

Shared Ownership Valuation - 21 Thornton Road Shirley B90 4TF

Typical House

1) Base Rent (as determined for a normal Reg. Tenancy)	=	£	640.00
Allowance for Scarcity		£	64.00
2) Less amount for services (if any)	-	£	-
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3)	=	£	576.00
4) Reduce for full repairing liability (% of 3 above) (say) Pre - 1919 Deduct 25 - 30% 1919-1964 Deduct 20 - 25% Post 1964 Deduct 15 - 25% New Deduct 10 - 15%	15%	£	86.40
5)	=	£	489.60
6) Less management and insurance (cost figure)		£	43.08
<u>7) GROSS RENT</u>		£	446.52
8) Reduce for tenants equity	25%	£	111.63