

Appendix 2: Individual Property Modelling

	Asking price	Max. Decent Homes expenditure (10%)	Stamp Duty	Agent Fees	Total Purchase costs	LHA Rent			Social Rent			Living Wage Rent (37.5% living wage)		
						Supported Borrowing	RTB Receipts	Subsidy / (Surplus)	Supported Borrowing	RTB Receipts	Subsidy / (Surplus)	Supported Borrowing	RTB Receipts	Subsidy / (Surplus)
	£	£	£	£	£	£	£	£	£	£	£	£	£	£
1 bedroom flat - Moulsecoomb & Bevendean	170,000	17,000	900	1,000	188,900	159,936	56,670	(27,706)	51,451	56,670	80,779	144,905	56,670	(12,675)
2 bedroom flat - Hollingdean	230,000	23,000	2,100	1,000	256,100	218,810	76,830	(39,540)	64,432	76,830	114,838	185,790	76,830	(6,520)
2 Bedroom flat - Hollingdean	152,500	15,250	550	1,000	169,300	218,810	50,790	(100,300)	64,432	50,790	54,078	185,790	50,790	(67,280)
3 Bedroom semi det house - Hollingbury	215,000	21,500	1,800	1,000	239,300	284,056	71,790	(116,546)	89,259	71,790	78,251	226,676	71,790	(59,166)
1 Bedroom flat - Hollingbury	210,000	21,000	1,700	1,000	233,700	159,936	70,110	3,654	51,451	70,110	112,139	144,905	70,110	18,685
3 Bedroom flat - Portslade	250,000	25,000	2,500	1,000	278,500	275,208	83,550	(80,258)	89,259	83,550	105,691	226,676	83,550	(31,726)

