifetime	~	£395,000	GN Social Rent -H	MVT	Freehold	£76,406		£290,000
HW01910	LIF0100016	16 Lifford Close Kings Heath West Midlands	B14 6QL	C	H	2	Assured Lifetime	~	£275,000	GN Social Rent -H	MVT	Freehold	£79,148		£199,000
HW02098	KIN0200397	397 Kings Road Kingstanding West Midlands	B44 0UG	C	H	3	Assured Lifetime	~	£235,000	GN Social Rent -H	MVT	Freehold	£77,935		£170,000
HW00420	CLA0100001	1 Clavedon Close Northfield West Midlands	B31 1DE	C	H	3	Assured Lifetime	~	£225,000	GN Social Rent -H	EUV-SH	Freehold	£65,709	£66,000	
HW00425	CLA0100003	3 Clavedon Close Northfield West Midlands	B31 1DE	C	H	3	Assured Lifetime	~	£225,000	GN Social Rent -H	EUV-SH	Freehold	£67,488	£67,000	
HW00426	CLA0100005	5 Clavedon Close Northfield West Midlands	B31 1DE	C	H	2	Assured Lifetime	~	£190,000	GN Social Rent -H	EUV-SH	Freehold	£60,258	£60,000	
HW00432	CLA0100007	7 Clavedon Close Northfield West Midlands	B31 1DE	C	H	3	Assured Lifetime	~	£225,000	GN Social Rent -H	EUV-SH	Freehold	£65,709	£66,000	
HW00433	CLA0100009	9 Clavedon Close Northfield West Midlands	B31 1DE	C	H	3	Assured Lifetime	~	£225,000	GN Social Rent -H	EUV-SH	Freehold	£65,069	£65,000	
HW00421	CLA0100011	11 Clavedon Close Northfield West Midlands	B31 1DE	D	H	3	Assured Lifetime	~	£225,000	GN Social Rent -H	EUV-SH	Freehold	£65,709	£66,000	
HW00422	CLA0100012	12 Clavedon Close Northfield West Midlands	B31 1DE	D	H	3	Assured Lifetime	~	£225,000	GN Social Rent -H	EUV-SH	Freehold	£65,709	£66,000	
HW00423	CLA0100014	14 Clavedon Close Northfield West Midlands	B31 1DE	D	H	2	Assured Lifetime	~	£190,000	GN Social Rent -H	EUV-SH	Freehold	£58,469	£58,000	
HW00424	CLA0100016	16 Clavedon Close Northfield West Midlands	B31 1DE	D	H	3	Assured Lifetime	~	£225,000	GN Social Rent -H	EUV-SH	Freehold	£65,709	£66,000	
HW00308	HIL0200085	85 Hillwood Road Northfield West Midlands	B31 1DL	D	H	2	Assured Lifetime	~	£190,000	GN Social Rent -H	EUV-SH	Freehold	£58,469	£58,000	
HW00309	HIL0200087	87 Hillwood Road Northfield West Midlands	B31 1DL	D	H	2	Assured Lifetime	~	£190,000	GN Social Rent -H	EUV-SH	Freehold	£58,755	£59,000	
HW00310	HIL0200089	89 Hillwood Road Northfield West Midlands	B31 1DL	C	H	2	Assured Lifetime	~	£190,000	GN Social Rent -H	EUV-SH	Freehold	£60,046	£60,000	
HW00427	LON0300053	53 Long Nuke Road Northfield West Midlands	B31 1DT	C	H	2	Assured Lifetime	~	£190,000	GN Social Rent -H	EUV-SH	Freehold	£60,517	£61,000	
HW00428	LON0300055	55 Long Nuke Road Northfield West Midlands	B31 1DT	C	H	2	Assured Lifetime	~	£190,000	GN Social Rent -H	EUV-SH	Freehold	£58,469	£58,000	
HW00429	LON0300057	57 Long Nuke Road Northfield West Midlands	B31 1DT	C	H	2	Assured Lifetime	~	£190,000	GN Social Rent -H	EUV-SH	Freehold	£62,560	£63,000	
HW00430	LON0300059	59 Long Nuke Road Northfield West Midlands	B31 1DT	D	H	2	Assured Lifetime	~	£190,000	GN Social Rent -H	EUV-SH	Freehold	£60,051	£60,000	
HW00431	LON0300061	61 Long Nuke Road Northfield West Midlands	B31 1DT	C	H	3	Assured Lifetime	~	£225,000	GN Social Rent -H	EUV-SH	Freehold	£67,488	£67,000	
HM04923	PLA0100005	5 Plants Brook Crescent Pype Hayes West Midlands	B24 0SZ	D	H	2	Assured Lifetime	~	£250,000	GN Social Rent -H	MVT	Leasehold	£67,038		£184,000
HM04924	PLA0100007	7 Plants Brook Crescent Pype Hayes West Midlands	B24 0SZ	C	H	2	Assured Lifetime	~	£250,000	GN Social Rent -H	MVT	Leasehold	£65,048		£184,000
HM04925	PLA0100009	9 Plants Brook Crescent Pype Hayes West Midlands	B24 0SZ	C	H	2	Assured Lifetime	~	£250,000	GN Social Rent -H	MVT	Leasehold	£65,048		£184,000
HM04926	PLA0100011	11 Plants Brook Crescent Pype Hayes West Midlands	B24 0SZ	C	H	2	Assured Lifetime	~	£250,000	GN Social Rent -H	MVT	Leasehold	£66,805		£184,000
HM04998	PYP0300035	35 Pype Hayes Road Pype Hayes West Midlands	B24 0LY	C	H	5	Assured Lifetime	~	£375,000	GN Social Rent -H	MVT	Leasehold	£85,726		£276,000
HM04999	PYP0300037	37 Pype Hayes Road Pype Hayes West Midlands	B24 0LY	C	H	4	Assured Lifetime	~	£340,000	GN Social Rent -H	MVT	Leasehold	£77,343		£250,000
HM05000	PYP0300039	39 Pype Hayes Road Pype Hayes West Midlands	B24 0LY	C	H	4	Assured Lifetime	~	£340,000	GN Social Rent -H	MVT	Leasehold	£75,734		£250,000
HM05001	PYP0300041	41 Pype Hayes Road Pype Hayes West Midlands	B24 0LY	C	H	4	Assured Lifetime	~	£340,000	GN Social Rent -H	MVT	Leasehold	£76,872		£250,000
HM05002	PYP0300043	43 Pype Hayes Road Pype Hayes West Midlands	B24 0LY	C	H	5	Assured Lifetime	~	£395,000	GN Social Rent -H	MVT	Leasehold	£83,477		£290,000
HM04928	SPR0700016	16 Springthorpe Road Pype Hayes West Midlands	B24 0PL	D	H	4	Assured Lifetime	~	£340,000	GN Social Rent -H	MVT	Leasehold	£77,337		£250,000
HM04929	SPR0700034	34 Springthorpe Road Pype Hayes West Midlands	B24 0PL	D	H	3	Assured Lifetime	~	£300,000	GN Social Rent -H	MVT	Leasehold	£71,563		£221,000
HM04930	SPR0700036	36 Springthorpe Road Pype Hayes West Midlands	B24 0PL	C	H	3	Assured Lifetime	~	£300,000	GN Affordable -H	MVT	Leasehold	£90,909		£221,000

UPRN	Open Housing UPRN	Address 1	Post Code	EPC	Property Type	Beds (0=Bedsit)	Tenancy Type	SO Equity Retained by HA %	Indicative 100% Vacant Possession Value - 2025	Report Archetype	Valuation Basis	LH-FH	EUV-SH All Stock	EUV-SH Applicable	MV-STT Applicable
HM04931	SPR0700038	38 Springthorpe Road Pype Hayes West Midlands	B24 0PL	E	H	3	Assured Lifetime	~	£300,000	GN Social Rent -H	MVT	Leasehold	£76,580		£228,000
HM04932	SPR0700040	40 Springthorpe Road Pype Hayes West Midlands	B24 0PL	D	H	3	Assured Lifetime	~	£300,000	GN Social Rent -H	MVT	Leasehold	£72,404		£221,000
HM05003	SPR0700042	42 Springthorpe Road Pype Hayes West Midlands	B24 0PL	C	H	4	Assured Lifetime	~	£340,000	GN Affordable -H	MVT	Leasehold	£108,833		£250,000
HW01923	ANK0100009	9 Ankermoor Close Shard End West Midlands	B34 6TF	C	H	4	Assured Lifetime	~	£265,000	GN Social Rent -H	MVT	Freehold	£73,489		£192,000
HW04428	BRO02300164	164 Brookmeadow Road Shard End West Midlands	B34 6QR	C	H	3	Assured Lifetime	~	£245,000	GN Social Rent -H	EUV-SH	Freehold	£67,461	£67,000	
HW04429	BRO02300166	166 Brookmeadow Road Shard End West Midlands	B34 6QR	C	H	2	Assured Lifetime	~	£220,000	GN Social Rent -H	EUV-SH	Freehold	£61,750	£62,000	
HW01919	BRO0800273	273 Brownfield Road Shard End West Midlands	B34 7EA	D	H	2	Assured Lifetime	~	£210,000	GN Social Rent -H	MVT	Freehold	£61,152		£152,000
HW04430	COL1400002	2 Cole Hall Lane Shard End West Midlands	B34 6HN	D	H	2	Assured Lifetime	~	£220,000	GN Social Rent -H	EUV-SH	Freehold	£61,750	£62,000	
HW04431	COL1400004	4 Cole Hall Lane Shard End West Midlands	B34 6HN	C	H	3	Assured Lifetime	~	£245,000	GN Social Rent -H	EUV-SH	Freehold	£67,461	£67,000	
HW04432	COL1400006	6 Cole Hall Lane Shard End West Midlands	B34 6HN	C	H	3	Assured Lifetime	~	£245,000	GN Social Rent -H	EUV-SH	Freehold	£68,752	£69,000	
HW04433	COL1400008	8 Cole Hall Lane Shard End West Midlands	B34 6HN	D	H	3	Assured Lifetime	~	£245,000	GN Social Rent -H	EUV-SH	Freehold	£67,461	£67,000	
HW04434	COL1400010	10 Cole Hall Lane Shard End West Midlands	B34 6HN	C	H	2	Assured Lifetime	~	£220,000	GN Social Rent -H	EUV-SH	Freehold	£62,052	£62,000	
HW04435	COL1400012	12 Cole Hall Lane Shard End West Midlands	B34 6HN	C	H	2	Assured Lifetime	~	£220,000	GN Social Rent -H	EUV-SH	Freehold	£61,750	£62,000	
HW04436	COL1400014	14 Cole Hall Lane Shard End West Midlands	B34 6HN	C	H	3	Assured Lifetime	~	£245,000	GN Social Rent -H	EUV-SH	Freehold	£66,810	£67,000	
HW04437	COL1400016	16 Cole Hall Lane Shard End West Midlands	B34 6HN	C	H	4	Assured Lifetime	~	£275,000	GN Social Rent -H	EUV-SH	Freehold	£70,960	£71,000	
HW04482	COL1400018	18 Cole Hall Lane Shard End West Midlands	B34 6HN	C	H	2	Assured Shorthold	~	£220,000	IMR	EUV-SH	Freehold	£80,614	£81,000	
HW04483	COL1400020	20 Cole Hall Lane Shard End West Midlands	B34 6HN	B	H	3	Shared Ownership	75.00%	£245,000	SO	EUV-SH	Freehold	£116,265	£116,000	
HW04484	COL1400022	22 Cole Hall Lane Shard End West Midlands	B34 6HN	B	H	4	Shared Ownership	75.00%	£275,000	SO	EUV-SH	Freehold	£134,931	£135,000	
HW04485	COL1400024	24 Cole Hall Lane Shard End West Midlands	B34 6HN	C	H	3	Shared Ownership	50.00%	£245,000	SO	EUV-SH	Freehold	£80,483	£80,000	
HW04486	COL1400026	26 Cole Hall Lane Shard End West Midlands	B34 6HN	C	H	3	Shared Ownership	75.00%	£245,000	SO	EUV-SH	Freehold	£120,918	£121,000	
HW04487	COL1400028	28 Cole Hall Lane Shard End West Midlands	B34 6HN	B	H	4	Shared Ownership	65.00%	£275,000	SO	EUV-SH	Freehold	£94,237	£94,000	
HW04488	COL1400030	30 Cole Hall Lane Shard End West Midlands	B34 6HN	B	H	3	Shared Ownership	75.00%	£245,000	SO	EUV-SH	Freehold	£116,265	£116,000	
HW04489	COL1400032	32 Cole Hall Lane Shard End West Midlands	B34 6HN	B	H	2	Shared Ownership	75.00%	£220,000	SO	EUV-SH	Freehold	£97,637	£98,000	
HW04490	COL1400034	34 Cole Hall Lane Shard End West Midlands	B34 6HN	B	H	2	Shared Ownership			Nil Value	Nil Value	Freehold	Nil Value		
HW04491	COL1400036	36 Cole Hall Lane Shard End West Midlands	B34 6HN	B	H	2	Shared Ownership	60.00%	£220,000	SO	EUV-SH	Freehold	£74,317	£74,000	
HW04492	COL1400038	38 Cole Hall Lane Shard End West Midlands	B34 6HN	B	H	3	Shared Ownership	60.00%	£245,000	SO	EUV-SH	Freehold	£83,637	£84,000	
HW04493	COL1400040	40 Cole Hall Lane Shard End West Midlands	B34 6HN	B	H	2	Shared Ownership	75.00%	£220,000	SO	EUV-SH	Freehold	£97,637	£98,000	
HW04494	COL1400042	42 Cole Hall Lane Shard End West Midlands	B34 6HN	C	H	2	Shared Ownership	75.00%	£220,000	SO	EUV-SH	Freehold	£90,644	£91,000	
HW04495	COL1400044	44 Cole Hall Lane Shard End West Midlands	B34 6HN	B	H	3	Shared Ownership	75.00%	£245,000	SO	EUV-SH	Freehold	£106,970	£107,000	
HW04496	COL1400046	46 Cole Hall Lane Shard End West Midlands	B34 6HN	C	H	3	Shared Ownership	50.00%	£245,000	SO	EUV-SH	Freehold	£71,176	£71,000	
HW04497	COL1400048	48 Cole Hall Lane Shard End West Midlands	B34 6HN	C	H	3	Shared Ownership	70.00%	£245,000	SO	EUV-SH	Freehold	£107,255	£107,000	
HW04499	DAR0200104	104 Darley Avenue Shard End West Midlands	B34 6JN	B	H	2	Shared Ownership	50.00%	£220,000	SO	EUV-SH	Freehold	£57,977	£58,000	
HW04500	DAR0200106	106 Darley Avenue Shard End West Midlands	B34 6JN	B	H	2	Shared Ownership	75.00%	£220,000	SO	EUV-SH	Freehold	£87,412	£87,000	
HW04501	DAR0200108	108 Darley Avenue Shard End West Midlands	B34 6JN	B	H	3	Shared Ownership	70.00%	£245,000	SO	EUV-SH	Freehold	£116,252	£116,000	
HW04502	DAR0200110	110 Darley Avenue Shard End West Midlands	B34 6JN	B	H	3	Shared Ownership	75.00%	£245,000	SO	EUV-SH	Freehold	£123,982	£124,000	
HW04504	DAR0200114	114 Darley Avenue Shard End West Midlands	B34 6JN	C	H	3	Shared Ownership	65.00%	£245,000	SO	EUV-SH	Freehold	£106,544	£106,000	
HW04505	DAR0200116	116 Darley Avenue Shard End West Midlands	B34 6JN	B	H	2	Shared Ownership	55.00%	£220,000	SO	EUV-SH	Freehold	£65,759	£66,000	
HW04506	DAR0200118	118 Darley Avenue Shard End West Midlands	B34 6JN	B	H	3	Shared Ownership	60.00%	£245,000	SO	EUV-SH	Freehold	£77,419	£77,000	
HW04507	DAR0200120	120 Darley Avenue Shard End West Midlands	B34 6JN	B	H	2	Shared Ownership	60.00%	£220,000	SO	EUV-SH	Freehold	£112,774	£113,000	
HW04508	DAR0200122	122 Darley Avenue Shard End West Midlands	B34 6JN	C	H	4	Shared Ownership	75.00%	£275,000	SO	EUV-SH	Freehold	£157,618	£157,000	
HW04510	GAL0500037	37 Galloway Avenue Shard End West Midlands	B34 6JL	B	H	2	Shared Ownership	75.00%	£220,000	SO	EUV-SH	Freehold	£106,970	£107,000	
HW04512	GAL0500041	41 Galloway Avenue Shard End West Midlands	B34 6JL	C	H	2	Shared Ownership	55.00%	£220,000	SO	EUV-SH	Freehold	£78,518	£78,000	
HW04513	GAL0500043	43 Galloway Avenue Shard End West Midlands	B34 6JL	B	H	3	Shared Ownership	30.00%	£245,000	SO	EUV-SH	Freehold	£54,371	£54,000	
HW04514	GAL0500045	45 Galloway Avenue Shard End West Midlands	B34 6JL	B	H	3	Shared Ownership	50.00%	£245,000	SO	EUV-SH	Freehold	£85,201	£85,000	
HW04515	GAL0500047	47 Galloway Avenue Shard End West Midlands	B34 6JL	B	H	2	Shared Ownership	75.00%	£220,000	SO	EUV-SH	Freehold	£97,637	£98,000	
HW04438	GAL0400049	49 Galloway Avenue Shard End West Midlands	B34 6JL	C	H	2	Assured Lifetime	~	£220,000	GN Social Rent -H	MVT	Freehold	£62,052		£162,000
HW04439	GAL0400051	51 Galloway Avenue Shard End West Midlands	B34 6JL	D	H	3	Assured Lifetime	~	£245,000	GN Social Rent -H	MVT	Freehold	£66,810		£180,000
HW04516	GAL0500055	55 Galloway Avenue Shard End West Midlands	B34 6JL	~	H	3	Shared Ownership	30.00%	£245,000	SO	EUV-SH	Freehold	£53,026	£53,000	
HW04517	GAL0500057	57 Galloway Avenue Shard End West Midlands	B34 6JL	~	H	3	Shared Ownership	65.00%	£245,000	SO	EUV-SH	Freehold	£116,471	£116,000	
HW04441	GAL0500059	59 Galloway Avenue Shard End West Midlands	B34 6JL	C	H	4	Assured Lifetime	~	£270,000	GN Social Rent -H	MVT	Freehold	£74,426		£198,000
HW04442	GAL0500061	61 Galloway Avenue Shard End West Midlands	B34 6JL	B	H	3	Assured Lifetime	~	£245,000	GN Affordable -H	MVT	Freehold	£85,528		£180,000
HW04443	GAL0500063	63 Galloway Avenue Shard End West Midlands	B34 6JL	C	H	2	Licence - Usage & Occupation	~	£220,000	GN Social Rent -H	MVT	Freehold	£57,336		£162,000
HW04444	GAL0500065	65 Galloway Avenue Shard End West Midlands	B34 6JL	C	H	3	Assured Lifetime	~	£245,000	GN Social Rent -H	MVT	Freehold	£67,461		£180,000
HW04445	GAL0500067	67 Galloway Avenue Shard End West Midlands	B34 6JL	D	H	2	Assured Lifetime	~	£220,000	GN Social Rent -H	MVT	Freehold	£63,634		£162,000
HW04446	GAL0500069	69 Galloway Avenue Shard End West Midlands	B34 6JL	C	H	3	Assured Lifetime	~	£245,000	GN Social Rent -H	MVT	Freehold	£66,466		£180,000
HW04518	GAL0500071	71 Galloway Avenue Shard End West Midlands	B34 6JL	B	H	3	Shared Ownership	60.00%	£245,000	SO	EUV-SH	Freehold	£91,031	£91,000	
HW00831	NEA0100063	63 Nearmoor Road Shard End West Midlands	B34 7QD	D	H	2	Assured Lifetime	~	£210,000	GN Social Rent -H	MVT	Freehold	£61,750		£152,000
HW01917	PAC0200254	254 Packington Avenue Shard End West Midlands	B34 7RH	D	H	3	Assured Lifetime	~	£235,000	GN Social Rent -H	MVT	Freehold	£82,286		£170,000
HW01918	SHA0300181	181 Shard End Crescent Shard End West Midlands	B34 7RE	C	H	3	Assured Lifetime	~	£235,000	GN Social Rent -H	MVT	Freehold	£82,286		£170,000
HW01920	TEE0100081	81 Teesdale Avenue Shard End West Midlands	B34 6JQ	D	H	3	Assured Lifetime	~	£235,000	GN Social Rent -H	MVT	Freehold	£82,286		£173,000
HW01922	TIM0100130	130 Timberley Lane Shard End West Midlands	B34 7EP	C	H	3	Assured Lifetime	~	£235,000	GN Affordable -H	MVT	Freehold	£89,212		£173,000
HW00227	GOR0300001	1 Gordon Court Stechford West Midlands	B33 8AN	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£37,078		£81,000
HW00230	GOR0300002	2 Gordon Court Stechford West Midlands	B33 8AN	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£38,206		£81,000
HW00222	GOR0300003	3 Gordon Court Stechford West Midlands	B33 8AN	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£38,079		£81,000
HW00223	GOR0300004	4 Gordon Court Stechford West Midlands	B33 8AN	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£38,079		£81,000
HW00231	GOR0300005	5 Gordon Court Stechford West Midlands	B33 8AN	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£37,078		£81,000
HW00224	GOR0300006	6 Gordon Court Stechford West Midlands	B33 8AN	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£38,079		£81,000
HW00225	GOR0300007	7 Gordon Court Stechford West Midlands	B33 8AN	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£38,079		£81,000
HW00232	GOR0300008	8 Gordon Court Stechford West Midlands	B33 8AN	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£36,839		£84,000
HW00226	GOR0300009	9 Gordon Court Stechford West Midlands	B33 8AN	D	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£38,079		£81,000
HW00221	GOR0300010	10 Gordon Court Stechford West Midlands	B33 8AN	C	F	1	Starter	~	£110,000	GN Social Rent -F	MVT	Freehold	£39,670		£81,000
HW00228	GOR0300011	11 Gordon Court Stechford West Midlands	B33 8AN	D	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£36,528		£81,000
HW00229	GOR0300012	12 Gordon Court Stechford West Midlands	B33 8AN	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£39,674		£84,000
HW00239	HAL0100001	1 Halkett Glade Stechford West Midlands	B33 8AW	E	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£40,432		£81,000
HW00235	HAL0100002	2 Halkett Glade Stechford West Midlands	B33 8AW	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£38,809		£81,000
HW00243	HAL0100003	3 Halkett Glade Stechford West Midlands	B33 8AW	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£38,809		£81,000
HW00236	HAL0100004	4 Halkett Glade Stechford West Midlands	B33 8AW	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£37,788		£81,000

UPRN	Open Housing UPRN	Address 1	Post Code	EPC	Property Type	Beds (0=Bedsit)	Tenancy Type	SO Equity Retained by HA %	Indicative 100% Vacant Possession Value - 2025	Report Archetype	Valuation Basis	LH-FH	EUV-SH All Stock	EUV-SH Applicable	MV-STT Applicable
HW00237	HAL0100005	5 Halkett Glade Stechford West Midlands	B33 8AW	C	F	1	Starter	~	£110,000	GN Social Rent -F	MVT	Freehold	£40,432		£81,000
HW00244	HAL0100006	6 Halkett Glade Stechford West Midlands	B33 8AW	B	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£38,809		£81,000
HW00238	HAL0100007	7 Halkett Glade Stechford West Midlands	B33 8AW	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£38,809		£81,000
HW00245	HAL0100008	8 Halkett Glade Stechford West Midlands	B33 8AW	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£40,432		£84,000
HW00246	HAL0100009	9 Halkett Glade Stechford West Midlands	B33 8AW	C	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£37,078		£81,000
HW00233	HAL0100010	10 Halkett Glade Stechford West Midlands	B33 8AW	E	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£37,078		£81,000
HW00240	HAL0100011	11 Halkett Glade Stechford West Midlands	B33 8AW	E	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£37,078		£81,000
HW00234	HAL0100012	12 Halkett Glade Stechford West Midlands	B33 8AW	E	F	1	Assured Lifetime	~	£110,000	GN Social Rent -F	MVT	Freehold	£38,206		£81,000
HW00241	HAL0100014	14 Halkett Glade Stechford West Midlands	B33 8AW	C	H	1	Assured Lifetime	~	£150,000	GN Social Rent -H	MVT	Freehold	£47,740		£110,000
HW00242	HAL0100016	16 Halkett Glade Stechford West Midlands	B33 8AW	C	H	1	Assured Lifetime	~	£150,000	GN Social Rent -H	MVT	Freehold	£49,032		£110,000
HD00032	03234	1 Charlotte Court Blaby Leicestershire	LE8 4EQ	C	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00033	00036	2 Charlotte Court Blaby Leicestershire	LE8 4EQ	D	F	1	Assured Lifetime	~	£120,000	GN Social Rent -F	MVT	Freehold	£35,961		£89,000
HD00034	00037	3 Charlotte Court Blaby Leicestershire	LE8 4EQ	D	F	1	Assured Lifetime	~	£120,000	GN Social Rent -F	MVT	Freehold	£38,342		£89,000
HD00035	005819	4 Charlotte Court Blaby Leicestershire	LE8 4EQ	D	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00036	03236	5 Charlotte Court Blaby Leicestershire	LE8 4EQ	F	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00037	00039	6 Charlotte Court Blaby Leicestershire	LE8 4EQ	C	F	1	Starter	~	£120,000	GN Social Rent -F	MVT	Freehold	£39,953		£89,000
HD00038	00040	7 Charlotte Court Blaby Leicestershire	LE8 4EQ	E	F	1	Fair Rent	~	£120,000	GN Social Rent -F	MVT	Freehold	£31,232		£86,000
HD00039	006783	8 Charlotte Court Blaby Leicestershire	LE8 4EQ	~	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00040	03237	9 Charlotte Court Blaby Leicestershire	LE8 4EQ	~	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00041	005898	10 Charlotte Court Blaby Leicestershire	LE8 4EQ	C	F	1	Assured Shorthold	~	£120,000	IMR	MVT	Freehold	£69,959		£70,000
HD00042	005099	11 Charlotte Court Blaby Leicestershire	LE8 4EQ	C	F	1	Assured Shorthold	~	£120,000	IMR	MVT	Freehold	£81,221		£81,000
HD00043	00044	12 Charlotte Court Blaby Leicestershire	LE8 4EQ	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,036		£108,000
HD00044	03238	13 Charlotte Court Blaby Leicestershire	LE8 4EQ	D	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00045	00046	14 Charlotte Court Blaby Leicestershire	LE8 4EQ	D	F	1	Assured Lifetime	~	£120,000	GN Social Rent -F	MVT	Freehold	£38,338		£89,000
HD00046	005044	15 Charlotte Court Blaby Leicestershire	LE8 4EQ	C	F	1	Assured Shorthold	~	£120,000	IMR	MVT	Freehold	£69,397		£69,000
HD00047	00048	16 Charlotte Court Blaby Leicestershire	LE8 4EQ	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£42,122		£108,000
HD02960	004597	44 Willow Road Blaby Leicestershire	LE8 4BF	C	H	3	Assured Lifetime	~	£270,000	GN Social Rent -H	MVT	Freehold	£85,688		£204,000
HD00082	00104	1 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£176,000	GN Social Rent -F	MVT	Freehold	£43,562		£109,000
HD00083	00105	2 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£45,388		£113,000
HD00084	00106	3 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£45,388		£113,000
HD00085	03248	4 Wykeham Close Blaby Leicestershire	LE8 4HT	~	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00086	005065	5 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£80,699		£81,000
HD00087	005066	6 Wykeham Close Blaby Leicestershire	LE8 3HT	C	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£80,699		£81,000
HD00088	00108	7 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Fair Rent	~	£145,000	GN Social Rent -F	MVT	Freehold	£34,956		£106,000
HD00089	005688	8 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Other Leasehold	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00090	03250	9 Wykeham Close Blaby Leicestershire	LE8 4HT	E	F	2	Former SO (Staircased)	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00091	004964	10 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£80,699		£81,000
HD00092	03251	11 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00093	006286	12 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£80,699		£81,000
HD00094	00114	13 Wykeham Close Blaby Leicestershire	LE8 4HT	E	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,558		£109,000
HD00095	00115	14 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Affordable -F	MVT	Freehold	£65,186		£109,000
HD00096	00116	15 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,562		£109,000
HD00097	005227	16 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£80,699		£81,000
HD00098	004859	17 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00099	006557	18 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£80,699		£81,000
HD00100	00120	19 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,562		£109,000
HD00101	005682	20 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£80,699		£81,000
HD00102	00122	21 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,713		£109,000
HD00103	00123	22 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,713		£109,000
HD00104	00124	23 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Starter	~	£145,000	GN Social Rent -F	MVT	Freehold	£45,388		£113,000
HD00105	005052	24 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00106	00126	25 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,558		£109,000
HD00107	005658	26 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£80,699		£81,000
HD00108	005670	27 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£79,087		£79,000
HD00109	00129	28 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,562		£109,000
HD00110	005671	29 Wykeham Close Blaby Leicestershire	LE8 4HT	E	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£80,699		£81,000
HD00111	03252	30 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Former SO (Staircased)	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00112	00131	31 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,558		£109,000
HD00113	00132	32 Wykeham Close Blaby Leicestershire	LE8 4HT	~	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00114	00133	33 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,713		£109,000
HD00115	005856	34 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£80,699		£81,000
HD00116	005659	35 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£74,931		£75,000
HD00117	006341	36 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£80,699		£81,000
HD00118	00137	37 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,713		£109,000
HD00119	005774	38 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£80,699		£81,000
HD00120	00139	39 Wykeham Close Blaby Leicestershire	LE8 4HT	E	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£42,142		£113,000
HD00121	00140	40 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,713		£109,000
HD00122	00141	41 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£45,388		£113,000
HD00123	00142	42 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,558		£109,000
HD00124	00143	43 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,558		£109,000
HD00125	00144	44 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,566		£109,000
HD00126	005015	45 Wykeham Close Blaby Leicestershire	LE8 4HT	~	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00127	00146	46 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,558		£109,000
HD00128	00147	47 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,566		£109,000
HD00129	00148	48 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,713		£109,000
HD00130	00149	49 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,558		£109,000
HD00131	005957	50 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£80,699		£81,000

UPRN	Open Housing UPRN	Address 1	Post Code	EPC	Property Type	Beds (0=Bedsit)	Tenancy Type	SO Equity Retained by HA %	Indicative 100% Vacant Possession Value - 2025	Report Archetype	Valuation Basis	LH-FH	EUV-SH All Stock	EUV-SH Applicable	MV-STT Applicable
HD00132	005368	51 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00133	005203	52 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£80,699		£81,000
HD00134	00153	53 Wykeham Close Blaby Leicestershire	LE8 4HT	E	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,558		£109,000
HD00135	00154	54 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Affordable -F	MVT	Freehold	£56,151		£109,000
HD00136	00155	55 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,562		£109,000
HD00137	03253	56 Wykeham Close Blaby Leicestershire	LE8 4HT	E	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00138	00157	57 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Fair Rent	~	£145,000	GN Social Rent -F	MVT	Freehold	£34,956		£106,000
HD00139	00158	58 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Fair Rent	~	£145,000	GN Social Rent -F	MVT	Freehold	£34,956		£106,000
HD00140	00159	59 Wykeham Close Blaby Leicestershire	LE8 4HT	C	F	2	Assured Lifetime	~	£145,000	GN Social Rent -F	MVT	Freehold	£43,558		£109,000
HD00141	005672	60 Wykeham Close Blaby Leicestershire	LE8 4HT	D	F	2	Assured Shorthold	~	£145,000	IMR	MVT	Freehold	£80,699		£81,000
HD03280	005687	1a Welcombe Avenue Braunstone Leicestershire	LE3 2TA	D	H	2	Assured Lifetime	~	£220,000	GN Social Rent -H	EUV-SH	Freehold	£63,296	£63,000	
HD03281	005689	1b Welcombe Avenue Braunstone Leicestershire	LE3 2TA	C	H	2	Assured Lifetime	~	£220,000	GN Social Rent -H	EUV-SH	Freehold	£60,872	£61,000	
HD03282	005690	1c Welcombe Avenue Braunstone Leicestershire	LE3 2TA	C	H	2	Assured Lifetime	~	£220,000	GN Social Rent -H	EUV-SH	Freehold	£60,872	£61,000	
HD01814	03026	1 The Vineries Countesthorpe Leicestershire	LE8 5LZ	C	H	2	Shared Ownership	45.00%	£250,000	SO	EUV-SH	Freehold	£48,360	£48,000	
HD01815	03027	2 The Vineries Countesthorpe Leicestershire	LE8 5LZ	~	H	2	Shared Ownership	45.00%	£250,000	SO	EUV-SH	Freehold	£48,360	£48,000	
HD01816	03028	3 The Vineries Countesthorpe Leicestershire	LE8 5LZ	D	H	2	Shared Ownership	45.00%	£250,000	SO	EUV-SH	Freehold	£48,360	£48,000	
HD01817	03029	4 The Vineries Countesthorpe Leicestershire	LE8 5LZ	~	H	2	Shared Ownership	45.00%	£250,000	SO	EUV-SH	Freehold	£48,360	£48,000	
HD01819	03031	6 The Vineries Countesthorpe Leicestershire	LE8 5LZ	~	H	2	Shared Ownership	45.00%	£250,000	SO	EUV-SH	Freehold	£48,360	£48,000	
HD01820	03032	7 The Vineries Countesthorpe Leicestershire	LE8 5LZ	C	H	2	Shared Ownership	45.00%	£250,000	SO	EUV-SH	Freehold	£48,360	£48,000	
HD01821	03035	10 The Vineries Countesthorpe Leicestershire	LE8 5LZ	~	H	2	Shared Ownership	45.00%	£250,000	SO	EUV-SH	Freehold	£48,360	£48,000	
HD01823	03037	12 The Vineries Countesthorpe Leicestershire	LE8 5LZ	~	H	2	Shared Ownership	45.00%	£250,000	SO	EUV-SH	Freehold	£48,360	£48,000	
HD01825	03041	16 The Vineries Countesthorpe Leicestershire	LE8 5LZ	~	H	3	Shared Ownership	45.00%	£280,000	SO	EUV-SH	Freehold	£55,275	£55,000	
HD01826	03042	17 The Vineries Countesthorpe Leicestershire	LE8 5LZ	C	H	2	Shared Ownership	45.00%	£250,000	SO	EUV-SH	Freehold	£48,360	£48,000	
HD01827	03043	18 The Vineries Countesthorpe Leicestershire	LE8 5LZ	~	H	3	Shared Ownership	45.00%	£280,000	SO	EUV-SH	Freehold	£55,275	£55,000	
HD01829	03045	20 The Vineries Countesthorpe Leicestershire	LE8 5LZ	~	H	3	Shared Ownership	45.00%	£280,000	SO	EUV-SH	Freehold	£55,275	£55,000	
HD02920	004828	96 Brookes Avenue Croft Leicestershire	LE9 3GL	C	H	2	Assured Lifetime	~	£225,000	GN Social Rent -H	EUV-SH	Freehold	£64,164	£64,000	
HD02921	004829	98 Brookes Avenue Croft Leicestershire	LE9 3GL	C	H	2	Assured Lifetime	~	£225,000	GN Social Rent -H	EUV-SH	Freehold	£64,174	£64,000	
HD02922	004830	100 Brookes Avenue Croft Leicestershire	LE9 3GL	D	H	3	Assured Lifetime	~	£260,000	GN Social Rent -H	EUV-SH	Freehold	£66,440	£66,000	
HD02923	004831	102 Brookes Avenue Croft Leicestershire	LE9 3GL	~	H	2	Assured Lifetime	~	£225,000	GN Social Rent -H	EUV-SH	Freehold	£64,174	£64,000	
HD02924	004832	46A Broughton Road Croft Leicestershire	LE9 3EA	C	H	3	Assured Lifetime	~	£260,000	GN Social Rent -H	EUV-SH	Freehold	£70,843	£71,000	
HD02925	004833	46B Broughton Road Croft Leicestershire	LE9 3EA	~	H	3	Assured Lifetime	~	£260,000	GN Social Rent -H	EUV-SH	Freehold	£70,843	£71,000	
HD03375	005859	79 Packhorse Drive Enderby Leicestershire	LE19 2RP	~	H	3	Shared Ownership	50.00%	£240,000	SO	EUV-SH	Freehold	£85,033	£85,000	
HD03376	005860	80 Packhorse Drive Enderby Leicestershire	LE19 2RP	~	H	2	Shared Ownership	50.00%	£210,000	SO	EUV-SH	Freehold	£73,270	£73,000	
HD03378	005862	82 Packhorse Drive Enderby Leicestershire	LE19 2RP	C	H	2	Shared Ownership	50.00%	£210,000	SO	EUV-SH	Freehold	£79,358	£79,000	
HD03379	005863	83 Packhorse Drive Enderby Leicestershire	LE19 2RP	~	H	3	Shared Ownership	50.00%	£240,000	SO	EUV-SH	Freehold	£98,477	£98,000	
HD03498	005864	84 Packhorse Drive Enderby Leicestershire	LE19 2RP	~	H	3	Shared Ownership	50.00%	£240,000	SO	EUV-SH	Freehold	£107,371	£107,000	
HD03380	005865	85 Packhorse Drive Enderby Leicestershire	LE19 2RP	~	H	2	Shared Ownership	50.00%	£210,000	SO	EUV-SH	Freehold	£79,358	£79,000	
HD03382	005868	88 Packhorse Drive Enderby Leicestershire	LE19 2RP	~	H	3	Shared Ownership	50.00%	£240,000	SO	EUV-SH	Freehold	£89,403	£89,000	
HD03383	005870	105 Packhorse Drive Enderby Leicestershire	LE19 2RP	C	H	2	Shared Ownership	50.00%	£210,000	SO	EUV-SH	Freehold	£73,257	£73,000	
HD03385	005873	108 Packhorse Drive Enderby Leicestershire	LE19 2RP	~	H	2	Shared Ownership	50.00%	£210,000	SO	EUV-SH	Freehold	£79,358	£79,000	
HD03386	005874	109 Packhorse Drive Enderby Leicestershire	LE19 2RP	C	H	3	Shared Ownership	50.00%	£240,000	SO	EUV-SH	Freehold	£98,490	£98,000	
PH00227	1000FAR010001	1 Farmstead Close Glenfield Leicestershire	LE3 8BS	B	H	3	Shared Ownership	60%	£250,000	SO	EUV-SH	Freehold	£118,843	£119,000	
PH00237	1000FAR010002	2 Farmstead Close Glenfield Leicestershire	LE3 8BS	B	H	2	Shared Ownership	60%	£203,000	SO	EUV-SH	Freehold	£123,790	£124,000	
PH00228	1000FAR010003	3 Farmstead Close Glenfield Leicestershire	LE3 8BS	B	H	3	Shared Ownership	70%	£250,000	SO	EUV-SH	Freehold	£138,646	£139,000	
PH00229	1000FAR010005	5 Farmstead Close Glenfield Leicestershire	LE3 8BS	B	H	3	Shared Ownership	50%	£250,000	SO	EUV-SH	Freehold	£99,027	£99,000	
PH00230	1000FAR010007	7 Farmstead Close Glenfield Leicestershire	LE3 8BS	B	H	3	Shared Ownership	75%	£250,000	SO	EUV-SH	Freehold	£148,554	£149,000	
PH00231	1000FAR010009	9 Farmstead Close Glenfield Leicestershire	LE3 8BS	B	H	3	Shared Ownership	70%	£250,000	SO	EUV-SH	Freehold	£138,646	£139,000	
PH00232	1000FAR010011	11 Farmstead Close Glenfield Leicestershire	LE3 8BS	B	H	3	Shared Ownership	65%	£250,000	SO	EUV-SH	Freehold	£128,738	£129,000	
PH00233	1000FAR010015	15 Farmstead Close Glenfield Leicestershire	LE3 8BS	B	H	3	Shared Ownership	65%	£250,000	SO	EUV-SH	Freehold	£128,738	£129,000	
PH00234	1000FAR010017	17 Farmstead Close Glenfield Leicestershire	LE3 8BS	B	H	3	Shared Ownership	65%	£250,000	SO	EUV-SH	Freehold	£128,738	£129,000	
PH00235	1000FAR010019	19 Farmstead Close Glenfield Leicestershire	LE3 8BS	B	H	3	Shared Ownership	65%	£250,000	SO	EUV-SH	Freehold	£128,738	£129,000	
PH00236	1000FAR010021	21 Farmstead Close Glenfield Leicestershire	LE3 8BS	B	H	3	Shared Ownership	65%	£250,000	SO	EUV-SH	Freehold	£136,789	£137,000	
HD02963	007511	17 Denman Lane Huncote Leicestershire	LE9 3AL	~	H	3	Shared Ownership	50%	£245,000	SO	EUV-SH	Freehold	£75,472	£75,000	
HD04054	008371	7 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	B	F	1	Former SO (Staircased)	~		Nil Value	Nil Value	Freehold	Nil Value		
HD04055	007305	9 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	F	1	Shared Ownership	50.00%	£150,000	SO	EUV-SH	Freehold	£61,674	£62,000	
HD04056	007238	10 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	Assured Lifetime	~	£260,000	GN Social Rent -H	EUV-SH	Freehold	£72,621	£73,000	
HD04057	007331	11 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	F	1	Former SO (Staircased)	~		Nil Value	Nil Value	Freehold	Nil Value		
HD04058	007239	12 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	10yr Fixed Term	~	£260,000	GN Affordable -H	EUV-SH	Freehold	£94,037	£94,000	
HD04059	007240	14 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	Assured Lifetime	~	£260,000	GN Affordable -H	EUV-SH	Freehold	£83,547	£84,000	
HD04060	008050	15 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	B	F	1	Shared Ownership	50.00%	£150,000	SO	EUV-SH	Freehold	£47,274	£47,000	
HD04061	007241	16 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	Assured Lifetime	~	£260,000	GN Social Rent -H	EUV-SH	Freehold	£68,567	£69,000	
HD04062	007306	17 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	F	1	Other Leasehold	~		Nil Value	Nil Value	Freehold	Nil Value		
HD04063	007242	18 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	Assured Lifetime	~	£260,000	GN Social Rent -H	EUV-SH	Freehold	£69,700	£70,000	
HD04064	007307	19 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	F	1	Shared Ownership	50.00%	£150,000	SO	EUV-SH	Freehold	£63,717	£64,000	
HD04065	007243	20 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	Assured Lifetime	~	£260,000	GN Social Rent -H	EUV-SH	Freehold	£69,700	£70,000	
HD04066	008051	21 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	~	F	1	Shared Ownership	75.00%	£150,000	SO	EUV-SH	Freehold	£70,917	£71,000	
HD04067	007244	22 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	Assured Lifetime	~	£260,000	GN Social Rent -H	EUV-SH	Freehold	£68,567	£69,000	
HD04068	007308	23 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	~	F	1	Shared Ownership	50.00%	£150,000	SO	EUV-SH	Freehold	£65,152	£65,000	
HD04069	007245	24 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	Starter	~	£260,000	GN Social Rent -H	EUV-SH	Freehold	£71,452	£71,000	
HD04070	007309	25 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	B	F	1	Shared Ownership	50.00%	£150,000	SO	EUV-SH	Freehold	£65,152	£65,000	
HD04071	007246	26 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	Assured Lifetime	~	£260,000	GN Social Rent -H	EUV-SH	Freehold	£68,567	£69,000	
HD04072	008052	27 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	F	2	Shared Ownership	75.00%	£170,000	SO	EUV-SH	Freehold	£83,986	£84,000	
HD04073	007247	28 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	Assured Lifetime	~	£260,000	GN Social Rent -H	EUV-SH	Freehold	£68,567	£69,000	
HD04074	007849	29 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	F	1	Shared Ownership	75.00%	£150,000	SO	EUV-SH	Freehold	£83,986	£84,000	
HD04075	007248	30 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	Assured Lifetime	~	£260,000	GN Social Rent -H	EUV-SH	Freehold	£69,700	£70,000	
HD04077	007311	33 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	Shared Ownership	50.00%	£260,000	SO	EUV-SH	Freehold	£105,199	£105,000	
HD04078	007312	35 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	Shared Ownership	50.00%	£260,000	SO	EUV-SH	Freehold	£101,799	£102,000	

UPRN	Open Housing UPRN	Address 1	Post Code	EPC	Property Type	Beds (0=Bedsit)	Tenancy Type	SO Equity Retained by HA %	Indicative 100% Vacant Possession Value - 2025	Report Archetype	Valuation Basis	LH-FH	EUV-SH All Stock	EUV-SH Applicable	MV-STT Applicable
HD04080	007314	39 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	Shared Ownership	50.00%	£260,000	SO	EUV-SH	Freehold	£101,799	£102,000	
HD04081	007336	41 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	F	1	Other Leasehold	~		Nil Value	Nil Value	Freehold	Nil Value		
HD04082	007249	43 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	Assured Lifetime	~	£260,000	GN Affordable -H	EUV-SH	Freehold	£82,476	£82,000	
HD04083	007250	45 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	3	Assured Lifetime	~	£260,000	GN Affordable -H	EUV-SH	Freehold	£84,848	£85,000	
HD04084	007251	47 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	2	Assured Lifetime	~	£225,000	GN Affordable -H	EUV-SH	Freehold	£72,920	£73,000	
HD04085	007315	49 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	2	Shared Ownership	50.00%	£225,000	SO	EUV-SH	Freehold	£79,281	£79,000	
HD04086	007316	51 Pickering Close Stoney Stanton Leicestershire	LE9 4GN	C	H	2	Shared Ownership	50.00%	£225,000	SO	EUV-SH	Freehold	£89,079	£89,000	
HD03560	006577	21 Foulds Lane Whetstone Leicestershire	LE8 4JZ	C	H	2	Assured Lifetime	~	£240,000	GN Social Rent -H	MVT	Freehold	£62,512		£179,000
HD03561	006578	23 Foulds Lane Whetstone Leicestershire	LE8 4JZ	C	H	2	Assured Lifetime	~	£240,000	GN Affordable -H	MVT	Freehold	£79,508		£179,000
HD03562	006579	25 Foulds Lane Whetstone Leicestershire	LE8 4JZ	B	H	3	Assured Lifetime	~	£270,000	GN Social Rent -H	MVT	Freehold	£70,462		£201,000
HD03563	006580	27 Foulds Lane Whetstone Leicestershire	LE8 4JZ	B	H	3	Assured Lifetime	~	£270,000	GN Social Rent -H	MVT	Freehold	£70,462		£201,000
HD03564	006581	29 Foulds Lane Whetstone Leicestershire	LE8 4JZ	C	H	3	Assured Lifetime	~	£270,000	GN Social Rent -H	MVT	Freehold	£70,462		£201,000
HD03565	006582	44 Foulds Lane Whetstone Leicestershire	LE8 4JZ	C	H	2	Assured Lifetime	~	£240,000	GN Social Rent -H	MVT	Freehold	£62,512		£179,000
HD03566	006583	46 Foulds Lane Whetstone Leicestershire	LE8 4JZ	C	H	2	Assured Lifetime	~	£240,000	GN Social Rent -H	MVT	Freehold	£62,507		£179,000
HD03567	006584	48 Foulds Lane Whetstone Leicestershire	LE8 4JZ	B	H	2	Assured Lifetime	~	£240,000	GN Social Rent -H	MVT	Freehold	£62,507		£179,000
HD03568	006585	50 Foulds Lane Whetstone Leicestershire	LE8 4JZ	C	H	2	Assured Lifetime	~	£240,000	GN Social Rent -H	MVT	Freehold	£62,507		£179,000
HD03569	006586	52 Foulds Lane Whetstone Leicestershire	LE8 4JZ	C	H	2	Assured Lifetime	~	£240,000	GN Social Rent -H	MVT	Freehold	£65,143		£168,000
HD04149	007360	1 Pullen Court Whetstone Leicestershire	LE8 6AN	~	H	2	Shared Ownership	50.00%	£240,000	SO	EUV-SH	Freehold	£85,318	£85,000	
HD04150	007361	2 Pullen Court Whetstone Leicestershire	LE8 6AN	C	H	2	Shared Ownership	50.00%	£240,000	SO	EUV-SH	Freehold	£85,318	£85,000	
HD04151	007362	3 Pullen Court Whetstone Leicestershire	LE8 6AN	C	H	2	Shared Ownership	50.00%	£240,000	SO	EUV-SH	Freehold	£85,318	£85,000	
HD04152	007353	4 Pullen Court Whetstone Leicestershire	LE8 6AN	C	H	2	Assured Lifetime	~	£240,000	GN Social Rent -H	MVT	Freehold	£60,072		£181,000
HD04153	007354	5 Pullen Court Whetstone Leicestershire	LE8 6AN	C	H	2	Assured Lifetime	~	£240,000	GN Social Rent -H	MVT	Freehold	£60,067		£181,000
HD04154	007355	6 Pullen Court Whetstone Leicestershire	LE8 6AN	C	H	2	Assured Lifetime	~	£240,000	GN Social Rent -H	MVT	Freehold	£60,072		£181,000
HD02964	004598	8 Shenton Close Whetstone Leicestershire	LE8 6NZ	C	H	3	5yr Fixed Term	~	£270,000	GN Affordable -H	MVT	Freehold	£108,402		£204,000
HD00461	005319	1 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	Assured Shorthold	~	£150,000	IMR	EUV-SH	Freehold	£80,148	£80,000	
HD00462	00433	2 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Lifetime	~	£120,000	GN Social Rent -F	EUV-SH	Freehold	£38,027	£38,000	
HD00463	006810	3 Whetstone Court Whetstone Leicestershire	LE8 6NW	D	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00464	00435	4 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Lifetime	~	£120,000	GN Social Rent -F	EUV-SH	Freehold	£38,027	£38,000	
HD00465	004791	5 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	Assured Shorthold	~	£150,000	IMR	EUV-SH	Freehold	£76,924	£77,000	
HD00466	005142	6 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Shorthold	~	£120,000	IMR	EUV-SH	Freehold	£71,015	£71,000	
HD00467	005258	7 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	Assured Lifetime	~	£150,000	GN Social Rent -F	EUV-SH	Freehold	£43,877	£44,000	
HD00468	005219	8 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Shorthold	~	£120,000	IMR	EUV-SH	Freehold	£71,015	£71,000	
HD00469	00440	9 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00470	005897	10 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Shorthold	~	£120,000	IMR	EUV-SH	Freehold	£71,015	£71,000	
HD00471	00442	11 Whetstone Court Whetstone Leicestershire	LE8 6NW	D	F	1	Assured Lifetime	~	£120,000	GN Social Rent -F	EUV-SH	Freehold	£37,720	£38,000	
HD00472	00443	12 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	10yr Fixed Term	~	£150,000	GN Affordable -F	EUV-SH	Freehold	£66,387	£66,000	
HD00473	005336	13 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	Assured Shorthold	~	£150,000	IMR	EUV-SH	Freehold	£82,311	£82,000	
HD00474	00445	14 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Lifetime	~	£120,000	GN Social Rent -F	EUV-SH	Freehold	£37,847	£38,000	
HD00475	00446	15 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Fair Rent	~	£120,000	GN Social Rent -F	EUV-SH	Freehold	£29,665	£30,000	
HD00476	00447	16 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	Assured Lifetime	~	£150,000	GN Social Rent -F	EUV-SH	Freehold	£42,262	£42,000	
HD00477	00448	17 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	Assured Lifetime	~	£150,000	GN Social Rent -F	EUV-SH	Freehold	£42,114	£42,000	
HD00478	00449	18 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Fair Rent	~	£120,000	GN Social Rent -F	EUV-SH	Freehold	£29,665	£30,000	
HD00479	00450	19 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	Assured Lifetime	~	£150,000	GN Social Rent -F	EUV-SH	Freehold	£42,114	£42,000	
HD00480	005288	20 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	Assured Shorthold	~	£150,000	IMR	EUV-SH	Freehold	£80,699	£81,000	
HD00481	00452	21 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Lifetime	~	£120,000	GN Social Rent -F	EUV-SH	Freehold	£37,716	£38,000	
HD00482	00453	22 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	Assured Lifetime	~	£150,000	GN Affordable -F	EUV-SH	Freehold	£57,888	£58,000	
HD00483	00454	23 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	Assured Lifetime	~	£150,000	GN Affordable -F	EUV-SH	Freehold	£64,692	£65,000	
HD00484	00455	24 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Lifetime	~	£120,000	GN Social Rent -F	EUV-SH	Freehold	£38,019	£38,000	
HD00485	00456	25 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Lifetime	~	£120,000	GN Social Rent -F	EUV-SH	Freehold	£37,712	£38,000	
HD00486	00457	26 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	Assured Lifetime	~	£150,000	GN Social Rent -F	EUV-SH	Freehold	£42,114	£42,000	
HD00487	00458	27 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	Assured Lifetime	~	£150,000	GN Affordable -F	EUV-SH	Freehold	£67,712	£68,000	
HD00488	00459	28 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Lifetime	~	£120,000	GN Social Rent -F	EUV-SH	Freehold	£38,027	£38,000	
HD00489	00460	29 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	Assured Lifetime	~	£150,000	GN Social Rent -F	EUV-SH	Freehold	£42,114	£42,000	
HD00490	006606	30 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	2	Assured Lifetime	~	£150,000	GN Social Rent -F	EUV-SH	Freehold	£42,114	£42,000	
HD00491	00462	31 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Lifetime	~	£120,000	GN Social Rent -F	EUV-SH	Freehold	£37,720	£38,000	
HD00492	00463	32 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Lifetime	~	£120,000	GN Social Rent -F	EUV-SH	Freehold	£39,626	£40,000	
HD00493	005625	33 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Shorthold	~	£120,000	IMR	EUV-SH	Freehold	£72,627	£73,000	
HD00494	00465	34 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Lifetime	~	£120,000	GN Social Rent -F	EUV-SH	Freehold	£38,019	£38,000	
HD00495	005850	35 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Lifetime	~	£120,000	GN Social Rent -F	EUV-SH	Freehold	£39,295	£39,000	
HD00496	03263	36 Whetstone Court Whetstone Leicestershire	LE8 6NW	~	F	1	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00497	006013	37 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Shorthold	~	£120,000	IMR	EUV-SH	Freehold	£66,365	£66,000	
HD00498	005302	38 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Shorthold	~	£120,000	IMR	EUV-SH	Freehold	£72,627	£73,000	
HD00499	03264	39 Whetstone Court Whetstone Leicestershire	LE8 6NW	D	F	1	Former Right to Buy	~		Nil Value	Nil Value	Freehold	Nil Value		
HD00500	005480	40 Whetstone Court Whetstone Leicestershire	LE8 6NW	C	F	1	Assured Shorthold	~	£120,000	IMR	EUV-SH	Freehold	£72,627	£73,000	
PR00652	1000CAL010001A	Room 1 12-14 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	F	1	Management Agreement	~		Nil Value	Nil Value	Freehold	Nil Value		
PR00644	1000CAL010002A	Room 2 12-14 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	F	1	Management Agreement	~		Nil Value	Nil Value	Freehold	Nil Value		
PR00654	1000CAL010003A	Room 3 12-14 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	F	1	Management Agreement	~		Nil Value	Nil Value	Freehold	Nil Value		
PR00653	1000CAL010004A	Room 4 12-14 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	F	1	Management Agreement	~		Nil Value	Nil Value	Freehold	Nil Value		
PR00649	1000CAL010005A	Room 5 12-14 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	F	1	Management Agreement	~		Nil Value	Nil Value	Freehold	Nil Value		
PR00648	1000CAL010006A	Room 6 12-14 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	F	1	Management Agreement	~		Nil Value	Nil Value	Freehold	Nil Value		
PR00650	1000CAL010007A	Room 7 12-14 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	F	1	Management Agreement	~		Nil Value	Nil Value	Freehold	Nil Value		
PR00651	1000CAL010008A	Room 8 12-14 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	F	1	Management Agreement	~		Nil Value	Nil Value	Freehold	Nil Value		
PR00655	1000CAL010009A	Room 9 12-14 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	F	1	Management Agreement	~		Nil Value	Nil Value	Freehold	Nil Value		
PR00646	1000CAL010010A	Room 10 12-14 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	F	1	Management Agreement	~		Nil Value	Nil Value	Freehold	Nil Value		
PR00645	1000CAL010011A	Room 11 12-14 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	F	1	Management Agreement	~		Nil Value	Nil Value	Freehold	Nil Value		
PR00647	1000CAL010012A	Room 12 12-14 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	F	1	Management Agreement	~		Nil Value	Nil Value	Freehold	Nil Value		
PR00674	1000CAL010014A	Office 12-14 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	Commercial	NA	Management Agreement	~		Nil Value	Nil Value	Freehold	Nil Value		

UPRN	Open Housing UPRN	Address 1	Post Code	EPC	Property Type	Beds (0=Bedsit)	Tenancy Type	SO Equity Retained by HA %	Indicative 100% Vacant Possession Value - 2025	Report Archetype	Valuation Basis	LH-FH	EUV-SH All Stock	EUV-SH Applicable	MV-STT Applicable
HD02555	DW130010011	11 Bath Gardens Boston Lincolnshire	PE21 6BY	D	H	2	Starter	~	£155,000	GN Social Rent -H	MVT	Freehold	£57,463		£115,000
HD02556	DW130010012	12 Bath Gardens Boston Lincolnshire	PE21 6BY	D	H	2	Assured Lifetime	~	£155,000	GN Social Rent -H	MVT	Freehold	£55,166		£115,000
HD02557	DW130010013	13 Bath Gardens Boston Lincolnshire	PE21 6BY	D	H	2	Assured Lifetime	~	£165,000	GN Social Rent -H	MVT	Freehold	£55,171		£123,000
HD02558	DW130010014	14 Bath Gardens Boston Lincolnshire	PE21 6BY	C	H	2	Assured Lifetime	~	£165,000	GN Social Rent -H	MVT	Freehold	£56,653		£123,000
HD02559	DW130010015	15 Bath Gardens Boston Lincolnshire	PE21 6BY	C	H	2	Assured Lifetime	~	£165,000	GN Social Rent -H	MVT	Freehold	£56,653		£123,000
HD02560	DW130010016	16 Bath Gardens Boston Lincolnshire	PE21 6BY	D	H	2	Assured Lifetime	~	£165,000	GN Social Rent -H	MVT	Freehold	£56,659		£123,000
HD02561	DW130010017	17 Bath Gardens Boston Lincolnshire	PE21 6BY	D	H	2	Assured Lifetime	~	£165,000	GN Social Rent -H	MVT	Freehold	£56,653		£123,000
HD02562	DW130010018	18 Bath Gardens Boston Lincolnshire	PE21 6BY	C	H	2	Assured Lifetime	~	£165,000	GN Social Rent -H	MVT	Freehold	£56,653		£123,000
HD02563	DW130010019	19 Bath Gardens Boston Lincolnshire	PE21 6BY	D	H	2	Assured Lifetime	~	£155,000	GN Social Rent -H	MVT	Freehold	£55,357		£115,000
HD02564	DW130010020	20 Bath Gardens Boston Lincolnshire	PE21 6BY	D	H	2	Assured Lifetime	~	£155,000	GN Social Rent -H	MVT	Freehold	£55,150		£115,000
HD02565	DW130010021	21 Bath Gardens Boston Lincolnshire	PE21 6BY	C	H	2	Assured Lifetime	~	£155,000	GN Social Rent -H	MVT	Freehold	£55,150		£115,000
HD02566	DW130010022	22 Bath Gardens Boston Lincolnshire	PE21 6BY	C	H	2	Assured Lifetime	~	£155,000	GN Social Rent -H	MVT	Freehold	£55,357		£115,000
HD02567	DW130010023	23 Bath Gardens Boston Lincolnshire	PE21 6BY	C	H	2	Assured Lifetime	~	£155,000	GN Social Rent -H	MVT	Freehold	£55,357		£115,000
HD02568	DW130010024	24 Bath Gardens Boston Lincolnshire	PE21 6BY	C	H	2	Assured Lifetime	~	£155,000	GN Social Rent -H	MVT	Freehold	£55,150		£115,000
HD02569	DW130010025	25 Bath Gardens Boston Lincolnshire	PE21 6BY	C	H	2	Assured Lifetime	~	£155,000	GN Social Rent -H	MVT	Freehold	£55,351		£115,000
HD02570	DW130010026	26 Bath Gardens Boston Lincolnshire	PE21 6BY	C	H	2	Assured Lifetime	~	£155,000	GN Social Rent -H	MVT	Freehold	£55,357		£115,000
HW11175	1000CAL010001	1 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	H	1	Assured Lifetime	~	£140,000	GN Affordable -H	MVT	Freehold	£73,078		£104,000
HW11176	1000CAL010002	2 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	H	1	Assured Lifetime	~	£140,000	GN Affordable -H	MVT	Freehold	£73,810		£104,000
HW11177	1000CAL010003	3 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	H	2	Assured Lifetime	~	£165,000	GN Affordable -H	MVT	Freehold	£94,716		£123,000
HW11178	1000CAL010004	4 Callum Johnson Close Boston Lincolnshire	PE21 8NX	B	H	2	Assured Lifetime	~	£165,000	GN Affordable -H	MVT	Freehold	£100,836		£123,000

Schedule 2
List of Stock Changes since 30th September 2025

Platform Numeric Security Trust Deed
Properties removed from charge

	UPRN	Address
1	HF05724	Flat D, 41 Amber Road, Bishops Cleeve, Cheltenham GL52 7ZG
2	HW10700	29C Central Avenue, Wigston LE18 2AB
3	HD02270	9 Gasny Avenue, Castle Donington, Derby DE74 2HZ
4	HF05723	Flat C, 41 Amber Road, Bishops Cleeve, Cheltenham GL52 7ZG
5	HW11305	15 Nightingale Close, South Hykeham, Lincoln LN6 9LG
6	HC00969	30 Leacroft Road, Winster, Matlock DE4 2DL
7	HF09222	35 Egremont Close, Evesham WR11 3JL
8	HN04284	59 Chauntry Road, Alford LN13 9HJ
9	HN00196	24 Orchard Way, Coningsby, Lincoln LN4 4TF
10	HD03384	107 Packhorse Drive, Enderby, Leicester LE19 2RP
11	HF03450	1 Clarence Park, 415 Worcester Road, Malvern WR14 1PP
12	HF03460	6 Clarence Park, 415 Worcester Road, Malvern WR14 1PP
13	HS00980	6 Lancaster Close, Lutterworth LE17 4BH

Platform Numeric Security Trust Deed
Properties reduced to nil value pending final sale

	UPRN	Address
1	HF05833	29 Yeats Road, Stratford-Upon-Avon CV37 7PP
2	HW11286	3 Turnpike Close, Great Witley, Worcester WR6 6HB
3	HD04008	15 Peacock Place, Gainsborough DN21 1GH

Platform Numeric Security Trust Deed
Shared ownership properties subject to additional staircasing

	UPRN	Address	Details
1	HD04585	10 Orton Place, Oxford Street, Earl Shilton, Leicester LE9 7JU	Interim 10% (retained equity reduces to 65%)