

Shared Ownership Valuations

Typical House

1)	Base Rent (as determined for a normal Reg. Tenancy)	=	£615
2)	Less amount for services (if any)	-	_____
3)		=	615
4)	Reduce for full repairing liability	-	
	(say) Pre – 1919 Deduct 25%-30%		
	1919-1964 20%-25%	of 3 above	- 123
	Post 1964 15%- 20%		
	New 10%-15%		_____
5)		=	492
6)	Less management and insurance (% of (5) say 7%)	-	9.32
7)	<u>GROSS RENT</u>	=	482
8)	Reduce for tenants equity (eg: 25%, 50%, 75%, 90% of (7) above)	-	241.34
9)		=	241.34
10)	Add back Services (2)	+	
	Management and Insurance (6)	+	9.32
11)	<u>FAIR RENT</u>		250.66