
Report & Valuation

Report & Valuation of 1,696 Units of Social
Housing Stock in the Ownership of LiveWest
Homes Ltd

File Ref: 444094

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

- (i) *Prudential Trustee Company Limited as security trustee pursuant to a security trust deed dated 2 October 2013 and made between (1) Prudential Trustee Company Limited as Security Trustee (2) LiveWest Ltd (Formerly Knightstone Housing Association Limited) as the Original Borrower and (3) LiveWest Capital Plc as the Original Lender as the same may be amended, novated, replaced, restated, supplemented or varied from time to time (the Security Trust Deed) and any successors, transferees and assignees of its interest under the Security Trust Deed; and*
- (ii) *Each Relevant Beneficiary (as defined in the Security Trust Deed) and successors, transferees and assignees of their interests under the Security Trust Deed*

Dear Darren

LIVEWEST CAPITAL PLC (FUNDER)

LIVEWEST HOMES LTD (BORROWER)

REPORTING COMPANY: SAVILLS (UK) LIMITED

DESKTOP REVALUATION CONSOLIDATED BATCH 1, 2 & 3 FOR LOAN SECURITY PURPOSES

In accordance with your instructions, and our subsequent confirmation of instructions letter, we have inspected The Properties and made such enquiries as are sufficient to provide you with our opinion of value on the bases confirmed within our report. Copies of your instruction letter and of our letter of confirmation are enclosed in the Appendices.

We draw your attention to our accompanying Report together with the General Assumptions and Conditions upon which our Valuation has been prepared, details of which are provided at the rear of our report.

We trust that our report meets your requirements. However, should you have any queries, please do not hesitate to contact us.

Yours faithfully

For and on behalf of Savills (UK) Limited

A handwritten signature in blue ink, appearing to read "Adrian Shippey".

Adrian Shippey MRICS
Associate Director
RICS Registered Valuer

A handwritten signature in blue ink, appearing to read "Nigel Williams".

Nigel Williams FRICS MRICS
Director
RICS Registered Valuer

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1. Instructions and Terms of Reference

1.1. Instructions & Terms of Reference

Further to your instructions and our subsequent confirmation of instructions letter, we now have pleasure in reporting to you the following valuations and advice for the purposes of assessing secured lending on The Properties to The Borrower.

A copy of our confirmation of instructions, which also form the basis of your instructions to use as confirmed by LiveWest Capital Plc are enclosed at **Appendix 6**.

1.2. Basis of Valuation

In accordance with your instructions, we have provided an assessment of the Market Value ("MV") of the Properties subject to the Tenancies and shared ownership leases and the Existing Use Value for Social Housing ("EUV-SH") of the tenanted properties.

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 property 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 data 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 requirement*
- 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 VPS4 1.2 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."

In addition, this Report will state for information purposes only (and **specifically not** to be relied on or represented for any purpose connected with loan security or similar purposes) an estimate of the aggregate Market Value of the Properties making the following assumptions:

- (a) That the Properties are available for sale at the date of valuation with full vacant possession (notwithstanding that the Properties are in reality occupied by tenants with probable security of tenure);

(b) That the Properties would be free from any encumbrances that limit their use to affordable housing as mentioned above.

Our valuation will refer to this basis of value as **Market Value assuming Vacant Possession ("MV-VP")**.

1.3. General Assumptions and Conditions

All our valuations have been carried out on the basis of the General Assumptions and Standard Conditions set out in within the appendices of this report.

1.4. Valuation Date

Our opinions of value are as at the date of this report. The importance of the valuation date must be stressed as property values can change over a relatively short period of time.

1.5. Purpose of Valuation

We understand that our valuation is required for loan security purposes in connection with an existing facility granted to the Borrower.

1.6. Proposed Loan Terms

You have not provided us with details of the loan terms. Although we comment on the suitability of the Property as loan security, we do so generally and not in the context of specific loan terms as we are not qualified to do so.

1.7. Conflicts of Interest

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

1.8. Valuer Details and Inspection

The due diligence enquiries referred to below were undertaken by **Adrian Shippey MRICS**. The valuations have also been reviewed by **Nigel Williams FRICS** and **Andy Garratt MRICS**.

A representative sample of the properties were inspected previously as part of Savills valuations by employees of Savills within the past 1-3 years. We can confirm we have been instructed to undertake the revaluation on a desktop basis only.

1.9. 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 our report below.

1.10. Liability Cap

Our letter confirming instructions at **Appendix 6** includes details of any liability cap.

1.11. RICS Compliance

This report has been prepared in accordance with Royal Institution of Chartered Surveyors ('RICS') Valuation – Global Standards 2017 (incorporating the IVSC International Valuation Standards) and the RICS Valuation – Global Standards 2017 - UK national supplement, together the "Red Book".

In particular, where relevant, our report has been prepared in accordance with the requirements of Valuation Professional Standards and Valuation Practice Guidance Applications: VPS 1 Terms of Engagement, VPS 3 Valuation Reports, UK VPGA 1 Valuations for Financial Reporting, UK VPGA 7 Valuations for Registered Social Housing Providers' Assets for Financial Statements, UK VPGA 11 Valuations for Residential Mortgage Purposes, UK VPGA 18 Affordable Rent and Market Rent under the Housing Acts in a Regulatory Context, and UK VPGA 14 Valuation of Registered Social Housing for Loan Security Purposes.

This report also complies with the International Valuation Standards where applicable.

1.12. Abnormal Uncertainty Clause

Building Safety – Market Uncertainty

The aftermath of the Grenfell Fire on 14 June 2017 has resulted in a wholesale review of the regime relating to building safety in addition to the public inquiry that has been established to investigate the circumstance (and which is planned to continue in the second half of 2019).

The Independent Review of Building Regulations and Fire Safety led by Dame Judith Hackitt was published in May 2018. One of the key recommendations of the Hackitt Review was for a new Building Regulations regime for residential buildings of 10 storeys (30m) or higher. The Government has not yet stated which measures recommended in the Hackitt Review will be implemented or the timing of any such regulatory changes. However, it announced that Building Regulations would be amended from 21 December 2018 to ban the use of combustible materials on the external walls of new buildings over 18m containing flats, as well as, *inter alia*, buildings such as new hospitals, residential care homes and student accommodation. The ban also affects existing buildings undergoing major works or undergoing a change of use. Whilst a ban affecting lower rise buildings falling within these categories is not currently anticipated there remains uncertainty as to the potential fire prevention and building safety measures that the Government might implement. Indeed, the Government made a series of further announcements on 18 December 2018 including how it proposes to implement a tougher and more effective regulatory framework to improve building safety. More specifically, it published a Hackitt Review Implementation Plan for consultation until 12 February 2019 and with a further consultation "Building a Safer Future" issued in June 2019 lasting until 31 July 2019 in respect of the potential new Regulatory regime. The Government has also issued further Advice Notes relating to residential buildings above 18m including, *inter alia*: Advice Note 22 recommending the immediate removal of certain unsafe High Pressure Laminate Cladding materials; and a separate Advice Note recommending that combustible materials used in the construction of external balconies be removed.

We are aware that market participants that are affected by the same or similar issues continue to review details of construction, health and safety, and particularly fire prevention, mitigation and means of escape from buildings where people sleep, albeit with the focus on residential buildings above 18m. However, in view of the continued lack of clarity on any regulatory changes, it remains too early to fully assess any valuation impact. Since the Grenfell Fire occurred, there has been limited evidence of market activity involving tall residential investments. In the light of these circumstances, this valuation has been undertaken in the context of an unclear regulatory environment and we would therefore recommend that it is kept under regular review.

Similarly, in the short-term, it is also likely that potential investors and occupiers will be more cautious, and the liquidity and pricing of some properties may be impacted.

Within the properties valued there is development at; **Hop Store, East Tucker Street, Bristol, BS1 6LH** which includes an 9 storey modern Tower Block comprising 55 Flats. The value attributed to them is £3,965,000. The construction of the property was, we believe, between 2007 – 2011 and we are informed that it does not have the ACM cladding that was present at Grenfell Tower. We are informed that there are no fire risk issues that the borrower is aware of and that works to the highest standards of fire safety are included. There are a wide variety of safety measures and a detailed fire risk assessment is carried out at least once a year for the block which is externally managed.

Fire Risk Assessment produced by Quantum Compliance dated 26th March 2019.

The Fire Risk Assessment categorises the building as a tolerable fire risk, defined as; some additional fire safety controls are necessary. Consideration may be given to a more cost-effective risk reducing solution. Regular monitoring of existing fire safety controls is essential.

We have not included any additional contingencies for fire safety or associated measures for the block within the valuation as we are not aware of any from our enquiries of the borrower. Given the location we would anticipate a good demand from both residents and investors.

We have however separated the Hop Store into a separate value group and have adjusted our assumptions to reflect the type and nature of the property, which would likely have a higher long term major repair cost than a standard medium or low rise block.

2. The Properties, Statutory and Legal Aspects

2.1. The Properties

2.1.1. Location and Description

In total there are **1696** properties or **1600** properties (excl. 96 Nil Value units) comprised in the instruction, valued in **6** value groups, which are spread across the local authorities as detailed in the table below.

Table 1: Stock Location by Value Group

Local Authority	Affordable/ Intermediate	General Needs	Sheltered	Supported	Supported - Affordable	Tower Block	SO	Nil Value	Total No' of Units	% Spread
Bath and North East Somerset	3	32					2	4	41	2%
Bristol, City of	40	58		28	4	55	35	26	246	15%
Cornwall	88	65					50	2	205	12%
East Devon	61	45					37		143	8%
Exeter		77					20	2	99	6%
Mendip	2	44						1	47	3%
North Devon	17	37					11		65	4%
North Somerset	41	20					15		76	4%
Plymouth	1	154					12	1	168	10%
Sedgemoor	12	104							116	7%
South Gloucestershire	9	63	57	21			9	10	169	10%
South Somerset	2	21							23	1%
Taunton Deane	44	102		1			19	50	216	13%
Teignbridge	25						19		44	3%
West Devon	2	30					1		33	2%
TOTAL	347	856	57	50	4	55	231	96	1696	100%

Source: The Borrower *Includes 96 Nil Value Units

Summary

The stock is a mixture of houses, bungalows and flats, made up of street properties, infill development, purpose built social estates and S106 style developments on larger residential schemes. The street properties are generally post-war, the majority being built within the last twenty years. There are **857** houses & bungalows and **743** purpose-built flats & maisonettes of which **54%** comprise houses/bungalows with the remainder **46%** being flats (Excludes Nil Value units).

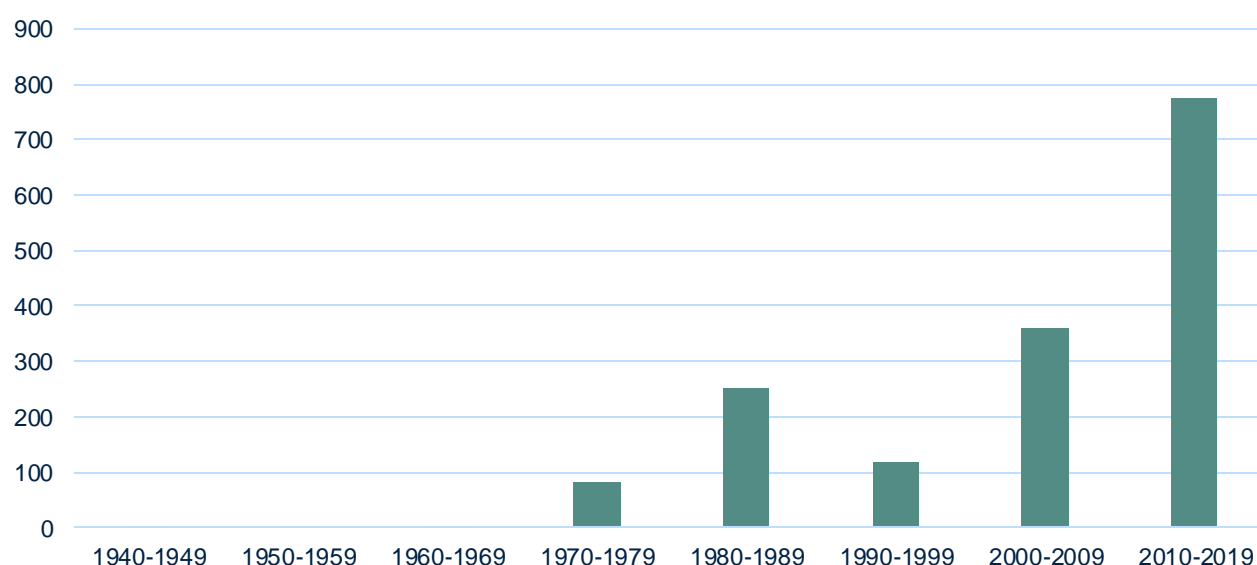
The properties are situated in predominantly residential areas, with pockets of commercial and local authority housing nearby. Services and amenities are within reasonable distance as are access routes to larger settlements where the full range of services and amenities can be found.

All of the Properties are believed to be mainly of modern construction, having brick elevations, tiled roofs and double glazing with timber or UPVC casements. The portfolio is considered secondary grade residential investment.

Location

The stock is fairly evenly spread across the fifteen local authorities referred to above. The stock is situated in eighty six wards / districts. All stock is located in areas of well-established residential use in urban, suburban or semi-rural settings.

Age



Design

The stock is a mix of standard developer style traditional, terraced, and semi-detached housing, with brick and/or reconstituted stone external walls beneath pitched tiled or slate roofs. The houses generally benefit from front and/or rear gardens. The flats are either in purpose-built low-rise blocks on sizeable developments, infill plots in areas of well-established residential use, or are conversions in older period units.

As noted, there is a 9 storey tower block Hop Store, East Tucker Street which is a concrete frame which is externally clad with brick under a flat roof and includes a passenger elevator. The spread of the stock is shown by the map at **Appendix 4** and a selection of photographs is at **Appendix 5**.

2.1.2. Property Types

The properties can be summarised by value group and type as follows:

Table 2: Property Value Groups and Types

Value Group	Houses & Bungalows	Flats & Maisonettes	Total	% of Total
Affordable/ Intermediate	219	128	347	22%
General Needs	466	390	856	54%
Sheltered		57	57	4%
Supported		50	50	3%
Supported - Affordable		4	4	0%
Tower Block		55	55	3%
SO	172	59	231	14%
Grand Total	857	743	1600	100%

Source: The Borrower *Excludes. 96 Nil value units

Table 3: Breakdown of the stock by property type and number of bedrooms

Value Group	Type	0	1	2	3	4	5	6	Total
Affordable/ Intermediate	Flat	2	57	66	3				128
	House		11	107	91	10			219
Total		2	68	173	94	10			347
General Needs	Flat	27	240	120	3				390
	House		13	202	215	34	1	1	466
Total		27	253	322	218	34	1	1	856
Sheltered	Flat		49	8					57
Total			49	8					57
Supported	Flat	4	33	13					50
Total		4	33	13					50
Supported - Affordable	Flat		4						4
Total			4						4
Tower Block	Flat		27	28					55
Total			27	28					55
SO	Flat		26	33					59
	House		1	69	95	7			172
Total			27	102	95	7			231
Grand Total		33	461	646	407	51	1	1	1600

Source: The Borrower *Excludes. 96 Nil value units

Please refer to **Appendix 3** for a full list of the properties, including a breakdown of the schemes and property types, together with summary rental income data.

2.1.3. Condition

As instructed, we have not carried out a structural survey. However, we can comment without liability that, where seen, the properties were presented to an acceptable institutional standard, although some general maintenance and modernisation can be anticipated. We assume this forms part of the Borrower's on-going asset management plan and that the parts seen are reflective of the whole. We confirm that we have not undertaken a re-inspection for this valuation but have been instructed to provide a desktop valuation only.

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. The report is prepared on this assumption.

2.1.4. 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. We recommend that your legal advisors confirm that any deleterious materials, including asbestos, that may have been present, have either been removed or safely encapsulated in accordance with relevant legislation.

2.1.5. Services

No detailed inspections or tests have been carried out by us on any of the services or items of equipment, therefore no warranty can be given with regard to their purpose. We have valued the Properties on the assumption that all services are in full working order and comply with all statutory requirements and standards.

2.2. Environmental Considerations

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.

2.3. Energy Performance Certificates ('EPCs')

Following the Energy Act 2011, the proposed legislation would make it unlawful to sell or let commercial or residential properties without an EPC rating, or with an EPC rating of F or G (the lowest 2 grades of energy efficiency).

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, fall under the exemptions for this legislation. As a result we have not considered the EPC ratings for the properties when preparing this valuation.

2.4. Invasive Plants

Under the Wildlife and Countryside Act 1981 it is an offence to 'plant or otherwise cause Japanese Knotweed to grow in the wild', however the plant still remains prevalent in many areas. It is only possible to establish the presence of invasive vegetation such as Japanese Knotweed by a specific survey by suitably qualified specialist. From our limited inspection we have no reason to suggest that such a survey is required in this instance we should be advised so that we may reconsider the implications for our valuation.

2.5. Flooding

We are not aware of any flooding affecting the properties to be charged and assume there is no history of flooding risk, with household insurance on normal terms available.

2.6. Fire

Within the properties valued there is development at; Hop Store, East Tucker Street, Bristol, BS1 6LH which includes an 9 storey modern Tower Block comprising 55 Flats. The construction of the property was completed in circa 2015 and we are informed that it does not have the ACM cladding that was present at Grenfell Tower. We are informed that there are no fire risk issues that the borrower is aware of and that works to the highest standards of fire safety are included. There are a wide variety of safety measures and a detailed fire risk assessment is carried out at least once for the block which is externally managed.

We have requested, and been provided with, a copy of the latest fire safety audit report which is held on file should you wish to review it.

2.7. Town Planning

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.

2.8. Title and Tenure

2.8.1. Title

We have reviewed historic certificates of title from the date of original charge and reflected our opinion of the disclosures in our valuations. The valuation takes into account any restrictions and encumbrances highlighted to us. Appendix [] provides details of units that we consider should be restricted.

We understand the following Properties are subject to long leasehold interests:

- 46 Cromwell Road
- 1, 2, 101-107 (inclusive), 201-207 (inclusive), 301-307 (inclusive), 401-407 (inclusive), 501-507 (inclusive), 601-607 (inclusive), 701-707 (inclusive), and 801-804 (inclusive) Hop Store
- 22, 26 & 28 Dominion Road
- 12-16 (even) Langhill Avenue and 4-12 (even) Marshall Walk
- Flats 1-5 (incl.) at 49 Marks Road

2.8.2. Tenancies

We have not been supplied with copies of the Borrower's standard tenancy agreements, and assume they all of which are in a standard format. Under the assured tenancy agreement rent can be reviewed once a year to an open market level and 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. The Assured Shorthold Tenancy agreements are we assume in a standard format.

2.8.3. Shared Ownership Leases

We have not seen The Borrower's standard shared ownership lease, and assume it is in a fairly typical format where the lease is essentially a FRI lease, making the tenant responsible for all repairs and allow stair-casing by the leaseholder to buy 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. We are informed by The Borrower that the rent review provisions in the shared ownership leases provide for annual increases of RPI and have 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 Borrower and rents are set out in **Appendix 3**.

2.9. Lotting

You have instructed us to value the properties as a portfolio assuming disposal as a single lot but valued by value group or category.

Each schemer/property group (as set out in the schedule to this report) has been valued individually and no allowance has been made, either positive or negative, should it form part of a larger disposal. The total stated is the aggregate of the individual Values.

2.10. Rental Income

The gross rental income currently produced by the properties, before deductions, is shown in the following table broken down by tenure.

Table 4: Gross Rental Income

Value Group	Gross Rent £ pa
Affordable/ Intermediate	£2,078,131
General Needs	£3,915,874
Sheltered	£290,465
Supported	£229,745
Supported - Affordable	£18,085
Tower Block	£344,186
SO	£566,395
Total Rental Income	£7,442,881

Source: The Borrower

Average net rent levels, on a 52 week year basis, are shown below, as derived from the property schedule sent to us by the Borrower:

Table 5: Rent Levels (£ per week net)

Value Group	Current Rent £	Target Rent £	SDR Rent	Market Rents	Current as % of Market
Affordable/ Intermediate	£115.17	£89.35	£90.06	£174.79	66%
General Needs	£87.97	£86.46	£88.77	£163.82	54%
Sheltered	£98.00	£107.66	£82.81	£181.58	54%
Supported	£88.36	£95.81	£86.40	£141.58	62%
Supported - Affordable	£86.95	£84.16	£84.72	£165.87	52%
Tower Block	£120.34	£127.43	£91.10	£219.34	55%
SO	£47.15	£47.15	£47.15	£185.82	25%
Nil Value	£0.00	£0.00	£0.00	£0.00	0%
Average	£96.60	£90.06	£88.84	£161.53	60%

Source: The Borrower

The average current rents are similar to higher than average general needs social rents charged by other RP's operating in the same geographical areas as the subject portfolio, the current Welsh Policy Matrix Rents weighted to bedroom. This is indicative of the characteristics of the subject portfolio and sits within expectation.

3. Market Commentary

3.1. General Summary

After slow house price growth in 2017, Savills' most recent house price forecasts show limited house price growth in 2018, before accelerating in 2019 and 2020. Savills offered the following commentary:

At this point in the property cycle, growth in London typically slows as price rises ripple out to the regions. This time, the divergence appears even more marked. With Brexit uncertainty in the short term, a general election on the horizon and rising interest rates, stretched affordability will limit growth in London and the South. Conversely, we expect growth in the North West and Yorkshire to be over 20% by 2023

Historically, when this happens, London prices keep on growing, albeit at a slower pace. Over the next five years we expect growth in London to be much lower than at equivalent points in previous cycles as interest rates rise and the market rebalances. Just as importantly, the experience of the past year tells us that those markets that traditionally perform best in the second half of a housing cycle can continue to grow, even if the London market is muted.

The forecast relating to The Properties is shown below.

Table 6: Nominal House Price Forecasts – Mainstream Markets

Region	2019	2020	2021	2022	2023	5 Year Growth Compound
UK	1.50%	4.00%	3.00%	2.50%	3.00%	14.80%
North West	3.00%	6.00%	4.00%	3.00%	4.00%	21.60%
Yorks & Humber	2.50%	5.50%	4.00%	3.00%	4.00%	20.50%
East Midlands	3.00%	5.00%	3.50%	3.00%	3.50%	19.30%
West Midlands	3.00%	5.00%	3.50%	3.00%	3.50%	19.30%
North East	2.00%	5.00%	3.50%	2.50%	3.50%	17.60%
South West	0.50%	3.50%	2.50%	2.50%	3.00%	12.50%
South East	0.00%	2.00%	2.50%	2.00%	2.50%	9.30%
East of England	0.00%	2.00%	2.50%	2.00%	2.50%	9.30%
London	-2.00%	0.00%	2.50%	1.50%	2.50%	4.50%
Wales	2.00%	5.50%	4.00%	3.00%	3.50%	19.30%
Scotland	2.50%	5.00%	3.50%	3.50%	3.60%	18.20%

**Source Savills Research*

Note These forecasts apply to average prices in the secondhand market. New Build prices may not move at the same rate

Please refer to **Appendix 2** for a full, detailed market commentary.

3.2. Local Market Conditions

In common with most of the UK, the local housing market suffered difficult market conditions and falling values after the economic downturn of 2007. The market rallied in 2009, only to fall back again, with more sustainable growth from 2013. Average prices paid are now above their pre-downturn peak, with 10 year average year on year price movement at around 2.32% over 10 years for the portfolio with a spread of 1.5% - 4.65% real. Sales volumes. This is illustrated by the Land Registry data shown in the table and chart below.

The table below shows year on year growth in average prices paid. Years where the house price growth > 5% are in green text and years where house price falls > 5% are in orange text.

Table 7: Year on Year Growth in Average Prices Paid

Local Authority	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	10 Yr Ave.
Bath and NE Somerset	-8.6%	9.8%	-0.3%	3.1%	3.3%	5.8%	7.5%	9.3%	4.7%	3.7%	3.8%
Bristol, City of	-11.5%	8.5%	-0.1%	1.9%	3.9%	10.8%	9.5%	13.8%	5.8%	3.9%	4.7%
Cornwall	-9.8%	6.5%	-2.8%	0.0%	0.4%	3.5%	4.5%	1.6%	4.0%	4.8%	1.3%
East Devon	-7.0%	6.1%	-1.4%	0.5%	1.0%	3.6%	3.4%	3.2%	6.1%	4.5%	2.0%
Exeter	-6.1%	7.1%	-1.0%	2.1%	0.1%	6.2%	5.8%	4.2%	4.9%	3.9%	2.7%
Mendip	-6.3%	3.2%	0.9%	-0.1%	3.5%	5.2%	4.5%	8.4%	6.1%	4.0%	3.0%
North Devon	-8.7%	5.2%	-0.7%	0.1%	-2.3%	7.8%	4.8%	2.3%	4.1%	-0.2%	1.2%
North Somerset	-11.7%	7.1%	-0.7%	0.3%	2.9%	7.9%	6.4%	9.6%	4.1%	4.5%	3.0%
Plymouth	-9.7%	5.5%	-3.6%	1.7%	2.3%	5.6%	3.8%	3.3%	4.1%	2.8%	1.6%
Sedgemoor	-13.3%	4.3%	-0.7%	-1.1%	2.0%	4.2%	6.0%	8.3%	7.8%	5.0%	2.2%
South Gloucestershire	-10.5%	7.2%	-1.0%	1.8%	3.2%	8.8%	8.7%	9.9%	6.2%	3.2%	3.8%
South Somerset	-10.1%	6.7%	-1.2%	-2.4%	1.4%	5.3%	4.2%	4.5%	4.7%	4.2%	1.7%
Taunton Deane	-9.7%	5.2%	-3.3%	-0.4%	2.2%	4.5%	3.4%	3.9%	4.9%	4.1%	1.5%
Teignbridge	-10.4%	7.5%	-2.6%	-0.1%	2.5%	4.4%	3.5%	5.1%	4.3%	3.3%	1.8%
West Devon	-10.1%	4.0%	-1.2%	3.1%	-1.3%	3.1%	5.2%	3.6%	3.2%	4.2%	1.4%
West Somerset	-8.3%	4.4%	-2.5%	1.8%	-1.1%	4.1%	4.0%	1.6%	5.9%	5.4%	1.5%
Average	-9.5%	6.2%	-1.4%	0.8%	1.5%	5.7%	5.3%	5.8%	5.1%	3.8%	2.3%

Chart 2: Average Price Paid

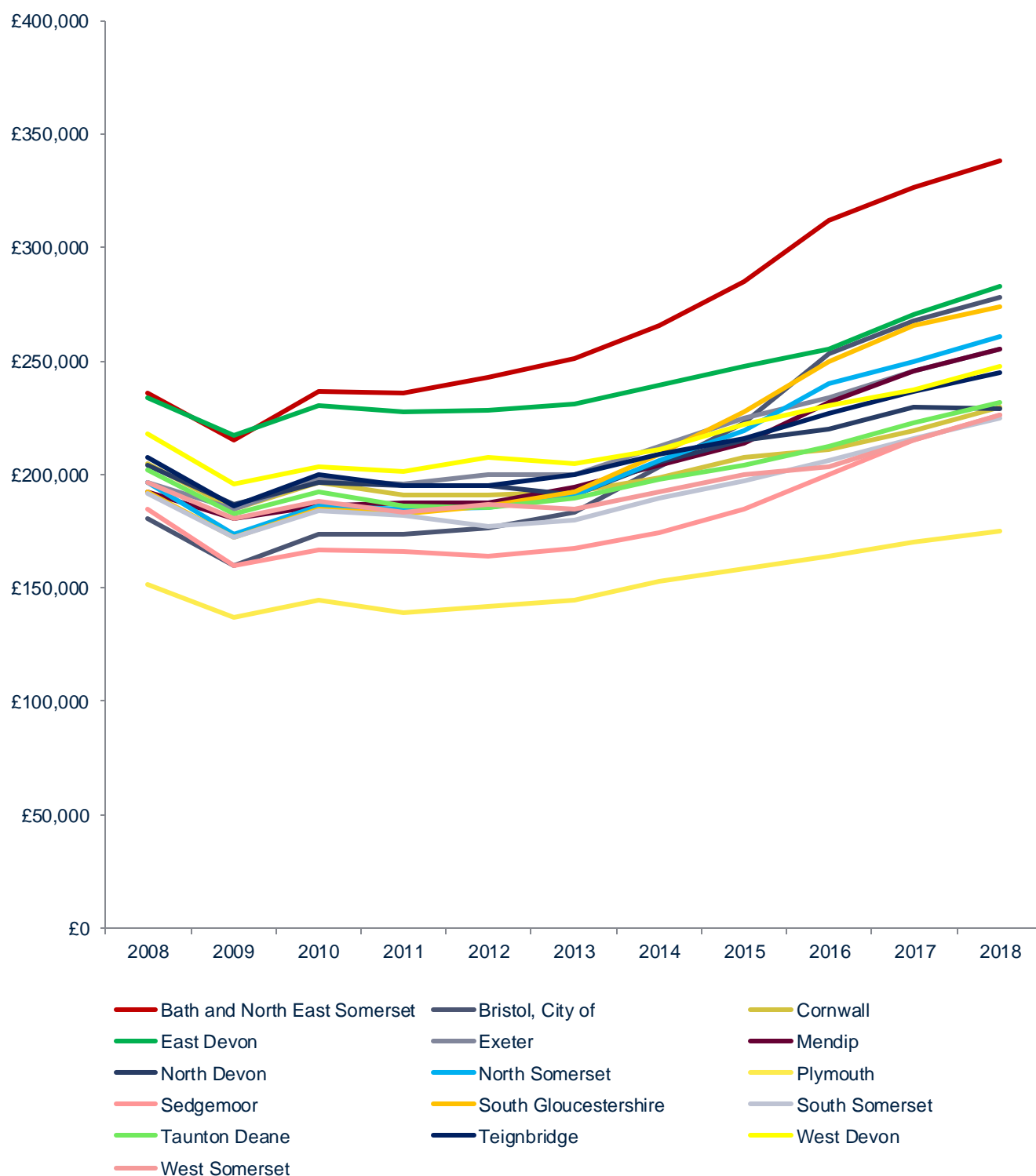
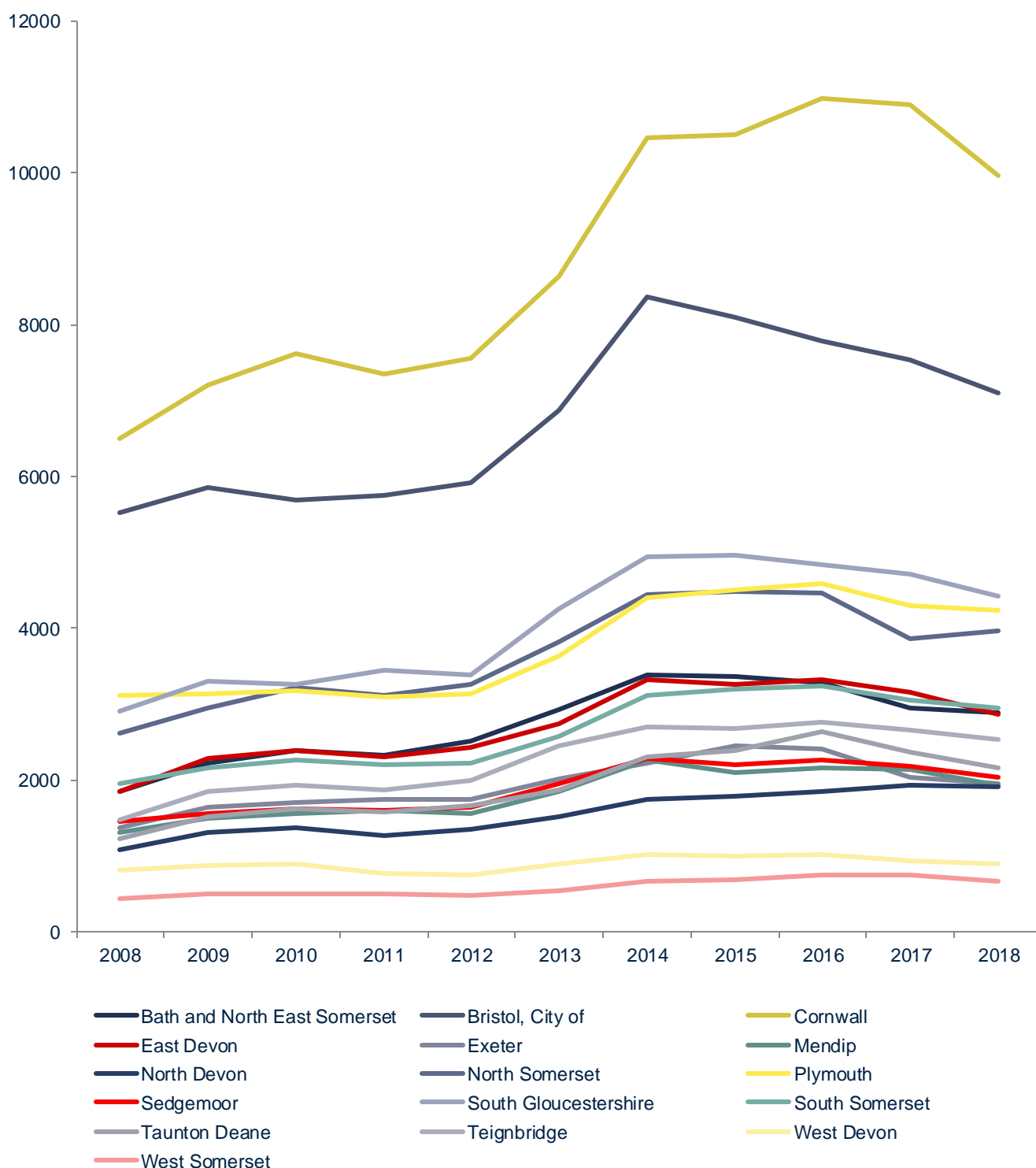


Chart 3: Sales Volume



The subject properties are readily saleable and lettable and we would anticipate good levels of demand, assuming appropriate marketing.

Our local research revealed that sales volumes are low, supporting the information from the Land Registry and likely to be a result of constraints on lending, coupled with economic uncertainty. Reduced supply is generally helping to maintain prices agreed and there is continued buyer appetite for properties locally at the right price.

The above shows that Bath and North East Somerset has seen amongst the highest house price inflation, although has also seen one of the sharpest falls in transactional volumes along side Cornwall.

3.3. Vacant Possession Values and Market Rents

The table below shows the average vacant possession values for the properties included within the valuation summarised by type and bedroom number:

Table 8: Vacant Possession Values and Market Rents

Type	Bedrooms	Number of Units	Average Indicative 100% VP	Average Weekly Market Rent
Flat	0	33	£94,000	£125.00
	1	436	£132,000	£145.00
	2	268	£159,000	£170.00
	3	6	£180,000	£210.00
Flat Total		743	£140,000	£155.00
House	1	25	£179,000	£155.00
	2	378	£186,000	£170.00
	3	401	£214,000	£195.00
	4	51	£260,000	£235.00
	5	1	£260,000	£255.00
	6	1	£360,000	£305.00
House Total		857	£204,000	£185.00
Grand Total	All	1600	£164,000	£160.00

Source: Savills *Excludes .96 Nil value units

Further detail of vacant possession values can be found on the property schedule at **Appendix 3**.

Market Rental Commentary

Savills in the most recent Market Forecast bulletin 2019 to 2023 commented:

Historically, rents have moved in line with household earnings. After all, landlords can only charge what tenants are able to pay. So, with weak earnings growth since the end of 2016, the sluggish rental growth of the last two years should come as no surprise. Earnings fell in real terms in 2017 and 2018, as inflation ran above the Bank of England's target of 2%.

In the past, rental growth in London has been able to outperform earnings, as renters formed larger households with friends to split their rental bill. This trend seems to have reached its limit. London rents are now seeing a slowdown, with rents falling by 0.3% in the year to August 2018. With rental affordability in London stretched, weaker growth is likely in the short term.

However, tightening access to mortgage finance, changing lifestyles and demographics is driving demand for privately rented homes at all price points. That mismatch in supply and demand has attracted a new kind of investor to the market. Changes to tax relief on buy to let mortgage interest payments have made many private investors take a second look at their portfolios. With less tax relief and rising interest rates, many have chosen to consolidate or leave the sector. Depending on how policy evolves on longer-term tenancies and rent regulations, the pace of flight may accelerate further.

While putting pressure on buy to let, the Government has shown growing support for the institutional build to rent sector (BTR). Purpose-built rental blocks that are managed by professional landlords could help raise standards across the rental market and increase the supply of rented properties in areas of high demand. BTR is already gaining momentum, making up 8.7% of new housing starts in 2016/17. However, while BTR is gathering pace, it isn't yet delivering enough homes to counter the flight of buy to let investors. From Q1 2017 to Q2 2018, there were just under 10,000 build to rent completions. In the same period, 72,000 buy to let landlords redeemed their mortgages.

Until the supply of BTR properties increases dramatically, we will remain reliant on cash investors to bring more stock into the rental market. As a result, we're likely to see demand grow faster than supply over the next five years, driving rental value growth.

Table 9: Savills Five-year forecast Market Rents, average Earnings and CPI

Region	2018	2019	2020	2021	2022	2023	5 Year Compound Growth
UK	0.50%	1.00%	2.00%	3.00%	3.50%	3.50%	13.70%
UK excl London	1.50%	1.50%	2.00%	2.50%	2.50%	2.50%	11.50%
London	-0.50%	0.50%	1.50%	4.00%	4.50%	4.50%	15.90%
Earnings	1.70%	2.00%	2.90%	3.40%	3.50%	3.50%	16.10%
CPI	2.50%	2.00%	1.60%	1.70%	1.90%	1.90%	9.10%

**Source Savills Research & Oxford Economics*

Yields, annual gross rent as a proportion of the house price, have historically been lowest in London and the South. Since 2013, yields have decreased across the country, but have fallen fastest in London, where the mismatch between rental and house price growth was greatest. By contrast, yields in the Midlands and the North have fallen much less. Our forecasts show these yields converging.

We predict that as rents grow faster than house prices in the affordability constrained South, yields will rise. In the Midlands and North, where house price growth will outpace rental values, we expect to see yields sharpen and move closer to those in the South.

4. Valuation Advice

4.1. Existing Use Value For Social Housing - Valuation Approach

4.1.1. Approach to EUV-SH

EUV-SH for loan security assumes the property will be disposed of by a mortgagee in possession to another Registered Provider ("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 units will be re-let 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 RP and economic data. 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.

Table 10: DCF Variables

EUV-SH DCF Variable	Assumption			Year	Variable Amount	Source
Current rent	£86.95	-	£120.34	Current	Average £ Per Week	HA
Convergence Rent	£101.27	-	£127.43	Current	Average £ Per Week	Savills
Voids and bad debts	2.75%	-	3.75%	All Years	% Real	Savills
Turnover	5.00%	-	6.00%	All Years	% Real	Savills
Management costs	£650	-	£700	All Years	Average per unit/pa	Savills
Cyclical, Void & Responsive Maintenance	£575	-	£900	All Years	Average per unit/pa	Savills
Programmed Maintenance	£800	-	£1,200	All Years	Average per unit/pa	Savills
Rental Inflation	3.00%	-	3.00%	Year 1	% Real	Savills
	1.71%	-	3.00%	Year 2		
	1.00%	-	3.00%	Year 3		
	1.00%	-	3.00%	Year 4		
	1.00%	-	1.30%	Long Term		
Maintenance cost inflation	1.75%	-	1.00%	Year1 - Long Term	% Real	Savills
Management cost inflation	1.00%	-	1.00%	Year1 - Long Term	% Real	Savills
Discount rate	5.00%	-	6.00%	All Years	% pa Real	Savills

4.1.3. Discount Rate

There is no hard-and-fast rule for determining the most appropriate rate to be adopted in a discounted cash flow. 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 flows for the property in question. Our role as valuers is to interpret the way in which potential purchasers of the stock would assess their bids. The market for this stock will be within the RP sector.

Effectively, the discount rate is representative of both the long-term cost of borrowing for an acquiring organisation and the risks implicit in the property portfolio concerned. The current level of long-term interest rates and the overall cost of funds must be reflected in our valuation. 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 margin for risk needs to be considered on a case-by-case basis, having regard to the nature of the stock.

Table 11: Gilt Rates as at 14th August 2019

Maturity	Current Yield	% Change	1 month ago
10 year	0.49%	-0.33%	0.79%
15 year	0.82%	-0.23%	1.12%
20 year	0.99%	-0.17%	1.28%
30 year	1.14%	-0.01%	1.40%

Currently the yield on 30 year Gilts is around 1.14%. This is in effect the risk free discount rate. Yields on Housing Association long dated, rated and unrated bonds are typically around 3.4% to 3.8% (Source: Social Housing, June 2019).

Recent activity in the Bond market include the public rated issue of Futures Housing Group in February 2019 3.375% (1.68% spread), as well as the pricing of Notting Hill Genesis 2.875% (1.73% spread) and Clarion 2.625% (1.47% spread) both in January 2019, Metropolitan Thames Valley at 3.565% (1.75% spread) in February 2019, and Incommunities at 3.25% (1.57% spread) in March 2019. MORHomes aggregator was also issued in February 2019 3.476% (1.90% spread).

The supply of traditional long term (25 or 30 year) funding has diminished and is only available from a handful of lenders. Shorter term traditional funding (5–7 years) and funding with in-built options to re-price margins at a future date are commonplace, introducing a new level of re-financing risk to business plans.

Notwithstanding this, many business plans are typically being run at nominal interest rates at 'all-in' long term (30 year) cost of funds including margin of around 5%, reflecting the availability of long term finance from the capital markets but also future refinancing risk.

Given the sustained reduction in funding costs our view is that for good quality, generally non-problematical stock, a discount rate between 4.75% and 5.5% real is appropriate (over a long-term CPI inflation rate of 2%). A greater margin for risk will be appropriate in some cases. We would expect to value poorer stock at rates around 5.5% to 6.25% real. On the other hand, exceptional stock could be valued at rates around 4.25% to 4.75% real. We would stress our cashflows are run in perpetuity and not over 30 yrs.

For your information our valuation implies a real discount rate over a 30 year cashflow of **3.08% to 3.90%**

4.1.4. Social Rents - Savills “Convergence” Rents and Rental Growth

Rent setting and growth for Registered Providers is a devolved issue, meaning exact approaches differ between constituent parts of the UK. Despite the different approaches there is an element of commonality at the core, as each part of the UK uses a benchmark system, social formula rents in England and local authority matrix rents in Wales, for example.

In England, provisions introduced by the Welfare Reform and Work Act 2016 have taken precedence over rent setting provisions and permitted growth has been altered from CPI plus 1% per annum, to -1% each year from 2016 to 2019.

Mortgagees in possession and their successors in title are exempted from the rent setting and increase/reduction provisions of the Welfare Reform and Work Act. 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 which they consider are the maximum affordable 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 charged stock are set out below, along with the current formula rents and our assessed sustainable affordable rent or “convergence” rent. We have adopted the convergence rents in our valuation.

Table 12: Current, Formula and Convergence Rents

Type	Estimated Income	Net Rent	Formula Rent	Savills Convergence Rent	Savills Convergence Rent Affordability Ratio %	Market Rent
House	£458	£106	£95	£118	26%	£184
Flat	£354	£87	£85	£99	28%	£154
Total	£406	£97	£90	£108	27%	£169

Source: The Borrower & Savills

We have assumed all rents will converge to our convergence rent in **3 to 10** years and annual increases are shown Section 4.1.2 above.

In the long term, in order to maintain consistent levels of rent affordability, we have had regard to growth in local household incomes which is shown in the table below. We have therefore assumed that after they have converged rents will increase at approximately 3% or CPI + 1% (assuming a CPI base of 2%) per annum.

Table 13: Household Income Growth Estimates

Year	Household Income Growth Forecast % (Nominal)
2019	3.07%
2020	3.15%
2020	3.16%
2021	3.17%
2022	3.16%
10 Year Average to 2027	2.98%

Source: Oxford Economics

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

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 **348** Affordable Rent units within the stock. The current average rent for these units is **£115** per week. This is about **29%** higher than the target rents on the same properties which are on average **£89**. These units 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. Although the rent reduction provisions in the Welfare Reform and Work Act 2016 also apply to Affordable Rent tenancies, the exemptions for mortgagees and successors allow us to assume growth outside the regulatory regime if appropriate. Thus 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 **2.98%** per annum over a 10 year average. We have therefore assumed that rents will increase at **CPI plus 1.0%** pa.

4.1.6. Sales Between Registered Providers – Transactional Evidence

Until recently evidence of sales between RPs was extremely limited – most transactions were simple transfers of engagements. However in recent years there has been a growing body of transactional evidence from competitive sales between RPs of tenanted stock. The evidence confirms RPs have a consistent tendency to pay a higher sums for some social housing portfolios than would be suggested by traditional, purely cashflow driven, EUV-SH valuations. We have been heavily involved in this emerging market and have a database of bids and transactions covering in excess of 56,000 units.

The body of evidence is relatively small compared to the total RP stock in the UK and the market is still immature, furthermore the data is heavily influenced by geography and use type, with significant variation from London out into the regions and from General Needs stock to Supported Housing. Notwithstanding these limitations, for General Needs only stock, the data suggests average gross yields of approximately 7.25% and average unit prices £95,000 inside London and average gross yields of approximately 8.75% and average unit prices £65,000 outside London.

In contrast it is apparent that for lots exceeding around 200 properties the prices achieved appear to be in line with the traditional, cashflow approach to EUV-SH.

Gross yields and average unit values of the subject portfolio are summarised in the table below:

Table 14: EUV-SH Gross Yields and Average Values

Value Group	Gross Yield	Average Value
Affordable/ Intermediate	8.66%	£69,121
General Needs	7.94%	£57,617
Sheltered	8.36%	£60,965
Supported	9.53%	£48,200
Supported - Affordable	8.82%	£51,250
Tower Block	8.68%	£72,091
SO	5.00%	£49,069
Average	7.76%	£59,184

Having regard to the geography and use types of the subject portfolio and the transactional data recorded by Savills, we are of the opinion that the gross yields and individual unit values sit within expectation.

In this case you have instructed us to value the properties assuming a sale as a single lot but valued by value group or assuming they are part of a larger disposal and our valuations do not therefore reflect the higher bids that can be received for small portfolios.

We have looked at the sales evidence, with particular regard to sales within the last three years. Given the size of this portfolio/scheme we have taken evidence of sales into account in our valuation **Appendix 3**.

4.2. Market Value Subject to Tenancies (MV-STT) - Valuation Approach

4.2.1. Valuation Methodology - MV-STT

We assess the MV-STT in two ways; firstly by applying a discount to Market Value with Vacant Possession ("MV-VP") and secondly by applying a yield to rental income.

The valuation of properties and portfolios subject to Assured and Secure tenancies is carried out with reference to comparable evidence from the sales of similar tenanted portfolios and individual units, and sold subject to Protected Tenancies or Assured Shorthold Tenancies. There is an established body of evidence from portfolios traded on the open market to which we can refer.

Investors tend to base their bid on their ability to “trade out” individual units at Market Value, assuming vacant possession, over time. In locations where there is a limited market or where a property is difficult to trade, owing to style or market conditions, investors will base their bid on rental return compared to capital cost.

The discount to MV-VP ranges from 10% for prime property to 50% where market conditions are difficult. Typical rates are around a 20% to 30% discount to MV-VP for properties subject to AST tenancies.

The yield applied to net income varies from 5% or less for prime property, to 7% or more for poorer locations. This equates to a yield on gross income (after deductions for management, maintenance & voids) of between 7% to 10% and possibly higher for Sheltered accommodation.

The Residential Investment market is currently active/stagnant and having discussed the portfolio with agents active in the market we would anticipate average demand if brought to the market at the right price and following an appropriate marketing strategy.

Recent sales evidence which is relevant to this valuation includes the following transactions:

Table 15: Residential Investment Sales Evidence

Location	Units	Date of sale	Price per unit achieved	Average Passing Rental £pa	Gross Yield %	Net Yield %
South West	118	Dec-17	£281,780	£15,666	5.6%	4.2%
South West	102	Sep-17	£109,804	£9,711	8.8%	5.7%
South West	38	Mar-17	£146,983	£9,411	6.4%	4.2%
South West	29	Aug-17	£124,138	£10,345	8.3%	5.4%
South West	12	Jan-17	£96,250	£7,200	7.5%	4.9%
South West	12	Aug-17	£65,833	£4,320	6.6%	4.3%
Average	52		£137,465	£9,442	7.2%	4.8%

Source: Savills

The comparable properties are residential investments typically let on ASTs where an investor can sell or let off units as required. The subject properties are typically let on Assured Tenancies and while a receiver/3rd party is assumed to be able to increase rents to market there is a deferment in the Market Rent.

There would, depending on how this process is managed, be additional management issues throughout the transition process. We would anticipate a short term spike in management costs/voids/void repairs and bad debts. Furthermore an investor could not obtain vacant possession until the units naturally turn over or tenants default and are removed due to the Assured Rents.

Owing to the above considerations an adjustment to yields applied is anticipated, somewhere in the order of 0.5% - 1.5% for typical general needs stock, further adjustment will be needed for different investment categories

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.

Table 16: MV-STT Assumptions

Variable	Unit of Cost	Variable Amount		
Voids	% of Rent Debit p.a.	5.00%	-	5.00%
Management	% of Rent Debit p.a.	10.00%	-	10.00%
Maintenance	% of Rent Debit p.a.	20.00%	-	20.00%
Net Yield	%	3.75%	-	5.63%
Gross Yield	%	5.78%	-	8.66%

Source: Savills

4.3. Shared Ownership - Valuation Approach

4.3.1. General

The Borrow has a portfolio of **231** properties subject to Shared Ownership leases in charge. They retain around **56.17%** of the equity in their units, overall. Please see **Appendix 3** for details of the properties, shares held and rental income produced.

4.3.2. Valuation Approach

Shared Ownership property produces a rental income dependant 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 excluded any staircasing receipts in our valuation of the Shared Ownership units.

We have applied a discount rate of **4.75%** 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:

Table 17: Shared Ownership Assumptions

Variable	Assumption	Year	Unit of Cost
Current rent	£47.15	Current	Av £ Per Week
Indicative 100% rent	£83.95	Current	Av £ Per Week
Management costs	£250.00	All Years	Average per unit/pa
Retained share	56.17%	Current	Average per unit
Current Indicative 100% MV-VP	£199,048	Current	Average £ per unit
Discount rate for rental income	4.75%	All Years	% pa Real

Source: Savills

4.4. Valuation Considerations

4.4.1. Welfare Reform and Work Act 2016

The Welfare Reform and Work Act containing the rent reduction provisions came into effect on 22 March 2016. These reductions have now finished with the rent increase applied in April 2019.

We have considered the proposals when preparing our valuation but, in summary, we do not believe that, as they stand, they will significantly affect current levels of loan security value on EUV-SH.

4.4.2. Housing and Planning Act 2016

In England the Housing and Planning Act 2016 contained proposals to deregulate the housing sector which will 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 requires consent to be obtained prior to disposal of transferred property, is no longer effective. Valuations of LSVT stock after April 2017 can be undertaken on a Market Value basis where lenders requirements and legal title permit.

The deregulation provisions contained in the Act could potentially also affect the value of social housing assets where valuations are undertaken on the basis of Existing Use Value for Social Housing – a valuation basis which seeks to reflect the value of the properties if sold within the sector. At present it is too early to tell how and if values will be affected. Whether or not valuations on EUV-SH will change will depend on how housing providers respond to the changes and whether or not their behaviour, in relation to the management and disposal of their housing stock, alters. However if behaviour does change the impact on levels of EUV-SH is likely to be positive.

5. Valuations

5.1. Valuations

Our valuations are as follows. Please note that this summary must only be read in conjunction with the rest of this report and all Appendices.

5.1.1. Valuation Summary

Table 18: Valuation Summary

Value Group	Units	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-stt is Appropriate Units	MV-stt is Appropriate	Total Units	Aggregate MV-STT & EUV-SH for funding where appropriate
Affordable/ Intermediate	347	130	£8,627,402	217	£30,059,250	347	£38,686,652
General Needs	856	261	£15,123,382	595	£71,189,250	856	£86,312,632
Sheltered	57	0	£0	57	£5,987,400	57	£5,987,400
Supported	50	5	£241,330	45	£4,882,400	50	£5,123,730
Supported - Affordable	4	0	£0	4	£442,000	4	£442,000
Tower Block	55	55	£3,965,002	0	£0	55	£3,965,002
Sub Total	1369	451	£27,957,000	918	£112,560,000	1369	£140,517,000
SO	231	0	£0	231	£11,335,000	231	£11,335,000
Nil Value	96	0	£0	0	£0	96	£0
Total	1696	451	£27,957,000	1149	£123,895,000	1696	£151,852,000

5.1.2. Market Value Subject to Tenancies (MV-STT) – is the appropriate basis 918 units

The aggregate MV-STT of the Freehold or Long Leasehold interest in The Properties for loan security purposes is:

£112,560,000 (One Hundred and Twelve Million Five Hundred and Sixty Thousand Pounds)

5.1.3. Existing Use Value – Social Housing (EUV-SH) – is the appropriate basis 451 units

The aggregate EUV-SH of the Freehold or Long Leasehold interest in The Properties for loan security purposes is:

£27,957,000 (Twenty Seven Million Nine Hundred and Fifty Seven Thousand Pounds)

5.1.4. Market Value - Shared Ownership Leases 231 units

The Market Value subject to Shared Ownership leases of the Shared Ownership units is:

£11,335,000 (Eleven Million Three Hundred and Thirty Five Thousand Pounds)

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

Component valuations are listed at **Appendix 3**. Those figures must not be used as a basis for lending until your lawyers have confirmed clear title to us.

5.1.5. Operative Value

Our opinion of value, in aggregate, of **The Properties**, on the basis of Existing Use for Social Housing is:

5.1.6. Existing Use Value – Social Housing (EUV-SH) – Rented Properties All Stock 1696 units

The aggregate EUV-SH of the Freehold or Long Leasehold interest in The Properties for loan security purposes is:

£94,695,000 (Ninety Four Million Six Hundred and Ninety Five Thousand Pounds)

5.2. Additional Advice

5.2.1. Lending Against MV-STT

With reference to section 2.4 on Tenure, 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 Registered Providers 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 3** 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.

5.2.2. Indicative Aggregate Market Value assuming Vacant Possession

The aggregate Market Value of **1696** units is **£278,830,000**. This assumes the properties are available with 100% vacant possession, but in fact, the properties are subject to tenancies and shared ownership leases. **This figure cannot therefore be regarded as a valuation suitable for lending. It is thus provided for illustrative purposes only and given with nil reliance.**

5.2.3. Indicative Reinstatement Cost for Building Insurance Purposes

You have sought from us an indication for insurance purposes of the current reinstatement cost of the building(s) in an identical form using modern materials and techniques as if it was to be totally destroyed in accordance with current Building Regulations and other statutory requirements.

This we are pleased to provide below, but must state that this is given solely as a guide as 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 the cost estimate below is provided without liability.

No allowance has been made for inflation over the policy, design or rebuilding periods, nor have we made any allowance for loss of rent. On this basis, therefore, we would estimate the reinstatement cost on a day-one basis as at the date of this report is as follows:

The indicative reinstatement cost for building insurance purposes of The Properties is **£133m** (Excluding Shared Ownership and Nil Value Units).

5.3. Lotting and Value Apportionment

We have valued the properties assuming a sale as a single lot valued by category or value group. As a result **we have not assessed individual valuations for each property**. We have, however, provided apportionments of the overall valuation figures by reference to the appropriate rent and these figures are shown on the property schedule at **Appendix 3**.

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.

6. Suitability, Liability & Confidentiality

6.1. Suitability as Loan Security

6.1.1. Lender's 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 lender to assess the risks involved and make its 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 following matters:

- The portfolio has a wide geographical spread across the South West which could facilitate lotting via receivership, but we have valued as a single aggregate portfolio delineated by asset group
- It is fairly modern in general, principally constructed in last **20** years
- The portfolio is mainly general needs rented / mixed general needs, intermediate, supported and sheltered and there would be demand for investors and occupiers
- The portfolio is considered in general to be secondary residential investment grade with pockets of tertiary and upper secondary

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 property 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.

6.1.2. Suitability as Security

We have considered each of the principal risks associated with these Properties within the context of the wider property market and these risks are reflected in our valuation calculations and reported figures as appropriate.

Overall, we consider that the Properties provide good security for a loan secured upon it, which reflects the nature of the Properties, our reported opinions of value and the risks involved.

6.2. Verification

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.

We recommend that the Lender satisfies itself on all these points, either by verification of individual points or by judgement of the relevance of each particular point in the context of the purposes of our valuations. Our Valuations should not be relied upon pending this verification process.

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 by your customer. However should further 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.

6.3. Lenders Action Points

As a revaluation on a desktop basis the lender will be aware of our previous comments. We have reviewed the current fire audit for Hop Store and have no comments other than the property is subject to an independent fire risk assessment annually and we have no reason to believe there are any significant issues or abnormal risks at this stage.

6.4. Aggregate Liability

In relying on the Valuation Report each Addressee acknowledges and agrees that the aggregate liability of Savills (UK) Limited to one or more or all of the Addressees under or in connection with this Valuation Report is limited to the provisions stipulated in Clause 7 of the Agreement Relating To The Provision Of Commercial Valuations made between Nationwide and Savills (UK) Limited dated 3 June 2015.

6.5. Confidentiality

The valuations herein are provided for you for loan security purposes in connection with a loan to **The Borrower**. **They cannot be relied upon for any other purpose**, including accounts valuations, disposal, stock swap, calculation of 1999 valuations for rent restructuring purposes.

In accordance with the recommendations of the RICS, this report is provided solely for the purposes stated above. It is confidential to and for the use only of the party to whom it is addressed and no responsibility whatsoever is accepted to any third party for the whole or any part of its contents. Any such parties rely upon this report at their own risk. Neither the whole nor any part of this report or any reference to it may be included now, or at any time in the future, in any published document, circular or statement, nor published, referred to or used in any way without our written approval of the form and context in which it may appear.

We trust the above is acceptable for your purposes. Should you have any queries, please do not hesitate to contact us.

Yours faithfully

For and on behalf of Savills (UK) Limited

A handwritten signature in black ink, appearing to read "Adrian Shippey".

Adrian Shippey MRICS
Associate Director
RICS Registered Valuer

A handwritten signature in blue ink, appearing to read "Nigel Williams".

Nigel Williams FRICS
Associate Director
RICS Registered Valuer

APPENDICES

Appendix 1 - Executive Summary of Valuation

LiveWest Homes Ltd - LiveWest Capital Plc

Key Assumptions (EUV-SH)

1	Valuation Date	20-Aug-19	
2	Discount Rate	5% - 6%	% real, perpetuity
3	CPI Inflation	2.00%	year 1
		2.00%	year 1
		2.00%	year 3
		2.00%	year 4+
4	Stock Numbers	1696	
5	Average Net Social Rent	£96.60	(2019/20 52 wks)
6	Savills Convergence Rent (Social)	£108.44	(2019/20 52 wks)
7	Voids & Bad Debts	2.75% - 3.75%	% of Debit
8	Average Capital Values	£204,000	houses
		£140,000	flats
9	Average Market Rents	£185.00	per week - houses
		£155.00	per week - flats
10	Cyclical/ Responsive/ Void Repairs	£575 - £800	
11	Major/ Elemental/ Other Repairs	£800 - £1200	
12	Building Cost Inflation - major works	0.50%	real long term
13	Building Cost Inflation - responsive	1.00%	real long term
14	Management Costs	£650 - £700	
15	Management Cost Inflation	1.00%	real long term

Key Assumptions (MV-STT)

		<u>Variable Amount</u>	<u>Variable Amount</u>
1	Voids & Bad Debts	5%	% of Rent Debit per annum
2	Management Costs	10%	% of Rent Debit per annum
3	Maintenance & Repairs	20%	% of Rent Debit per annum
4	Gross Yield	5.78% - 8.66%	%
5	Net Yield	3.75% - 5.63%	%

All Stock (Indicative only not for funding)

Value Group	Units	Total Rent £pw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-stt
Affordable/ Intermediate	347	£39,964.06	£62,835,000	£23,984,981	£46,166,500
General Needs	856	£75,305.27	£142,415,000	£49,319,946	£106,226,000
Sheltered	57	£5,585.87	£8,805,000	£3,474,984	£5,987,400
Supported	50	£4,418.17	£7,805,000	£2,410,003	£5,307,400
Supported - Affordable	4	£347.78	£650,000	£205,001	£442,000
Tower Block	55	£6,618.96	£10,340,000	£3,965,002	£8,272,000
Sub Total	1369	£132,240.10	£232,850,000	£83,360,000	£172,401,000
SO	231	£10,892.22	£45,980,000	£11,335,000	£11,335,000
Nil Value	96	£0.00	£0	£0	£0
Total	1696	£143,132.32	£278,830,000	£94,695,000	£183,736,000

MV-STT & EUV-SH as applicable for funding

Value Group	Units	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-stt is Appropriate Units	MV-stt is Appropriate	Total Units
Affordable/ Intermediate	347	130	£8,627,402	217	£30,059,250	347
General Needs	856	261	£15,123,382	595	£71,189,250	856
Sheltered	57	0	£0	57	£5,987,400	57
Supported	50	5	£241,330	45	£4,882,400	50
Supported - Affordable	4	0	£0	4	£442,000	4
Tower Block	55	55	£3,965,002	0	£0	55
Sub Total	1369	451	£27,957,000	918	£112,560,000	1369
SO	231	0	£0	231	£11,335,000	231
Nil Value	96	0	£0	0	£0	96
Total	1696	451	£27,957,000	1149	£123,895,000	1696

Appendix 2 - Market Commentary

UK Housing Market Update

Surveyor sentiment has improved, while house prices remain flat

House prices rose 0.1% in June across the country, with annual growth now at 0.6%, according to Nationwide. Most regions have seen no movement in house prices over the last year. The exceptions are Wales and the West Midlands, which saw price rises, and the South East, which saw falls. London had a surprisingly strong Q2, up 0.6% since Q1, its strongest quarter since Q1 2017, but prices are still down 1.9% on an annual basis, in line with our forecast.

Supporting these relatively stable prices is the RICS Survey, in which far fewer surveyors reported price falls than in recent months. But the majority are still reporting price falls. More surveyors also reported rising numbers of both new instructions and new enquiries. The majority still report falling numbers, but both measures are at their most positive since last summer. Transaction numbers have also shown some signs of stabilisation from their recent downward trend according to early indications. Further months of data are needed to confirm this.

A further sign of stable market activity is the continued resilience of the mortgage market, with the continued rise in the number of approvals. Loan to Value ratios have been rising, with the national average LTV for first time buyers now at 78%, its highest ever post-GFC value. This shows that banks are keen to continue lending. Oxford Economics is now not expecting a base rate rise until May 2020, amid wider economic uncertainty, and mortgage interest rates have stopped increasing. This maintains the affordability of mortgages and supports house prices.

The highest annual house price growth in the year to April was in Wales, with Blaenau Gwent, Torfaen and Newport showing strong growth of 18.3%, 12.5% and 10.4% respectively. This is from a low base however: Blaenau Gwent is currently the second cheapest local authority in the UK, with average values of £113,572. The largest price falls were again in London, with Ealing, Kensington & Chelsea and Tower Hamlets having seen price falls of 6.0%, 5.7% and 5.3% respectively.

Annual rental growth for the UK was at 1.3% in May, according to the ONS. The fastest growth was in the East Midlands, at 2.1%, and the slowest growth was in the North East, at 0.5%.

Figure 1 – Average price versus 2007/8 peak, Apr-19

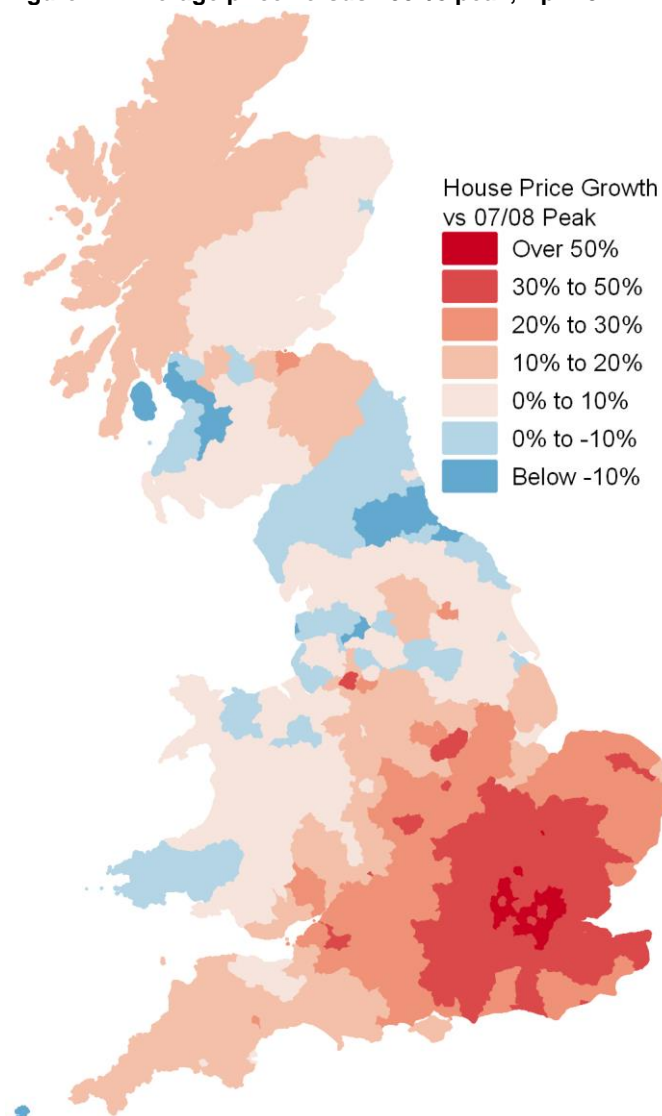
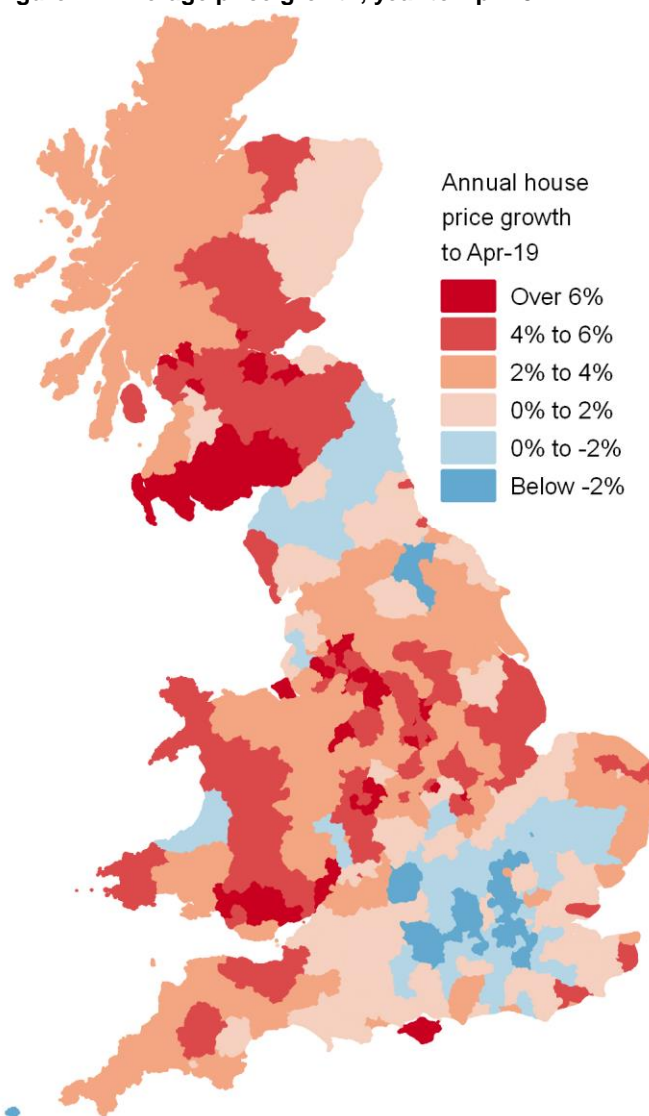


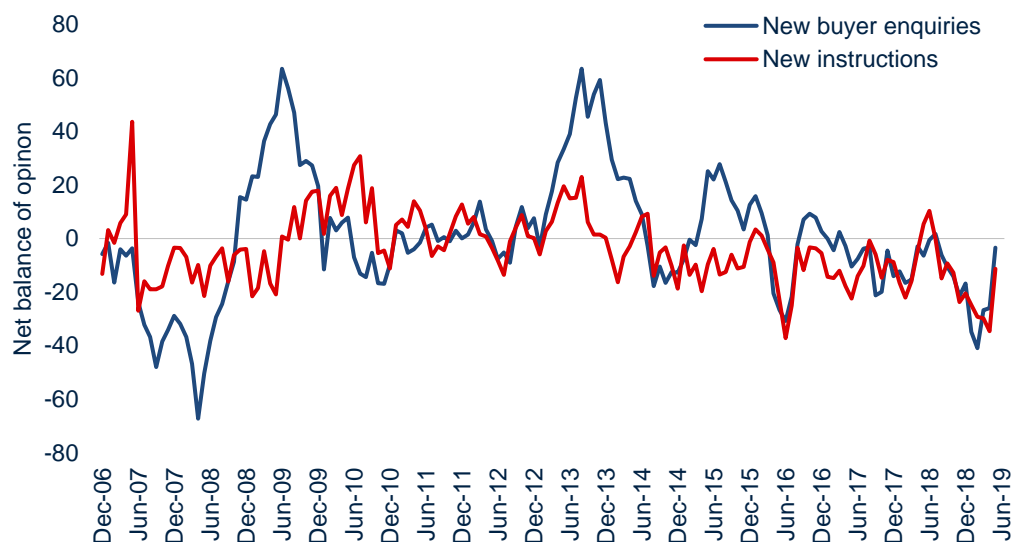
Figure 2 – Average price growth, year to Apr-19



The number of surveyors reporting rises in the amount of new enquiries and new instructions both increased significantly in May. This has reversed the downward trend we have seen since the summer of last year.

Both metrics are still negative however, meaning that the majority of surveyors are still reporting falling numbers of enquiries and instructions. It is however a smaller majority this month.

Figure 3 – Increase in positive sentiment



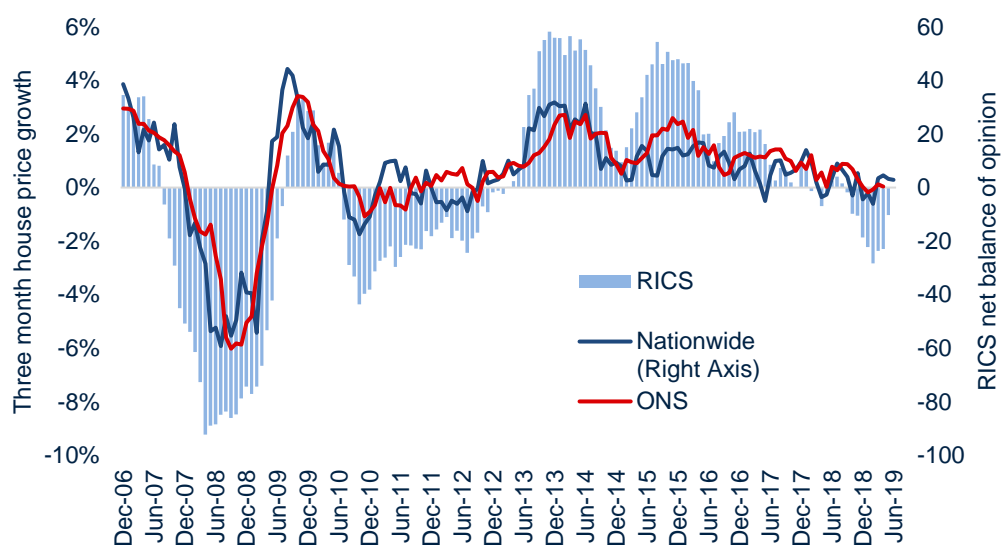
Source: RICS (seasonally adjusted)

The RICS Survey has, at times, been a good forward indicator of house price movements, which are later picked up by the indices.

The number of surveyors reporting price rises increased in April, although they are still in the minority.

Both Nationwide and the ONS index currently show house prices to be broadly flat.

Figure 4 – House prices remain broadly flat



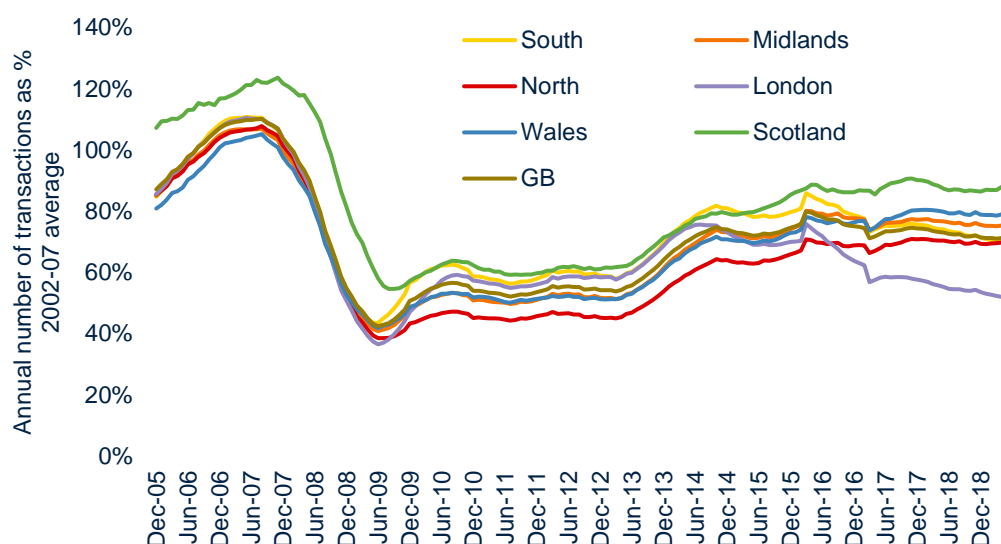
Source: RICS, Nationwide, ONS

Transactions seem to have stabilised recently in most regions, and some may have even some rises. This is based on early indications however, and further months of data is needed to confirm this trend.

Despite this early evidence of a relatively strong April, most regions are still down annually, with only the North East seeing an increase in transactions over the past 12 months.

London remains the weakest, with transaction numbers down 6.8% on this time last year.

Figure 5 – Transactions show slight rise in most regions



Source: Savills using HM Land Registry (adjusted for count lag) and Registers of Scotland

Recent house price growth

	Nationwide (To Jun-19)			ONS (to Apr-19)			Savills (to Apr-19)		
	m/m	q/q	y/y	m/m	q/q	y/y	m/m	q/q	y/y
UK	0.1%	0.3%	0.6%	0.7%	0.3%	1.4%	0.0%	-0.4%	1.8%
London	-	0.6%	-0.6%	2.4%	0.3%	-1.2%	-0.4%	-1.3%	-2.3%
South East	-	-0.4%	-1.6%	-0.1%	-1.1%	-0.8%	-0.2%	-0.9%	-0.1%
East of England	-	0.3%	1.5%	0.3%	0.2%	0.6%	-0.2%	-0.8%	0.8%
South West	-	0.6%	1.1%	-0.1%	-0.6%	1.3%	-0.1%	-0.3%	2.0%
East Midlands	-	0.5%	2.0%	0.9%	0.8%	2.9%	0.3%	0.4%	4.1%
West Midlands	-	0.8%	2.6%	-0.2%	-0.1%	2.2%	0.0%	0.2%	4.4%
North East	-	0.0%	1.8%	5.0%	3.8%	2.0%	0.1%	-0.5%	0.9%
Yorks & Humber	-	-0.1%	3.1%	0.3%	0.8%	2.5%	0.3%	0.3%	3.4%
North West	-	-0.7%	1.3%	0.6%	0.3%	2.6%	0.3%	0.6%	3.8%
Wales	-	2.4%	4.3%	2.4%	3.2%	6.7%	0.4%	0.9%	5.4%
Scotland	-	-0.1%	0.4%	0.7%	0.6%	1.6%	0.1%	0.4%	4.4%

Source: Savills using HM Land Registry and Registers of Scotland*, Nationwide (seasonally adjusted), ONS (seasonally adjusted)

Five year forecasts (first published November 2018)

	2019	2020	2021	2022	2023	5-year
UK	1.5%	4.0%	3.0%	2.5%	3.0%	14.8%
London	-2.0%	0.0%	2.5%	1.5%	2.5%	4.5%
South East	0.0%	2.0%	2.5%	2.0%	2.5%	9.3%
East of England	0.0%	2.0%	2.5%	2.0%	2.5%	9.3%
South West	0.5%	3.5%	2.5%	2.5%	3.0%	12.6%
East Midlands	3.0%	5.0%	3.5%	3.0%	3.5%	19.3%
West Midlands	3.0%	5.0%	3.5%	3.0%	3.5%	19.3%
North East	2.0%	5.0%	3.5%	2.5%	3.5%	17.6%
Yorks & Humber	2.5%	5.5%	4.0%	3.0%	4.0%	20.5%
North West	3.0%	6.0%	4.0%	3.0%	4.0%	21.6%
Wales	2.0%	5.5%	4.0%	3.0%	3.5%	19.3%
Scotland	2.5%	5.0%	3.5%	2.5%	3.5%	18.2%

Source: Savills

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*Savills index is an unadjusted repeat sales index based on HM Land Registry and Registers of Scotland price paid data. Note that Savills national index (labelled UK) is for Great Britain, not including Northern Ireland.

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Appendix 3 - Schedule of Properties



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

19.08.19

Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-sitt	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-sitt is Appropriate Units	MV-sitt is Appropriate
Affordable/ Intern.	347	£39,964.06	£62,835.00	£23,984.981	£46,166.500	130	£8,627.402	217	£30,059.250
General Needs	856	£75,305.27	£142,415.00	£49,319.946	£106,226.000	261	£15,123.362	595	£71,189.250
Sheltered	57	£5,585.87	£8,805.00	£3,474.984	£5,987.400	0	£0	57	£5,987.400
Supported	50	£4,418.17	£7,805.00	£2,410.003	£5,307.400	5	£241.330	45	£4,882.400
Supported - Affordable	4	£347.78	£650.00	£205.001	£442.000	0	£0	4	£442.000
Tower Block	55	£6,618.96	£10,340.00	£3,965.002	£8,272.000	55	£3,965.002	0	£0
Sub Total	1369	£132,240.10	£232,850.00	£83,360.000	£172,401.000	451	£27,957.000	918	£112,560.000
SO	231	£10,892.22	£45,980.00	£11,335.000	£11,335.000	0	£0	231	£11,335.000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830.00	£94,695.000	£183,736.000	451	£27,957.000	1149	£123,895.000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-sitt	EUV-SH is Appropriate	MV-sitt is Appropriate	Savills Value Group	Value Title Review Basis
DW744510015	15	GEAR DRIVE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WG	H	2	£41.43	£41.43	50%	SHARED OWNERSHIP	£180,000	£43,109	£43,109	-	£43,109	SO	MV-SITT - SO
DW744510014	14	GEAR DRIVE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WG	H	2	£51.08	£51.08	60%	SHARED OWNERSHIP	£180,000	£53,152	£53,152	-	£53,152	SO	MV-SITT - SO
DW744510013	13	GEAR DRIVE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WG	H	2	£46.82	£46.82	55%	SHARED OWNERSHIP	£180,000	£48,724	£48,724	-	£48,724	SO	MV-SITT - SO
DW744510012	12	GEAR DRIVE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WG	H	2	£51.08	£51.08	60%	SHARED OWNERSHIP	£180,000	£53,152	£53,152	-	£53,152	SO	MV-SITT - SO
DW744510010	10	GEAR DRIVE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WG	H	3	£58.63	£58.63	60%	SHARED OWNERSHIP	£220,000	£61,010	£61,010	-	£61,010	SO	MV-SITT - SO
DW744510007	7	GEAR DRIVE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WG	H	2	£51.40	£51.40	60%	SHARED OWNERSHIP	£180,000	£53,486	£53,486	-	£53,486	SO	MV-SITT - SO
DW744510006	6	GEAR DRIVE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WG	H	2	£51.40	£51.40	60%	SHARED OWNERSHIP	£180,000	£53,486	£53,486	-	£53,486	SO	MV-SITT - SO
DW744510004	4	GEAR DRIVE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WG	H	3	£48.85	£48.85	50%	SHARED OWNERSHIP	£220,000	£50,837	£50,837	-	£50,837	SO	MV-SITT - SO
DW744510003	3	GEAR DRIVE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WG	H	2	£51.40	£51.40	60%	SHARED OWNERSHIP	£180,000	£53,486	£53,486	-	£53,486	SO	MV-SITT - SO
DW744510002	2	GEAR DRIVE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WG	H	2	£59.03	£59.03	70%	SHARED OWNERSHIP	£180,000	£61,428	£61,428	-	£61,428	SO	MV-SITT - SO
DW744510001	1	GEAR DRIVE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WG	H	3	£138.71	£138.71	0%	AFFORDABLE FIXED	£220,000	£81,101	£154,000	-	£154,000	Affordable/ Intern.	MV-SITT
DW744490003	3	TREFFRY LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WF	H	3	£144.61	£144.61	0%	B SOCIAL RNT FIXED	£220,000	£84,550	£154,000	-	£154,000	Affordable/ Intern.	MV-SITT
DW744490002	2	TREFFRY LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WF	H	2	£131.01	£131.01	0%	£0	£180,000	£76,600	£126,000	-	£126,000	Affordable/ Intern.	MV-SITT
DW744490001	1	TREFFRY LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WF	H	2	£120.65	£120.65	0%	AFFORDABLE FIXED	£180,000	£70,539	£126,000	-	£126,000	Affordable/ Intern.	MV-SITT
DW744460012	12	ACKLAND PLACE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WE	H	3	£57.02	£57.02	60%	SHARED OWNERSHIP	£220,000	£59,356	£59,356	-	£59,356	SO	MV-SITT - SO
DW744460011	11	ACKLAND PLACE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WE	H	4	£157.32	£157.32	0%	AFFORDABLE FIXED	£260,000	£91,982	£182,000	-	£182,000	Affordable/ Intern.	MV-SITT
DW744460010	10	ACKLAND PLACE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WE	H	3	£58.62	£58.62	60%	SHARED OWNERSHIP	£220,000	£61,008	£61,008	-	£61,008	SO	MV-SITT - SO
DW744460009	9	ACKLAND PLACE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WE	H	3	£139.18	£139.18	0%	AFFORDABLE PERIODIC	£220,000	£81,377	£154,000	-	£154,000	Affordable/ Intern.	MV-SITT
DW744460008	8	ACKLAND PLACE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WE	H	2	£41.49	£41.49	50%	SHARED OWNERSHIP	£180,000	£43,179	£43,179	-	£43,179	SO	MV-SITT - SO
DW744460007	7	ACKLAND PLACE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WE	H	2	£121.05	£121.05	0%	AFFORDABLE FIXED	£180,000	£70,777	£126,000	-	£126,000	Affordable/ Intern.	MV-SITT
DW744460006	6	ACKLAND PLACE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WE	H	2	£48.99	£48.99	60%	SHARED OWNERSHIP	£180,000	£50,979	£50,979	-	£50,979	SO	MV-SITT - SO
DW744460005	5	ACKLAND PLACE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WE	H	2	£121.05	£121.05	0%	AFFORDABLE FIXED	£180,000	£70,777	£126,000	-	£126,000	Affordable/ Intern.	MV-SITT
DW744460003	3	ACKLAND PLACE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WE	H	3	£146.30	£146.30	0%	AFFORDABLE PERIODIC	£220,000	£86,538	£154,000	-	£154,000	Affordable/ Intern.	MV-SITT
DW744460002	2	ACKLAND PLACE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WE	H	3	£60.23	£60.23	60%	SHARED OWNERSHIP	£220,000	£62,679	£62,679	-	£62,679	SO	MV-SITT - SO
DW744460001	1	ACKLAND PLACE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WE	H	3	£146.15	£146.15	0%	AFFORDABLE PERIODIC	£220,000	£85,451	£154,000	-	£154,000	Affordable/ Intern.	MV-SITT
DW744470018	18	PARK LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WD	H	3	£143.58	£143.58	0%	B SOCIAL RNT FIXED	£220,000	£83,951	£154,000	-	£154,000	Affordable/ Intern.	MV-SITT
DW744470016	16	PARK LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WD	H	2	£121.22	£121.22	0%	AFFORDABLE FIXED	£180,000	£70,874	£126,000	-	£126,000	Affordable/ Intern.	MV-SITT
DW744470014	14	PARK LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WD	H	2	£121.22	£121.22	0%	AFFORDABLE FIXED	£180,000	£70,874	£126,000	-	£126,000	Affordable/ Intern.	MV-SITT
DW744470012	12	PARK LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WD	H	3	£139.35	£139.35	0%	AFFORDABLE FIXED	£220,000	£81,474	£154,000	-	£154,000	Affordable/ Intern.	MV-SITT
DW744470011	11	PARK LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WD	H	3	£145.98	£145.98	0%	AFFORDABLE FIXED	£220,000	£86,354	£154,000	-	£154,000	Affordable/ Intern.	MV-SITT
DW744470010	10	PARK LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WD	H	3	£146.15	£146.15	0%	AFFORDABLE FIXED	£220,000	£85,451	£154,000	-	£154,000	Affordable/ Intern.	MV-SITT
DW744470009	9	PARK LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WD	H	3	£145.98	£145.98	0%	AFFORDABLE PERIODIC	£220,000	£85,354	£154,000	-	£154,000	Affordable/ Intern.	MV-SITT
DW744470008	8	PARK LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WD	H	3	£41.22	£41.22	40%	SHARED OWNERSHIP	£220,000	£42,900	£42,900	-	£42,900	SO	MV-SITT - SO
DW744470007	7	PARK LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WD	H	2	£120.65	£120.65	0%	AFFORDABLE FIXED	£180,000	£70,539	£126,000	-	£126,000	Affordable/ Intern.	MV-SITT
DW744470006	6	PARK LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WD	H	2	£51.40	£51.40	60%	SHARED OWNERSHIP	£180,000	£53,486	£53,486	-	£53,486	SO	MV-SITT - SO
DW744470005	5	PARK LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WD	H	2	£122.02	£122.02	0%	B SOCIAL RNT FIXED	£180,000	£71,343	£126,000	-	£126,000	Affordable/ Intern.	MV-SITT
DW744470004	4	PARK LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WD	H	2	£51.40	£51.40	60%	SHARED OWNERSHIP	£180,000	£53,486	£53,486	-	£53,486	SO	MV-SITT - SO
DW744470003	3	PARK LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WD	H	3	£148.74	£148.74	0%	AFFORDABLE FXD START	£220,000	£86,963	£154,000	-	£154,000	Affordable/ Intern.	MV-SITT
DW744470001	1	PARK LANE	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WD	H	3	£58.62	£58.62	60%	SHARED OWNERSHIP	£220,000	£61,008	£61,008	-	£61,008	SO	MV-SITT - SO
DW744480050	50	FIGGY ROAD	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WB	H	4	£65.05	£65.05	60%	SHARED OWNERSHIP	£260,000	£67,696	£67,696	-	£67,696	SO	MV-SITT - SO
DW744480049	49	FIGGY ROAD	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WB	H	3	£61.84	£61.84	60%	SHARED OWNERSHIP	£220,000	£64,353	£64,353	-	£64,353	SO	MV-SITT - SO
DW744480013	13	FIGGY ROAD	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WB	H	2	£120.65	£120.65	0%	AFFORDABLE FIXED	£180,000	£70,539	£126,000	-	£126,000	Affordable/ Intern.	MV-SITT
DW744480012	12	FIGGY ROAD	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WB	H	2	£120.65	£120.65	0%	AFFORDABLE FIXED	£180,000	£70,539	£126,000	-	£126,000	Affordable/ Intern.	MV-SITT
DW744480011	11	FIGGY ROAD	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WB	H	3	£138.71	£138.71	0%	AFFORDABLE FIXED	£220,000	£81,101	£154,000	-	£154,000	Affordable/ Intern.	MV-SITT
DW744480010	10	FIGGY ROAD	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WB	H	3	£138.30	£138.30	0%	AFFORDABLE PERIODIC	£220,000	£80,658	£154,000	-	£154,000	Affordable/ Intern.	MV-SITT
DW744480009	9	FIGGY ROAD	QUINTRELL DOWNS	NEWQUAY	St Mawgan and Colan	Cornwall	TR8 4WB	H	2	£21.41	£21.41	25%	SHARED OWNERSHIP	£180,000	£22,284	£22,284	-	£22,284	SO	MV-SITT - SO
DW742360022	22	WICKET WAY		BLACKWATER	St Agnes	Cornwall	TR4 8FO	H	3	£143.87	£143.87	0%	B SOCIAL RNT FIXED	£235,000	£84,118	£164,500	-	£164,500	Affordable/ Intern.	MV-SITT
DW742360021	21	WICKET WAY		BLACKWATER	St Agnes	Cornwall	TR4 8FO	H	3	£143.88	£143.88	0%	AFFORDABLE FIXED	£235,000	£84,124	£164,500	-	£164,500	Affordable/ Intern.	MV-SITT
DW742360020	20	WICKET WAY		BLACKWATER	St Agnes	Cornwall	TR4 8FO	H	3	£143.88	£143.88	0%	AFFORDABLE FIXED	£235,000	£84,124	£164,500	-	£164,500	Affordable/ Intern.	MV-SITT
DW742360019	19	WICKET WAY		BLACKWATER	St Agnes	Cornwall	TR4 8FO	H	3	£143.88	£143.88	0%	AFFORDABLE PERIODIC	£235,000	£84,124	£164,500	-	£164,500	Affordable/ Intern.	MV-SITT
DW742360018	18	WICKET WAY		BLACKWATER	St Agnes	Cornwall	TR4 8FO	H	3	£143.88	£143.88	0%	AFFORDABLE FIXED	£235,000	£84,124	£164,500	-	£164,500	Affordable/ Intern.	MV-SITT
DW742360017	17	WICKET WAY		BLACKWATER	St Agnes	Cornwall	TR4 8FO	H	3	£70.94	£70.94	70%	SHARED OWNERSHIP	£235,000	£73,822	£73,822	-	£73,822	SO	MV-SITT - SO
DW742360016	16	WICKET WAY		BLACKWATER	St Agnes	Cornwall	TR4 8FO	H	3	£62.97	£62.97	60%	SHARED OWNERSHIP	£235,000	£65,527	£65,527	-	£65,527	SO	MV-SITT - SO
DW742360015	15	WICKET WAY		BLACKWATER	St Agnes	Cornwall	TR4 8FO	H	2	£143.87	£143.87	0%	AFFORDABLE PERIODIC	£200,000	£84,118	£140,000	-	£140,000	Affordable/ Intern.	MV-SITT
DW742360014	14	WICKET WAY		BLACKWATER	St Agnes	Cornwall	TR4 8FO	H	3	£143.87	£143.87	0%	AFFORDABLE FIXED	£235,000						



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

19.08.19

Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-att	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-att is Appropriate Units	MV-att is Appropriate
Affordable/ Intern.	347	£39,964.06	£62,835.00	£23,984.981	£46,166.500	130	£8,627.402	217	£30,059.250
General Needs	856	£75,305.27	£142,415.000	£49,319.946	£106,226.000	261	£15,123.382	595	£71,189.250
Sheltered	57	£5,585.87	£8,805.000	£3,474.984	£5,987.400	0	£0	57	£5,987.400
Supported	50	£4,418.17	£7,805.000	£2,410.003	£5,307.400	5	£241,330	45	£4,882.400
Supported - Affordable	4	£347.78	£650.000	£205.001	£442.000	0	£0	4	£442.000
Tower Block	55	£6,618.96	£10,340.000	£3,965.002	£8,272.000	55	£3,965.002	0	£0
Sub Total	1369	£132,240.10	£232,850.000	£83,360.000	£172,401.000	451	£27,957.000	918	£112,560.000
SO	231	£10,892.22	£45,980.000	£11,335.000	£11,335.000	0	£0	231	£11,335.000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830.000	£94,695.000	£183,736.000	451	£27,957.000	1149	£123,895.000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
DW754830007	7	PENBRO VEAN	BREAGE	HELSTON	Breage, Gernoe and Sithney	Cornwall	TR13 9FE	H	3	£144.21	£144.21	0%	AFFORDABLE FIXED	£235.000	£84.318	£164.500	£84.318	-	Affordable/ Intern.	EUV-SH
DW754830006	6	PENBRO VEAN	BREAGE	HELSTON	Breage, Gernoe and Sithney	Cornwall	TR13 9FE	H	3	£144.21	£144.21	0%	AFFORDABLE PERIODIC	£235.000	£84.318	£164.500	£84.318	-	Affordable/ Intern.	EUV-SH
DW754830005	5	PENBRO VEAN	BREAGE	HELSTON	Breage, Gernoe and Sithney	Cornwall	TR13 9FE	H	3	£144.21	£144.21	0%	AFFORDABLE FIXED	£235.000	£84.318	£164.500	£84.318	-	Affordable/ Intern.	EUV-SH
DW754830004	4	PENBRO VEAN	BREAGE	HELSTON	Breage, Gernoe and Sithney	Cornwall	TR13 9FE	H	2	£61.84	£61.84	70%	SHARED OWNERSHIP	£200.000	£64.351	£64.351	£64.351	SO	MV-STT - SO	
DW754830003	3	PENBRO VEAN	BREAGE	HELSTON	Breage, Gernoe and Sithney	Cornwall	TR13 9FE	H	2	£53.81	£53.81	60%	SHARED OWNERSHIP	£200.000	£55.993	£55.993	-	£55.993	SO	MV-STT - SO
DW754830002	2	PENBRO VEAN	BREAGE	HELSTON	Breage, Gernoe and Sithney	Cornwall	TR13 9FE	H	3	£76.83	£76.83	70%	SHARED OWNERSHIP	£235.000	£79.953	£79.953	-	£79.953	SO	MV-STT - SO
DW754830001	1	PENBRO VEAN	BREAGE	HELSTON	Breage, Gernoe and Sithney	Cornwall	TR13 9FE	H	3	£77.76	£77.76	70%	SHARED OWNERSHIP	£235.000	£80.926	£80.926	-	£80.926	SO	MV-STT - SO
DW754820012	12	PENBRO WAY	BREAGE	HELSTON	Breage, Gernoe and Sithney	Cornwall	TR13 9FD	H	2	£126.16	£126.16	0%	AFFORDABLE FIXED	£200.000	£73.761	£140.000	£73.761	-	Affordable/ Intern.	EUV-SH
DW754820010	10	PENBRO WAY	BREAGE	HELSTON	Breage, Gernoe and Sithney	Cornwall	TR13 9FD	H	2	£126.15	£126.15	0%	AFFORDABLE FIXED	£200.000	£73.756	£140.000	£73.756	-	Affordable/ Intern.	EUV-SH
DW754820008	8	PENBRO WAY	BREAGE	HELSTON	Breage, Gernoe and Sithney	Cornwall	TR13 9FD	H	2	£126.15	£126.15	0%	AFFORDABLE FIXED	£200.000	£73.756	£140.000	£73.756	-	Affordable/ Intern.	EUV-SH
DW754820006	6	PENBRO WAY	BREAGE	HELSTON	Breage, Gernoe and Sithney	Cornwall	TR13 9FD	H	2	£126.16	£126.16	0%	AFFORDABLE FIXED	£200.000	£73.761	£140.000	£73.761	-	Affordable/ Intern.	EUV-SH
DW754820004	4	PENBRO WAY	BREAGE	HELSTON	Breage, Gernoe and Sithney	Cornwall	TR13 9FD	H	1	£101.36	£101.36	0%	AFFORDABLE PERIODIC	£155.000	£59.265	£108.500	£59.265	-	Affordable/ Intern.	EUV-SH
DW754820002	2	PENBRO WAY	BREAGE	HELSTON	Breage, Gernoe and Sithney	Cornwall	TR13 9FD	H	1	£101.67	£101.67	0%	AFFORDABLE FIXED	£155.000	£59.443	£108.500	£59.443	-	Affordable/ Intern.	EUV-SH
DW753130013	13	EDMONTON CLOSE	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5UT	H	3	£67.86	£67.86	65%	SHARED OWNERSHIP	£290.000	£70.621	£70.621	-	£70.621	SO	MV-STT - SO
DW753130012	12	EDMONTON CLOSE	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5UT	H	3	£79.30	£79.30	75%	SHARED OWNERSHIP	£290.000	£82.525	£82.525	-	£82.525	SO	MV-STT - SO
DW753130010	10	EDMONTON CLOSE	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5UT	H	1	£101.94	£101.94	0%	AFFORDABLE FIXED	£205.000	£59.605	£143.500	£59.605	-	Affordable/ Intern.	EUV-SH
DW753130009	9	EDMONTON CLOSE	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5UT	H	1	£101.94	£101.94	0%	AFFORDABLE PERIODIC	£205.000	£59.605	£143.500	£59.605	-	Affordable/ Intern.	EUV-SH
DW753130008	8	EDMONTON CLOSE	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5UT	H	1	£101.94	£101.94	0%	AFFORDABLE PERIODIC	£205.000	£59.605	£143.500	£59.605	-	Affordable/ Intern.	EUV-SH
DW753130007	7	EDMONTON CLOSE	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5UT	H	1	£101.94	£101.94	0%	AFFORDABLE PERIODIC	£205.000	£59.605	£143.500	£59.605	-	Affordable/ Intern.	EUV-SH
DW753130006	6	EDMONTON CLOSE	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5UT	H	3	£147.26	£147.26	0%	AFFORDABLE FIXED	£290.000	£86.099	£203.000	£86.099	-	Affordable/ Intern.	EUV-SH
DW753130005	5	EDMONTON CLOSE	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5UT	H	3	£148.45	£148.45	0%	B SOCIAL RNT PERIODC	£290.000	£86.795	£203.000	£86.795	-	Affordable/ Intern.	EUV-SH
DW753130004	4	EDMONTON CLOSE	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5UT	H	2	£128.22	£128.22	0%	B SOCIAL RNT FIXED	£245.000	£74.970	£171.500	£74.970	-	Affordable/ Intern.	EUV-SH
DW753130003	3	EDMONTON CLOSE	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5UT	H	2	£128.22	£128.22	0%	AFFORDABLE FIXED	£245.000	£74.970	£171.500	£74.970	-	Affordable/ Intern.	EUV-SH
DW753130002	2	EDMONTON CLOSE	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5UT	H	2	£122.33	£122.33	0%	AFFORDABLE FIXED	£245.000	£71.522	£171.500	£71.522	-	Affordable/ Intern.	EUV-SH
DW753130001	1	EDMONTON CLOSE	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5UT	H	2	£128.61	£128.61	0%	AFFORDABLE PERIODIC	£245.000	£75.197	£171.500	£75.197	-	Affordable/ Intern.	EUV-SH
DW753120014	14	ROBERT RUNDLE WAY	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5US	H	2	£53.81	£53.81	60%	SHARED OWNERSHIP	£245.000	£55.993	£55.993	-	£55.993	SO	MV-STT - SO
DW753120012	12	ROBERT RUNDLE WAY	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5US	H	2	£48.59	£48.59	55%	SHARED OWNERSHIP	£245.000	£50.564	£50.564	-	£50.564	SO	MV-STT - SO
DW753120011	11	ROBERT RUNDLE WAY	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5US	H	3	£146.82	£146.82	0%	B SOCIAL RNT FIXED	£290.000	£85.845	£203.000	£85.845	-	Affordable/ Intern.	EUV-SH
DW753120010	10	ROBERT RUNDLE WAY	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5US	H	2	£128.61	£128.61	0%	AFFORDABLE FIXED	£245.000	£75.197	£171.500	£75.197	-	Affordable/ Intern.	EUV-SH
DW753120009	9	ROBERT RUNDLE WAY	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5US	H	3	£147.26	£147.26	0%	AFFORDABLE FIXED	£290.000	£86.099	£203.000	£86.099	-	Affordable/ Intern.	EUV-SH
DW753120008	8	ROBERT RUNDLE WAY	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5US	H	2	£128.61	£128.61	0%	AFFORDABLE FIXED	£245.000	£75.197	£171.500	£75.197	-	Affordable/ Intern.	EUV-SH
DW753120007	7	ROBERT RUNDLE WAY	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5US	H	3	£147.26	£147.26	0%	AFFORDABLE PERIODIC	£290.000	£86.099	£203.000	£86.099	-	Affordable/ Intern.	EUV-SH
DW753120005	5	ROBERT RUNDLE WAY	MYLOR BRIDGE	FALMOUTH	Penryn East and Mylor	Cornwall	TR11 5US	H	4	£172.19	£172.19	0%	AFFORDABLE FIXED	£350.000	£100.676	£245.000	£100.676	-	Affordable/ Intern.	EUV-SH
DW500620041	41	SADDELEACK CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GW	H	3	£54.13	£54.13	60%	SHARED OWNERSHIP	£210.000	£56.332	£56.332	-	£56.332	SO	MV-STT - SO
DW500620039	39	SADDELEACK CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GW	H	3	£46.91	£46.91	50%	SHARED OWNERSHIP	£210.000	£48.820	£48.820	-	£48.820	SO	MV-STT - SO
DW500620037	37	SADDELEACK CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GW	H	3	£52.97	£52.97	60%	SHARED OWNERSHIP	£210.000	£55.122	£55.122	-	£55.122	SO	MV-STT - SO
DW500620035	35	SADDELEACK CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GW	H	3	£52.20	£52.20	60%	SHARED OWNERSHIP	£210.000	£54.320	£54.320	-	£54.320	SO	MV-STT - SO
DW500620016	16	SADDELEACK CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GW	H	3	£54.13	£54.13	60%	SHARED OWNERSHIP	£210.000	£56.332	£56.332	-	£56.332	SO	MV-STT - SO
DW500620014	14	SADDELEACK CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GW	H	3	£57.46	£57.46	60%	SHARED OWNERSHIP	£210.000	£59.800	£59.800	-	£59.800	SO	MV-STT - SO
DW500620012	12	SADDELEACK CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GW	H	3	£59.13	£59.13	60%	SHARED OWNERSHIP	£210.000	£61.529	£61.529	-	£61.529	SO	MV-STT - SO
DW500580W19	19	TAMWORTH CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GS	F	1	£83.31	£86.81	0%	B SOCIAL RNT FIXED	£125.000	£50.756	£87.500	-	£87.500	Affordable/ Intern.	MV-STT
DW500580W17	17	TAMWORTH CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GS	F	1	£83.31	£86.81	0%	B SOCIAL RNT FIXED	£125.000	£50.756	£87.500	-	£87.500	Affordable/ Intern.	MV-STT
DW500580W15	15	TAMWORTH CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GS	F	1	£83.31	£86.81	0%	B SOCIAL RNT FIXED	£125.000	£50.756	£87.500	-	£87.500	Affordable/ Intern.	MV-STT
DW500580W13	13	TAMWORTH CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GS	F	1	£78.81	£86.81	0%	B SOCIAL RNT FIXED	£125.000	£50.756	£87.500	-	£87.500	Affordable/ Intern.	MV-STT
DW500580W11	11	TAMWORTH CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GS	F	1	£83.31	£86.81	0%	B SOCIAL RNT FIXED	£125.000	£50.756	£87.500	-	£87.500	Affordable/ Intern.	MV-STT
DW500580W09	9	TAMWORTH CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GS	F	1	£83.31	£86.81	0%	B SOCIAL RNT FIXED	£125.000	£50.756	£87.500	-	£87.500	Affordable/ Intern.	MV-STT
DW500580W07	7	TAMWORTH CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GS	F	1	£83.31	£86.81	0%	B SOCIAL RNT FIXED	£125.000	£50.756	£87.500	-	£87.500	Affordable/ Intern.	MV-STT
DW500580W05	5	TAMWORTH CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GS	F	1	£86.75	£86.75	0%	B SOC RNT PERIODC ST	£125.000	£51.893	£87.500	-	£87.500	Affordable/ Intern.	MV-STT
DW500580W03	3	TAMWORTH CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GS	F	1	£84.83	£86.81	0%	B SOCIAL RNT FIXED	£125.000	£50.756	£87.500	-	£87.500	Affordable/ Intern.	MV-STT
DW500580W01	1	TAMWORTH CLOSE	OGWELL	NEWTON ABBG	Ambrook	Teignbridge	TQ12 6GS	F	1	£80.95	£86.81	0%	B SOCIAL RNT FIXED	£125.000	£50.756	£87.500	-	£87.500	Affordable/ Intern.	MV-STT
DW500590068	68	MEADOW RISE	NEWTON ABBG	Bradley	Teignbridge	Teignbridge	TQ12 1GD	H	3	£148.14	£148.14	0%	AFFORDABLE FIXED	£205.000	£86.612	£143.500	-	£143.500	Affordable/ Intern.	MV-STT
DW500590066	66	MEADOW RISE	NEWTON ABBG	Bradley	Teignbridge	Teignbridge	TQ12 1GD	H	3	£151.79	£151.79	0%	£0	£205.000	£88.749	£143.500	-	£143.500	Affordable/ Intern.	MV-STT
DW500590064	64	MEADOW RISE	NEWTON ABBG	Bradley	Teignbridge	Teignbridge	TQ12 1GD	H	3	£144.84	£144.84	0%	AFFORDABLE FIXED	£205.000	£84.685	£143.500	-	£143.500	Affordable/ Intern.	MV-STT
DW500590062	62	MEADOW RISE	NEWTON ABBG	Bradley	Teignbridge	Teignbridge	TQ12 1GD	H	3	£142.02	£142.02	0%	AFFORDABLE PERIODIC	£205.000	£83.033	£143.500	-	£143.500	Affordable/ Intern.	MV-STT
DW500590060	60	MEADOW RISE	NEWTON ABBG	Bradley	Teignbridge	Teignbridge	TQ12 1GD	H	3	£142.02	£142.02	0%	AFFORDABLE FIXED	£205.000	£83.033	£143.500	-	£143.500	Affordable/ Intern.	MV-STT
DW500590058	58	MEADOW RISE	NEWTON ABBG	Bradley	Teignbridge	Teignbridge	TQ12 1GD	H	2	£122.22	£122.22	0%</								



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

19.08.19

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
DW500590029	29	ORCHARD GROVE		NEWTON ABBOT	Bradley	Teignbridge	TQ12 1FZ	H	3	£144.12	£144.12	0%	Z ASSURED TENANCY	£205,000	£94,264	£143,500	-	£143,500	Affordable/ Interm.	MV-STT
DW500590029	27	ORCHARD GROVE		NEWTON ABBOT	Bradley	Teignbridge	TQ12 1FZ	H	2	£128.67	£128.67	0%	AFFORDABLE FIXED	£180,000	£75,229	£126,000	-	£126,000	Affordable/ Interm.	MV-STT
DW500590025	25	ORCHARD GROVE		NEWTON ABBOT	Bradley	Teignbridge	TQ12 1FZ	H	2	£127.69	£127.69	0%	B SOCIAL RNT FIXED	£180,000	£74,657	£126,000	-	£126,000	Affordable/ Interm.	MV-STT
DW500590023	23	ORCHARD GROVE		NEWTON ABBOT	Bradley	Teignbridge	TQ12 1FZ	H	2	£129.14	£129.14	0%	B SOCIAL RNT FIXED	£180,000	£75,505	£126,000	-	£126,000	Affordable/ Interm.	MV-STT
2691001007	7	Saxony Place	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6GL	H	3	£96.16	£116.37	0%	ASS	£180,000	£64,628	£135,000	£64,628	-	General Needs	EUV-SH
2691001006	6	Saxony Place	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6GL	H	2	£94.22	£105.79	0%	ASS	£155,000	£58,753	£116,250	£58,753	-	General Needs	EUV-SH
2691001005	5	Saxony Place	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6GL	H	2	£94.22	£105.79	0%	ASS	£155,000	£58,753	£116,250	£58,753	-	General Needs	EUV-SH
2691001004	4	Saxony Place	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6GL	H	3	£96.16	£116.37	0%	ASS	£180,000	£64,628	£135,000	£64,628	-	General Needs	EUV-SH
2691001003	3	Saxony Place	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6GL	H	2	£96.53	£105.79	0%	ASS	£155,000	£58,753	£116,250	£58,753	-	General Needs	EUV-SH
2691001002	2	Saxony Place	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6GL	H	3	£96.16	£116.37	0%	ASS	£180,000	£64,628	£135,000	£64,628	-	General Needs	EUV-SH
2691001001	1	Saxony Place	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6GL	H	3	£96.17	£116.37	0%	ASS	£180,000	£64,628	£135,000	£64,628	-	General Needs	EUV-SH
27202001009	Flat 9	39 Stockmoor Drive	0	Bridgwater	North Petherton	Sedgemoor	TA6 6GJ	F	2	£83.38	£97.66	0%	ASS	£120,000	£54,233	£90,000	£54,233	-	General Needs	EUV-SH
27202001008	Flat 8	39 Stockmoor Drive	0	Bridgwater	North Petherton	Sedgemoor	TA6 6GJ	F	2	£83.78	£97.66	0%	ASS	£120,000	£54,233	£90,000	£54,233	-	General Needs	EUV-SH
27202001007	Flat 7	39 Stockmoor Drive	0	Bridgwater	North Petherton	Sedgemoor	TA6 6GJ	F	2	£83.78	£97.66	0%	ASS	£120,000	£54,233	£90,000	£54,233	-	General Needs	EUV-SH
27202001006	Flat 6	39 Stockmoor Drive	0	Bridgwater	North Petherton	Sedgemoor	TA6 6GJ	F	2	£83.78	£97.66	0%	ASS	£120,000	£54,233	£90,000	£54,233	-	General Needs	EUV-SH
27202001005	Flat 5	39 Stockmoor Drive	0	Bridgwater	North Petherton	Sedgemoor	TA6 6GJ	F	2	£83.54	£97.66	0%	ASS	£120,000	£54,233	£90,000	£54,233	-	General Needs	EUV-SH
27202001004	Flat 4	39 Stockmoor Drive	0	Bridgwater	North Petherton	Sedgemoor	TA6 6GJ	F	2	£83.78	£97.66	0%	FTPS	£120,000	£54,233	£90,000	£54,233	-	General Needs	EUV-SH
27202001003	Flat 3	39 Stockmoor Drive	0	Bridgwater	North Petherton	Sedgemoor	TA6 6GJ	F	2	£83.54	£97.66	0%	ASS	£120,000	£54,233	£90,000	£54,233	-	General Needs	EUV-SH
27202001002	Flat 2	39 Stockmoor Drive	0	Bridgwater	North Petherton	Sedgemoor	TA6 6GJ	F	2	£83.78	£97.66	0%	ASS	£120,000	£54,233	£90,000	£54,233	-	General Needs	EUV-SH
27202001001	Flat 1	39 Stockmoor Drive	0	Bridgwater	North Petherton	Sedgemoor	TA6 6GJ	F	2	£83.76	£97.66	0%	ASS	£120,000	£54,233	£90,000	£54,233	-	General Needs	EUV-SH
2664001001	1	Kinder Way	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6GH	H	2	£86.97	£105.79	0%	ASS	£180,000	£58,753	£135,000	£58,753	-	General Needs	EUV-SH
2693001012	12	Shire Street	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6FQ	H	3	£95.89	£116.37	0%	ASS	£200,000	£64,628	£150,000	£64,628	-	General Needs	EUV-SH
2693001010	10	Shire Street	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6FQ	H	3	£96.16	£116.37	0%	ASS	£200,000	£64,628	£150,000	£64,628	-	General Needs	EUV-SH
2693001008	8	Shire Street	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6FQ	H	3	£96.16	£116.37	0%	ASS	£200,000	£64,628	£150,000	£64,628	-	General Needs	EUV-SH
2693001006	6	Shire Street	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6FQ	H	3	£96.16	£116.37	0%	ASS	£200,000	£64,628	£150,000	£64,628	-	General Needs	EUV-SH
2693001004	4	Shire Street	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6FQ	H	3	£95.89	£116.37	0%	ASS	£200,000	£64,628	£150,000	£64,628	-	General Needs	EUV-SH
2693001002	2	Shire Street	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6FQ	H	3	£96.16	£116.37	0%	ASS	£200,000	£64,628	£150,000	£64,628	-	General Needs	EUV-SH
27202001037	37	Stockmoor Drive	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6AH	H	3	£95.89	£116.37	0%	ASS	£200,000	£64,628	£150,000	£64,628	-	General Needs	EUV-SH
27202001035	35	Stockmoor Drive	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6AH	H	3	£96.16	£116.37	0%	ASS	£200,000	£64,628	£150,000	£64,628	-	General Needs	EUV-SH
27202001033	33	Stockmoor Drive	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6AH	H	3	£96.15	£116.37	0%	ASS	£200,000	£64,628	£150,000	£64,628	-	General Needs	EUV-SH
27202001031	31	Stockmoor Drive	Bridgwater	Somerset	North Petherton	Sedgemoor	TA6 6AH	H	3	£96.15	£116.37	0%	ASS	£200,000	£64,628	£150,000	£64,628	-	General Needs	EUV-SH
DW725860038	38	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	3	£94.68	£107.08	0%	Z DCHA ASSURED WK	£165,000	£59,466	£115,500	£59,466	-	General Needs	EUV-SH
DW725860037	37	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	3	£94.68	£107.08	0%	Z DCHA ASSRD 2007 WK	£165,000	£59,466	£115,500	£59,466	-	General Needs	EUV-SH
DW725860036	36	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	3	£94.68	£107.08	0%	Z ASSURED TENANCY	£165,000	£59,466	£115,500	£59,466	-	General Needs	EUV-SH
DW725860035	35	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	2	£79.55	£97.34	0%	B SOCIAL RNT PERIODC	£145,000	£54,060	£101,500	£54,060	-	General Needs	EUV-SH
DW725860034	34	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	2	£79.56	£97.34	0%	Z DCHA ASSRD 2007 WK	£145,000	£54,060	£101,500	£54,060	-	General Needs	EUV-SH
DW725860033	33	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	2	£79.77	£97.34	0%	B SOCIAL RNT PERIODC	£145,000	£54,060	£101,500	£54,060	-	General Needs	EUV-SH
DW725860032	32	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	2	£79.56	£97.34	0%	Z DCHA ASSRD 2007 WK	£145,000	£54,060	£101,500	£54,060	-	General Needs	EUV-SH
DW725860031	31	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	2	£79.55	£97.34	0%	B SOCIAL RNT FIXED	£145,000	£54,060	£101,500	£54,060	-	General Needs	EUV-SH
DW725860030	30	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	3	£91.35	£107.08	0%	B SOCIAL RNT PERIODC	£165,000	£59,466	£115,500	£59,466	-	General Needs	EUV-SH
DW725860029	29	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	3	£90.22	£107.08	0%	B SOCIAL RNT FIX ST	£165,000	£59,466	£115,500	£59,466	-	General Needs	EUV-SH
DW725860028	28	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	2	£79.52	£97.34	0%	B SOCIAL RNT FIX ST	£145,000	£54,060	£101,500	£54,060	-	General Needs	EUV-SH
DW725860027	27	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	2	£79.78	£97.34	0%	B SOCIAL RNT PERIODC	£145,000	£54,060	£101,500	£54,060	-	General Needs	EUV-SH
DW725860026	26	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	2	£82.31	£97.34	0%	Z DCHA ASSRD 2007 WK	£145,000	£54,060	£101,500	£54,060	-	General Needs	EUV-SH
DW725860025	25	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	2	£82.31	£97.34	0%	Z DCHA ASSURED WK	£145,000	£54,060	£101,500	£54,060	-	General Needs	EUV-SH
DW725860024	24	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	3	£91.38	£107.08	0%	Z DCHA ASSRD 2007 WK	£165,000	£59,466	£115,500	£59,466	-	General Needs	EUV-SH
DW725860023	23	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	2	£84.55	£97.34	0%	B SOCIAL RNT PERIODC	£145,000	£54,060	£101,500	£54,060	-	General Needs	EUV-SH
DW725860022	22	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	2	£84.55	£97.34	0%	Z DCHA ASSRD 2007 WK	£145,000	£54,060	£101,500	£54,060	-	General Needs	EUV-SH
DW725860021	21	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	2	£93.18	£97.34	0%	AFFORDABLE FIXED	£145,000	£56,915	£101,500	£56,915	-	Affordable/ Interm.	EUV-SH
DW725860020	20	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	2	£77.82	£97.34	0%	B SOCIAL RNT FIX ST	£145,000	£54,060	£101,500	£54,060	-	General Needs	EUV-SH
DW725860019	19	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	2	£77.67	£97.34	0%	SHORTHOLD ASSURED	£145,000	£54,060	£101,500	£54,060	-	General Needs	EUV-SH
DW725860018	18	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	F	1	£71.58	£80.87	0%	Z DCHA ASSRD 2007 WK	£95,000	£44,911	£66,500	£44,911	-	General Needs	EUV-SH
DW725860017	17	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	F	1	£71.58	£80.87	0%	B SOCIAL RNT PERIODC	£95,000	£44,911	£66,500	£44,911	-	General Needs	EUV-SH
DW725860016	16	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	F	1	£72.52	£80.87	0%	B SOCIAL RNT FIXED	£95,000	£44,911	£66,500	£44,911	-	General Needs	EUV-SH
DW725860015	15	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	F	1	£71.79	£80.87	0%	Z DCHA ASSRD 2007 WK	£95,000	£44,911	£66,500	£44,911	-	General Needs	EUV-SH
DW725860014	14	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	F	1	£71.58	£80.87	0%	B SOCIAL RNT FIXED	£95,000	£44,911	£66,500	£44,911	-	General Needs	EUV-SH
DW725860012	12	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	F	1	£71.58	£80.87	0%	Z DCHA ASSRD 2007 WK	£95,000	£44,911	£66,500	£44,911	-	General Needs	EUV-SH
DW725860011	11	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	3	£91.38	£107.08	0%	Z DCHA ASSRD 2007 WK	£165,000	£59,466	£115,500	£59,466	-	General Needs	EUV-SH
DW725860010	10	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	3	£91.38	£107.08	0%	Z DCHA ASSRD 2007 WK	£165,000	£59,466	£115,500	£59,466	-	General Needs	EUV-SH
DW725860009	9	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31 2FE	H	3	£91.38	£107.08	0%	Z DCHA ASSRD 2007 WK	£165,000	£59,466	£115,500	£59,466	-	General Needs	EUV-SH
DW725860008	8	KEW KLAUJI; RHIND STREET		BODMIN	Bodmin St Petroc	Cornwall	PL31													



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

19.08.19

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
DW723770014	14	PLAS JOWAN	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8NZ	H	2	£104.71	£104.71	0%	AFFORDABLE FIXED	£140,000	£61,224	£98,000	£61,224	-	Affordable/ Intern.	EUV-SH
DW723770013	13	PLAS JOWAN	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8NZ	H	2	£114.98	£114.98	0%	AFFORDABLE FXD START	£140,000	£67,226	£98,000	£67,226	-	Affordable/ Intern.	EUV-SH
DW723770012	12	PLAS JOWAN	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8NZ	H	3	£118.32	£118.32	0%	AFFORDABLE PERIODIC	£170,000	£69,179	£119,000	£69,179	-	Affordable/ Intern.	EUV-SH
DW723770011	11	PLAS JOWAN	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8NZ	H	2	£104.71	£104.71	0%	AFFORDABLE FIXED	£140,000	£61,224	£98,000	£61,224	-	Affordable/ Intern.	EUV-SH
DW723770010	10	PLAS JOWAN	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8NZ	H	3	£118.32	£118.32	0%	AFFORDABLE FIXED	£170,000	£69,179	£119,000	£69,179	-	Affordable/ Intern.	EUV-SH
DW723770009	9	PLAS JOWAN	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8NZ	H	2	£114.35	£114.35	0%	AFFORDABLE FIXED	£140,000	£66,859	£98,000	£66,859	-	Affordable/ Intern.	EUV-SH
DW723770008	8	PLAS JOWAN	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8NZ	H	2	£104.71	£104.71	0%	AFFORDABLE FIXED	£140,000	£61,224	£98,000	£61,224	-	Affordable/ Intern.	EUV-SH
DW723770007	7	PLAS JOWAN	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8NZ	H	2	£104.71	£104.71	0%	AFFORDABLE FIXED	£140,000	£61,224	£98,000	£61,224	-	Affordable/ Intern.	EUV-SH
DW723770006	6	PLAS JOWAN	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8NZ	H	3	£118.32	£118.32	0%	AFFORDABLE FIXED	£170,000	£69,179	£119,000	£69,179	-	Affordable/ Intern.	EUV-SH
DW723770005	5	PLAS JOWAN	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8NZ	H	3	£118.32	£118.32	0%	AFFORDABLE FIXED	£170,000	£69,179	£119,000	£69,179	-	Affordable/ Intern.	EUV-SH
DW723770004	4	PLAS JOWAN	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8NZ	H	3	£118.32	£118.32	0%	AFFORDABLE FIXED	£170,000	£69,179	£119,000	£69,179	-	Affordable/ Intern.	EUV-SH
DW723770003	3	PLAS JOWAN	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8NZ	H	3	£118.32	£118.32	0%	AFFORDABLE FIXED	£170,000	£69,179	£119,000	£69,179	-	Affordable/ Intern.	EUV-SH
DW723770002	2	PLAS JOWAN	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8NZ	H	3	£118.32	£118.32	0%	AFFORDABLE FIXED	£170,000	£69,179	£119,000	£69,179	-	Affordable/ Intern.	EUV-SH
DW723770001	1	PLAS JOWAN	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8NZ	H	3	£118.32	£118.32	0%	AFFORDABLE FIXED	£170,000	£69,179	£119,000	£69,179	-	Affordable/ Intern.	EUV-SH
DW723750008	8	TREGEGALE ROAD	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FJ	H	3	£117.20	£117.20	0%	AFFORDABLE FXD START	£170,000	£68,526	£119,000	-	£119,000	Affordable/ Intern.	MV-STT
DW723750007	7	TREGEGALE ROAD	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FJ	H	2	£97.56	£97.34	0%	Z DCHA ASSURED WK	£140,000	£54,060	£98,000	-	£98,000	General Needs	MV-STT
DW723750006	6	TREGEGALE ROAD	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FJ	H	3	£90.26	£107.08	0%	Z DCHA ASSRD 2007 WK	£170,000	£59,466	£119,000	-	£119,000	General Needs	MV-STT
DW723750005	5	TREGEGALE ROAD	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FJ	H	4	£100.45	£116.81	0%	Z DCHA ASSURED WK	£170,000	£64,872	£136,500	-	£136,500	General Needs	MV-STT
DW723750004	4	TREGEGALE ROAD	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FJ	H	2	£84.12	£97.34	0%	Z DCHA ASSURED WK	£140,000	£54,060	£98,000	-	£98,000	General Needs	MV-STT
DW723750003	3	TREGEGALE ROAD	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FJ	H	3	£90.26	£107.08	0%	Z DCHA ASSURED WK	£170,000	£59,466	£119,000	-	£119,000	General Needs	MV-STT
DW723750002	2	TREGEGALE ROAD	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FJ	H	2	£81.78	£97.34	0%	Z DCHA ASSURED WK	£140,000	£54,060	£98,000	-	£98,000	General Needs	MV-STT
DW723750001	1	TREGEGALE ROAD	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FJ	H	2	£81.78	£97.34	0%	Z DCHA ASSURED WK	£140,000	£54,060	£98,000	-	£98,000	General Needs	MV-STT
DW723700045	45	ST MICHAELS WAY	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FG	H	3	£90.26	£107.08	0%	Z DCHA ASSRD 2007 WK	£170,000	£59,466	£119,000	-	£119,000	General Needs	MV-STT
DW723700043	43	ST MICHAELS WAY	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FG	H	2	£79.56	£97.34	0%	B SOCIAL RNT FIXED	£140,000	£54,060	£98,000	-	£98,000	General Needs	MV-STT
DW723700041	41	ST MICHAELS WAY	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FG	H	2	£90.26	£107.08	0%	Z DCHA ASSURED WK	£170,000	£59,466	£119,000	-	£119,000	General Needs	MV-STT
DW723700039	39	ST MICHAELS WAY	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FG	H	2	£49.42	£49.42	60%	LIVESTEST SO MON	£140,000	£51,428	£51,428	-	£51,428	SO	MV-STT - SO
DW723700035	35	ST MICHAELS WAY	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FG	H	3	£43.08	£43.08	50%	LIVESTEST SO MON	£170,000	£44,836	£44,836	-	£44,836	SO	MV-STT - SO
DW723700031	31	ST MICHAELS WAY	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FG	H	3	£54.41	£54.41	60%	LIVESTEST SO MON	£170,000	£56,623	£56,623	-	£56,623	SO	MV-STT - SO
DW723700029	29	ST MICHAELS WAY	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FG	H	2	£80.68	£97.34	0%	Z DCHA ASSRD 2007 WK	£140,000	£54,060	£98,000	-	£98,000	General Needs	MV-STT
DW723700027	27	ST MICHAELS WAY	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FG	H	2	£79.56	£97.34	0%	Z DCHA ASSURED WK	£140,000	£54,060	£98,000	-	£98,000	General Needs	MV-STT
DW723700025	25	ST MICHAELS WAY	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FG	H	2	£100.74	£100.74	0%	AFFORDABLE FIXED	£140,000	£58,998	£98,000	-	£98,000	Affordable/ Intern.	MV-STT
DW723700023	23	ST MICHAELS WAY	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FG	H	3	£86.40	£90.30	60%	LIVESTEST SO MON	£170,000	£56,693	£56,693	-	£56,693	SO	MV-STT - SO
DW723700021	21	ST MICHAELS WAY	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FG	H	3	£86.40	£90.30	60%	LIVESTEST SO MON	£170,000	£56,693	£56,693	-	£56,693	SO	MV-STT - SO
DW723700007	7	ST MICHAELS WAY	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FG	H	2	£47.71	£47.71	60%	LIVESTEST SO MON	£140,000	£49,646	£49,646	-	£49,646	SO	MV-STT - SO
DW723700003	3	ST MICHAELS WAY	ROCHE	ST AUSTELL	Rochester	Cornwall	PL26 8FG	H	2	£47.71	£47.71	60%	LIVESTEST SO MON	£140,000	£49,646	£49,646	-	£49,646	SO	MV-STT - SO
DW723030008	8	HEDGEROW LANE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EF	H	2	£83.96	£97.34	0%	B SOCIAL RNT FIXED	£155,000	£54,060	£108,500	-	£108,500	General Needs	MV-STT
DW723030006	6	HEDGEROW LANE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EF	H	2	£83.96	£97.34	0%	SHORTHOLD ASSURED	£155,000	£54,060	£108,500	-	£108,500	General Needs	MV-STT
DW723030004	4	HEDGEROW LANE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EF	H	3	£94.68	£107.08	0%	SHORTHOLD ASSURED	£190,000	£59,466	£133,000	-	£133,000	General Needs	MV-STT
DW723030003	3	HEDGEROW LANE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EF	H	3	£94.68	£107.08	0%	SHORTHOLD ASSURED	£190,000	£59,466	£133,000	-	£133,000	General Needs	MV-STT
DW723030002	2	HEDGEROW LANE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EF	H	3	£94.68	£107.08	0%	SHORTHOLD ASSURED	£190,000	£59,466	£133,000	-	£133,000	General Needs	MV-STT
DW723030001	1	HEDGEROW LANE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EF	H	3	£94.68	£107.08	0%	SHORTHOLD ASSURED	£190,000	£59,466	£133,000	-	£133,000	General Needs	MV-STT
DW723020020	20	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	3	£94.68	£107.08	0%	SHORTHOLD ASSURED	£190,000	£59,466	£133,000	-	£133,000	General Needs	MV-STT
DW723020018	18	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	2	£83.96	£97.34	0%	SHORTHOLD ASSURED	£155,000	£54,060	£108,500	-	£108,500	General Needs	MV-STT
DW723020016	16	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	2	£83.96	£97.34	0%	SHORTHOLD ASSURED	£155,000	£54,060	£108,500	-	£108,500	General Needs	MV-STT
DW723020014	14	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	2	£83.96	£97.34	0%	SHORTHOLD ASSURED	£155,000	£54,060	£108,500	-	£108,500	General Needs	MV-STT
DW723020012	12	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	4	£104.33	£116.81	0%	SHORTHOLD ASSURED	£230,000	£64,872	£161,000	-	£161,000	General Needs	MV-STT
DW723020011	11	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	3	£49.80	£49.80	60%	SHARED OWNERSHIP	£190,000	£51,820	£51,820	-	£51,820	SO	MV-STT - SO
DW723020010	10	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	2	£44.65	£44.65	60%	SHARED OWNERSHIP	£155,000	£46,464	£46,464	-	£46,464	SO	MV-STT - SO
DW723020009	9	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	3	£62.25	£62.25	75%	SHARED OWNERSHIP	£190,000	£64,776	£64,776	-	£64,776	SO	MV-STT - SO
DW723020008	8	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	2	£41.64	£41.64	60%	SHARED OWNERSHIP	£155,000	£43,330	£43,330	-	£43,330	SO	MV-STT - SO
DW723020007	7	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	4	£104.33	£116.81	0%	Z DCHA ASSURED WK	£230,000	£64,872	£161,000	-	£161,000	General Needs	MV-STT
DW723020006	6	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	3	£94.68	£107.08	0%	B SOCIAL RNT FIX ST	£190,000	£59,466	£133,000	-	£133,000	General Needs	MV-STT
DW723020005	5	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	2	£83.96	£97.34	0%	Z ASSURED TENANCY	£155,000	£54,060	£108,500	-	£108,500	General Needs	MV-STT
DW723020004	4	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	3	£94.96	£107.08	0%	B SOCIAL RNT FIXED	£190,000	£59,466	£133,000	-	£133,000	General Needs	MV-STT
DW723020003	3	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	2	£83.96	£97.34	0%	SHORTHOLD ASSURED	£155,000	£54,060	£108,500	-	£108,500	General Needs	MV-STT
DW723020002	2	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	4	£116.81	£116.81	0%	SHORTHOLD ASSURED	£230,000	£64,872	£161,000	-	£161,000	General Needs	MV-STT
DW723020001	1	MCCARTHY DRIVE	ST STEPHEN	ST AUSTELL	St Stephen-In-Brannel	Cornwall	PL26 7EE	H	3	£94.96	£107.08	0%	B SOCIAL RNT FIXED	£190,000	£59,466	£133,000	-	£133,000	General Needs	MV-STT
DW404860035	35	JEDBURGH CRESCENT	HAM	PLYMOUTH	Ham	Plymouth	PL2 2FA	H	3	£99.15	£126.44	0%	B SOCIAL RNT PERIODC	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404860033	33	JEDBURGH CRESCENT	HAM	PLYMOUTH	Ham	Plymouth	PL2 2FA	H	3	£99.15	£126.44	0%	B SOCIAL RNT FIXED	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404860031	31	JEDBURGH CRESCENT	HAM	PLYMOUTH	Ham	Plymouth	PL2 2FA	H	2	£87.41	£114.95	0%	B SOCIAL RNT FIXED	£135,000	£63,835	£101,250	-	£101,250	General Needs	MV-STT
DW404860029	29	JEDBURGH CRESCENT	HAM	PLYMOUTH	Ham	Plymouth														



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New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate Units	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
DW404850035	35	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£60.18	£60.18	60%	SHARED OWNERSHIP	£170,000	£62,622	£62,622	-	£62,622	SO	MV-STT - SO
DW404850033	33	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£60.18	£60.18	60%	SHARED OWNERSHIP	£170,000	£62,622	£62,622	-	£62,622	SO	MV-STT - SO
DW404850031	31	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	2	£87.67	£114.95	0%	B SOCIAL RNT PERIODC	£135,000	£63,835	£101,250	-	£101,250	General Needs	MV-STT
DW404850030	30	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£57.60	£57.60	60%	SHARED OWNERSHIP	£170,000	£59,939	£59,939	-	£59,939	SO	MV-STT - SO
DW404850029	29	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£99.44	£126.44	0%	B SOCIAL RNT FIXED	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404850028	28	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£56.74	£56.74	60%	SHARED OWNERSHIP	£170,000	£59,046	£59,046	-	£59,046	SO	MV-STT - SO
DW404850027	27	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£99.44	£126.44	0%	B SOCIAL RNT PERIODC	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404850026	26	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	2	£50.72	£50.72	60%	SHARED OWNERSHIP	£135,000	£52,780	£52,780	-	£52,780	SO	MV-STT - SO
DW404850025	25	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£99.44	£126.44	0%	B SOCIAL RNT FIXED	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404850024	24	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	2	£52.44	£52.44	60%	SHARED OWNERSHIP	£135,000	£54,572	£54,572	-	£54,572	SO	MV-STT - SO
DW404850023	23	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£99.44	£126.44	0%	B SOCIAL RNT PERIODC	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404850022	22	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£97.48	£126.44	0%	B SOCIAL RNT PERIODC	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404850021	21	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£99.44	£126.44	0%	B SOCIAL RNT PERIODC	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404850020	20	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£97.48	£126.44	0%	B SOCIAL RNT PERIODC	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404850019	19	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£99.44	£126.44	0%	B SOCIAL RNT FIXED	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404850018	18	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£97.48	£126.44	0%	B SOCIAL RNT FIXED	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404850017	17	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£99.44	£126.44	0%	B SOCIAL RNT PERIODC	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404850016	16	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£97.48	£126.44	0%	B SOCIAL RNT FIXED	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404850015	15	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	2	£87.67	£114.95	0%	B SOCIAL RNT PERIODC	£135,000	£63,835	£101,250	-	£101,250	General Needs	MV-STT
DW404850014	14	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£97.48	£126.44	0%	B SOCIAL RNT PERIODC	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404850012	12	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£97.48	£126.44	0%	B SOCIAL RNT PERIODC	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404850011	11	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	2	£87.67	£114.95	0%	B SOCIAL RNT PERIODC	£135,000	£63,835	£101,250	-	£101,250	General Needs	MV-STT
DW404850010	10	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	2	£87.41	£114.95	0%	B SOCIAL RNT PERIODC	£135,000	£63,835	£101,250	-	£101,250	General Needs	MV-STT
DW404850009	9	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	2	£87.67	£114.95	0%	B SOCIAL RNT PERIODC	£135,000	£63,835	£101,250	-	£101,250	General Needs	MV-STT
DW404850008	8	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	2	£87.41	£114.95	0%	B SOCIAL RNT PERIODC	£135,000	£63,835	£101,250	-	£101,250	General Needs	MV-STT
DW404850007	7	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	4	£108.42	£137.94	0%	B SOCIAL RNT PERIODC	£205,000	£76,602	£153,750	-	£153,750	General Needs	MV-STT
DW404850006	6	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£99.15	£126.44	0%	B SOCIAL RNT PERIODC	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404850005	5	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	4	£108.42	£137.94	0%	B SOCIAL RNT PERIODC	£205,000	£76,602	£153,750	-	£153,750	General Needs	MV-STT
DW404850004	4	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	3	£99.15	£126.44	0%	B SOCIAL RNT PERIODC	£170,000	£70,219	£127,500	-	£127,500	General Needs	MV-STT
DW404850003	3	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	4	£108.42	£137.94	0%	B SOCIAL RNT PERIODC	£205,000	£76,602	£153,750	-	£153,750	General Needs	MV-STT
DW404850001	1	NOTLEY GARDENS	HAM	PLYMOUTH	Ham	Plymouth	PL2 2EZ	H	4	£108.42	£137.94	0%	B SOCIAL RNT PERIODC	£205,000	£76,602	£153,750	-	£153,750	General Needs	MV-STT
DW401710074	74	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	B SOCIAL RNT FIXED	£80,000	£48,486	£80,000	-	£80,000	General Needs	MV-STT
DW401710073	73	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA ASSURED WK	£80,000	£48,486	£80,000	-	£80,000	General Needs	MV-STT
DW401710072	72	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	2	£74.70	£101.15	0%	Z DCHA ASSRD 2007 WK	£100,000	£56,176	£75,000	-	£75,000	General Needs	MV-STT
DW401710071	71	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.85	£78.08	0%	B SOCIAL RNT FIXED	£60,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710070	70	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.85	£78.08	0%	Z DCHA ASSURED WK	£60,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710069	69	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.83	£78.08	0%	B SOCIAL RNT FIX ST	£60,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710068	68	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA ASSRD 2007 WK	£80,000	£48,486	£80,000	-	£80,000	General Needs	MV-STT
DW401710067	67	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.85	£78.08	0%	Z DCHA ASSRD 2007 WK	£80,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710066	66	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA SECURED WK	£80,000	£48,486	£80,000	-	£80,000	General Needs	MV-STT
DW401710065	65	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	2	£74.70	£101.15	0%	Z DCHA ASSURED WK	£100,000	£56,176	£75,000	-	£75,000	General Needs	MV-STT
DW401710064	64	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA SECURED WK	£80,000	£48,486	£80,000	-	£80,000	General Needs	MV-STT
DW401710063	63	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	2	£74.70	£101.15	0%	Z DCHA ASSRD 2007 WK	£100,000	£56,176	£75,000	-	£75,000	General Needs	MV-STT
DW401710062	62	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.64	£87.31	0%	B SOCIAL RNT FIXED	£80,000	£48,486	£80,000	-	£80,000	General Needs	MV-STT
DW401710061	61	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.83	£78.08	0%	B SOCIAL RNT FIX ST	£60,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710060	60	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA ASSURED WK	£80,000	£48,486	£80,000	-	£80,000	General Needs	MV-STT
DW401710059	59	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.85	£78.08	0%	Z DCHA SECURED WK	£80,000	£48,486	£80,000	-	£80,000	General Needs	MV-STT
DW401710058	58	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.85	£78.08	0%	Z DCHA ASSURED WK	£80,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710057	57	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA ASSURED WK	£80,000	£48,486	£80,000	-	£80,000	General Needs	MV-STT
DW401710056	56	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA SECURED WK	£80,000	£48,486	£80,000	-	£80,000	General Needs	MV-STT
DW401710055	55	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.85	£78.08	0%	Z DCHA ASSRD 2007 WK	£60,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710054	54	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	2	£74.70	£101.15	0%	Z DCHA SECURED WK	£100,000	£56,176	£75,000	-	£75,000	General Needs	MV-STT
DW401710053	53	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.85	£78.08	0%	Z DCHA ASSURED WK	£60,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710052	52	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.85	£78.08	0%	Z DCHA ASSURED WK	£60,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710051	51	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	B SOCIAL RNT PERIODC	£80,000	£48,486	£80,000	-	£80,000	General Needs	MV-STT
DW401710050	50	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA ASSURED WK	£80,000	£48,486	£80,000	-	£80,000	General Needs	MV-STT
DW401710049	49	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.85	£78.08	0%	B SOCIAL RNT FIXED	£60,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710048	48	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	2	£74.70	£101.15	0%	Z DCHA SECURED WK	£100,000	£56,176	£75,000	-	£75,000	General Needs	MV-STT
DW401710047	47	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.85	£78.08	0%	Z DCHA ASSRD 2007 WK	£60,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710046	46	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.84	£78.08	0%	B SOCIAL RNT FIXED	£60,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710045	45	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.85	£78.08	0%	Z DCHA ASSURED WK	£60,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710044	44	GLOUCESTER COURT	CITY CENTRE</																	



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

19.08.19

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
DW401710032	32	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.81	£87.31	0%	B SOCIAL RNT PERIODC	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710031	31	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA SECURED WK	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710030	30	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA SECURED WK	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710029	29	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA ASSURED WK	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710028	28	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	2	£74.70	£101.15	0%	Z DCHA ASSURED WK	£100,000	£56,176	£75,000	-	£75,000	General Needs	MV-STT
DW401710027	27	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA SECURED WK	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710026	26	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.81	£87.31	0%	B SOCIAL RNT FIXED	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710025	25	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.64	£87.31	0%	B SOCIAL RNT PERIODC	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710024	24	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	2	£73.71	£101.15	0%	Z DCHA ASSURED WK	£100,000	£56,176	£75,000	-	£75,000	General Needs	MV-STT
DW401710023	23	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£57.59	£78.08	0%	B SOC RNT PERIODC ST	£80,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710022	22	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.65	£87.31	0%	B SOCIAL RNT FIXED	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710021	21	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£66.70	£87.31	0%	B SOCIAL RNT FIXED	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710020	20	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	B SOCIAL RNT FIXED	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710019	19	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.64	£87.31	0%	B SOCIAL RNT FIXED	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710018	18	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.85	£78.08	0%	Z DCHA ASSURED WK	£60,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710017	17	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA ASSURED WK	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710016	16	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	B SOCIAL RNT PERIODC	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710015	15	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£64.66	£87.31	0%	Z DCHA ASSRD 2007 WK	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710014	14	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA ASSURED WK	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710013	13	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA ASSURED WK	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710012	12	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA ASSURED WK	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710011	11	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA SECURED WK	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710010	10	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	B SOCIAL RNT FIXED	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710009	9	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.85	£78.08	0%	Z DCHA ASSURED WK	£80,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710008	8	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	B SOCIAL RNT PERIODC	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710007	7	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA SECURED WK	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710006	6	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA ASSURED WK	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710005	5	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.63	£87.31	0%	B SOCIAL RNT FIX ST	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710004	4	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	0	£54.85	£78.08	0%	Z DCHA ASSRD 2007 WK	£60,000	£43,360	£45,000	-	£45,000	General Needs	MV-STT
DW401710003	3	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA SECURED WK	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710002	2	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£64.66	£87.31	0%	Z DCHA ASSRD 2007 WK	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401710001	1	GLOUCESTER COURT	CITY CENTRE	PLYMOUTH	St Peter and the Waterfront	Plymouth	PL1 5EJ	F	1	£70.20	£87.31	0%	B SOCIAL RNT FIX ST	£80,000	£48,486	£60,000	-	£60,000	General Needs	MV-STT
DW401000012	12	CORNWALL BEACH	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4PD	H	2	£80.25	£114.95	0%	Z DCHA ASSRD 2007 WK	£145,000	£63,835	£108,750	-	£108,750	General Needs	MV-STT
DW401000011	11	CORNWALL BEACH	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4PD	H	2	£79.92	£114.95	0%	B SOCIAL RNT PERIODC	£145,000	£63,835	£108,750	-	£108,750	General Needs	MV-STT
DW401000010	10	CORNWALL BEACH	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4PD	H	2	£79.70	£114.95	0%	B SOCIAL RNT FIXED	£145,000	£63,835	£108,750	-	£108,750	General Needs	MV-STT
DW40110030B	30B	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	F	2	£78.59	£106.10	0%	Z DCHA ASSURED WK	£110,000	£58,925	£82,500	-	£82,500	General Needs	MV-STT
DW40110030A	30A	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	F	1	£68.70	£95.49	0%	B SOCIAL RNT FIXED	£85,000	£53,032	£63,750	-	£63,750	General Needs	MV-STT
DW40110002C	2C	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	F	2	£78.59	£106.10	0%	Z DCHA ASSRD 2007 WK	£110,000	£58,925	£82,500	-	£82,500	General Needs	MV-STT
DW40110002B	2B	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	F	2	£78.59	£106.10	0%	B SOCIAL RNT FIXED	£110,000	£58,925	£82,500	-	£82,500	General Needs	MV-STT
DW40110002A	2A	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	F	2	£78.59	£106.10	0%	B SOCIAL RNT FIXED	£110,000	£58,925	£82,500	-	£82,500	General Needs	MV-STT
DW40110001C	1C	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	F	2	£78.59	£106.10	0%	Z DCHA ASSURED WK	£110,000	£58,925	£82,500	-	£82,500	General Needs	MV-STT
DW40110001B	1B	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	F	2	£78.59	£106.10	0%	Z DCHA ASSURED WK	£110,000	£58,925	£82,500	-	£82,500	General Needs	MV-STT
DW40110001A	1A	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	F	2	£78.57	£106.10	0%	B SOCIAL RNT FIX ST	£110,000	£58,925	£82,500	-	£82,500	General Needs	MV-STT
DW401100052	52	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	3	£89.75	£126.44	0%	Z DCHA ASSURED WK	£165,000	£70,219	£123,750	-	£123,750	General Needs	MV-STT
DW401100050	50	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	2	£79.70	£114.95	0%	Z DCHA ASSURED WK	£145,000	£63,835	£108,750	-	£108,750	General Needs	MV-STT
DW401100048	48	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	2	£79.70	£114.95	0%	B SOCIAL RNT PERIODC	£145,000	£63,835	£108,750	-	£108,750	General Needs	MV-STT
DW401100041	41	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	3	£89.75	£126.44	0%	Z DCHA ASSURED WK	£165,000	£70,219	£123,750	-	£123,750	General Needs	MV-STT
DW401100039	39	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	2	£80.75	£126.44	0%	Z DCHA ASSURED WK	£165,000	£70,219	£123,750	-	£123,750	General Needs	MV-STT
DW401100037	37	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	3	£89.75	£126.44	0%	Z DCHA ASSURED WK	£165,000	£70,219	£123,750	-	£123,750	General Needs	MV-STT
DW401100035	35	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	3	£89.75	£126.44	0%	Z DCHA ASSURED WK	£165,000	£70,219	£123,750	-	£123,750	General Needs	MV-STT
DW401100033	33	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	3	£89.75	£126.44	0%	Z DCHA ASSURED WK	£165,000	£70,219	£123,750	-	£123,750	General Needs	MV-STT
DW401100031	31	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	3	£89.75	£126.44	0%	Z DCHA ASSURED WK	£165,000	£70,219	£123,750	-	£123,750	General Needs	MV-STT
DW401100029	29	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	3	£89.75	£126.44	0%	Z DCHA ASSURED WK	£165,000	£70,219	£123,750	-	£123,750	General Needs	MV-STT
DW401100023	23	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	F	1	£68.51	£95.49	0%	£0	£85,000	£53,032	£63,750	-	£63,750	General Needs	MV-STT
DW401100021	21	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	4	£100.32	£137.94	0%	Z DCHA ASSURED WK	£185,000	£76,602	£138,750	-	£138,750	General Needs	MV-STT
DW401100019	19	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	2	£80.75	£126.44	0%	Z DCHA ASSURED WK	£165,000	£70,219	£123,750	-	£123,750	General Needs	MV-STT
DW401100017	17	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	3	£89.75	£126.44	0%	Z DCHA ASSURED WK	£165,000	£70,219	£123,750	-	£123,750	General Needs	MV-STT
DW401100016	16	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	3	£90.02	£126.44	0%	B SOCIAL RNT PERIODC	£165,000	£70,219	£123,750	-	£123,750	General Needs	MV-STT
DW401100015	15	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	2	£79.70	£114.95	0%	Z DCHA ASSURED WK	£145,000	£63,835	£108,750	-	£108,750	General Needs	MV-STT
DW401100014	14	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	4	£101.46	£137.94	0%	Z DCHA ASSURED WK	£185,000	£76,602	£138,750	-	£138,750	General Needs	MV-STT
DW401100011	11	CORNWALL STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NY	H	2	£79.86	£114.95	0%	B SOCIAL RNT PERIODC	£145,000	£63,835	£108,750	-	£108,750	General	



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

19.08.19

Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-sitt	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-sitt is Appropriate Units	MV-sitt is Appropriate
Affordable/ Intern.	347	£39,964.06	£62,835,000	£23,984,981	£46,166,500	130	£8,627,402	217	£30,059,250
General Needs	856	£75,305.27	£142,415,000	£49,319,946	£106,226,000	261	£15,123,382	595	£71,189,250
Sheltered	57	£5,585.87	£8,805,000	£3,474,984	£5,987,400	0	£0	57	£5,987,400
Supported	50	£4,418.17	£7,805,000	£2,410,003	£5,307,400	5	£241,330	45	£4,882,400
Supported - Affordable	4	£347.78	£650,000	£205,001	£442,000	0	£0	4	£442,000
Tower Block	55	£6,618.96	£10,340,000	£3,965,002	£8,272,000	55	£3,965,002	0	£0
Sub Total	1369	£132,240.10	£232,850,000	£83,360,000	£172,401,000	451	£27,957,000	918	£112,560,000
SO	231	£10,892.22	£45,980,000	£11,335,000	£11,335,000	0	£0	231	£11,335,000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830,000	£94,695,000	£183,736,000	451	£27,957,000	1149	£123,895,000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
DW403000017	17	QUEEN STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NP	H	3	£89.75	£126.44	0%	Z DCHA ASSURED WK	£165,000	£70,219	£123,750	-	£123,750	General Needs	MV-STT
DW403000015	15	QUEEN STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NP	H	2	£79.70	£114.95	0%	B SOCIAL RNT PERIODC	£145,000	£63,835	£108,750	-	£108,750	General Needs	MV-STT
DW403000011	11	QUEEN STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NP	H	2	£79.70	£114.95	0%	Z DCHA ASSURED WK	£145,000	£63,835	£108,750	-	£108,750	General Needs	MV-STT
DW403000009	9	QUEEN STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NP	H	3	£89.75	£126.44	0%	Z DCHA ASSURED WK	£165,000	£70,219	£123,750	-	£123,750	General Needs	MV-STT
DW403000007	7	QUEEN STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NP	H	4	£100.92	£137.94	0%	Z DCHA ASSURED WK	£185,000	£76,602	£138,750	-	£138,750	General Needs	MV-STT
DW403000001	1	QUEEN STREET	DEVONPORT	PLYMOUTH	Devonport	Plymouth	PL1 4NP	H	4	£101.22	£137.94	0%	B SOCIAL RNT PERIODC	£185,000	£76,602	£138,750	-	£138,750	General Needs	MV-STT
DW601170001		FLAT 1; SANDFORD COURT	77 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	1	£89.71	£89.71	0%	AFFORDABLE PERIODIC	£95,000	£52,454	£71,250	£52,454	-	Affordable/ Intern.	EUV-SH
DW601170010		FLAT 10; SANDFORD COURT	79 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	1	£80.42	£84.87	0%	AFFORDABLE FIXED	£95,000	£49,620	£71,250	£49,620	-	Affordable/ Intern.	EUV-SH
DW601170011		FLAT 11; SANDFORD COURT	79 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	1	£89.71	£89.71	0%	AFFORDABLE PERIODIC	£95,000	£52,454	£71,250	£52,454	-	Affordable/ Intern.	EUV-SH
DW601170012		FLAT 12; SANDFORD COURT	79 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	2	£110.79	£110.79	0%	B SOCIAL RNT PERIODC	£125,000	£64,775	£93,750	£64,775	-	Affordable/ Intern.	EUV-SH
DW601170013		FLAT 13; SANDFORD COURT	79 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	2	£112.36	£112.36	0%	AFFORDABLE FIXED	£125,000	£65,693	£93,750	£65,693	-	Affordable/ Intern.	EUV-SH
DW601170014		FLAT 14; SANDFORD COURT	79 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	2	£110.29	£110.29	0%	AFFORDABLE FXD START	£125,000	£64,484	£93,750	£64,484	-	Affordable/ Intern.	EUV-SH
DW601170015		FLAT 15; SANDFORD COURT	79 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	2	£107.78	£107.78	0%	AFFORDABLE FIXED	£125,000	£63,016	£93,750	£63,016	-	Affordable/ Intern.	EUV-SH
DW601170016		FLAT 16; SANDFORD COURT	79 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	2	£116.83	£116.83	0%	B SOC RNT PERIODC ST	£125,000	£68,310	£93,750	£68,310	-	Affordable/ Intern.	EUV-SH
DW601170017		FLAT 17; SANDFORD COURT	79 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	2	£107.82	£107.82	0%	AFFORDABLE FIXED	£125,000	£63,043	£93,750	£63,043	-	Affordable/ Intern.	EUV-SH
DW601170018		FLAT 18; SANDFORD COURT	79 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	2	£101.35	£101.35	0%	AFFORDABLE FIXED	£125,000	£59,259	£93,750	£59,259	-	Affordable/ Intern.	EUV-SH
DW601170002		FLAT 2; SANDFORD COURT	77 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	1	£94.24	£94.24	0%	AFFORDABLE PERIODIC	£95,000	£55,098	£71,250	£55,098	-	Affordable/ Intern.	EUV-SH
DW601170003		FLAT 3; SANDFORD COURT	77 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	2	£116.89	£116.89	0%	AFFORDABLE PERIODIC	£125,000	£68,343	£93,750	£68,343	-	Affordable/ Intern.	EUV-SH
DW601170004		FLAT 4; SANDFORD COURT	77 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	2	£100.88	£100.88	0%	B SOCIAL RNT FIXED	£125,000	£58,984	£93,750	£58,984	-	Affordable/ Intern.	EUV-SH
DW601170005		FLAT 5; SANDFORD COURT	77 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	1	£94.24	£94.24	0%	AFFORDABLE FIXED	£95,000	£55,098	£71,250	£55,098	-	Affordable/ Intern.	EUV-SH
DW601170006		FLAT 6; SANDFORD COURT	77 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	2	£112.39	£112.39	0%	AFFORDABLE FXD START	£125,000	£65,714	£93,750	£65,714	-	Affordable/ Intern.	EUV-SH
DW601170007		FLAT 7; SANDFORD COURT	77 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	2	£100.63	£100.63	0%	AFFORDABLE FIXED	£125,000	£58,839	£93,750	£58,839	-	Affordable/ Intern.	EUV-SH
DW601170008		FLAT 8; SANDFORD COURT	77 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	1	£89.16	£89.16	0%	B SOCIAL RNT FIX ST	£95,000	£52,130	£71,250	£52,130	-	Affordable/ Intern.	EUV-SH
DW601170009		FLAT 9; SANDFORD COURT	77 FORE STREET	EXMOUTH	Exmouth Town	East Devon	EX8 1HY	F	1	£95.18	£95.18	0%	AFFORDABLE FIXED	£95,000	£49,804	£71,250	£49,804	-	Affordable/ Intern.	EUV-SH
DW300280082	82	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	2	£59.84	£59.84	60%	LIVESTEST SO MON	£225,000	£62,273	£62,273	£62,273	£62,273	SO	MV-STT - SO
DW300280081	81	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	2	£86.34	£105.74	0%	Z DCHA ASSURED WK	£225,000	£58,724	£168,750	£58,724	-	General Needs	EUV-SH
DW300280080	80	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	2	£59.84	£59.84	60%	LIVESTEST SO MON	£225,000	£62,273	£62,273	£62,273	£62,273	SO	MV-STT - SO
DW300280053	53	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	2	£52.86	£52.86	60%	SHARED OWNERSHIP	£225,000	£55,006	£55,006	£55,006	£55,006	SO	MV-STT - SO
DW300280048	48	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	2	£83.58	£105.74	0%	B SOCIAL RNT PERIODC	£225,000	£58,724	£168,750	£58,724	-	General Needs	EUV-SH
DW300280047	47	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	2	£83.58	£105.74	0%	Z DCHA ASSURED WK	£225,000	£58,724	£168,750	£58,724	-	General Needs	EUV-SH
DW300280046	46	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	2	£44.50	£44.50	60%	LIVESTEST SO MON	£225,000	£46,306	£46,306	£46,306	£46,306	SO	MV-STT - SO
DW300280045	45	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	3	£68.11	£68.11	60%	LIVESTEST SO MON	£260,000	£70,880	£170,880	£70,880	£70,880	SO	MV-STT - SO
DW300280038	38	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	2	£86.34	£105.74	0%	Z DCHA ASSURED WK	£225,000	£58,724	£168,750	£58,724	-	General Needs	EUV-SH
DW300280037	37	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	2	£86.34	£105.74	0%	B SOCIAL RNT PERIODC	£225,000	£58,724	£168,750	£58,724	-	General Needs	EUV-SH
DW300280036	36	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	3	£95.57	£116.32	0%	B SOCIAL RNT PERIODC	£260,000	£64,596	£195,000	£64,596	-	General Needs	EUV-SH
DW300280035	35	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	3	£96.40	£116.32	0%	Z DCHA ASSURED WK	£260,000	£64,596	£195,000	£64,596	-	General Needs	EUV-SH
DW300280034	34	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	3	£95.32	£116.32	0%	B SOCIAL RNT PERIODC	£260,000	£64,596	£195,000	£64,596	-	General Needs	EUV-SH
DW300280033	33	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	2	£58.35	£58.35	60%	LIVESTEST SO MON	£225,000	£60,717	£60,717	£60,717	£60,717	SO	MV-STT - SO
DW300280032	32	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	3	£61.94	£61.94	60%	SHARED OWNERSHIP	£260,000	£64,454	£64,454	£64,454	£64,454	SO	MV-STT - SO
DW300280031	31	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	3	£70.95	£70.95	60%	SHARED OWNERSHIP	£260,000	£73,837	£73,837	£73,837	£73,837	SO	MV-STT - SO
DW300280030	30	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	3	£94.73	£116.32	0%	Z DCHA ASSURED WK	£260,000	£64,596	£195,000	£64,596	-	General Needs	EUV-SH
DW300280029	29	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	3	£70.95	£70.95	60%	LIVESTEST SO MON	£260,000	£73,837	£73,837	£73,837	£73,837	SO	MV-STT - SO
DW300280028	28	GREYFRIARS ROAD	ROUGEMONT MEWS	EXETER	Pennsylvania	Exeter	EX4 7BS	H	3	£70.95	£70.95	60%	SHARED OWNERSHIP	£260,000	£73,837	£73,837	£73,837	£73,837	SO	MV-STT - SO
DW300160009		FLAT 9; BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	Z DCHA ASSURED WK	£160,000	£48,786	£120,000	£48,786	-	General Needs	MV-STT
DW300160008		FLAT 8; BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.80	£87.85	0%	B SOCIAL RNT FIX ST	£160,000	£48,786	£120,000	£48,786	-	General Needs	MV-STT
DW300160007		FLAT 7; BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	2	£84.01	£97.61	0%	B SOCIAL RNT FIXED	£195,000	£54,207	£146,250	£54,207	-	General Needs	MV-STT
DW300160006		FLAT 6; BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	Z DCHA ASSURED WK	£160,000	£48,786	£120,000	£48,786	-	General Needs	MV-STT
DW300160056		FLAT 56; BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	2	£83.77	£97.61	0%	Z DCHA ASSURED WK	£195,000	£54,207	£146,250	£54,207	-	General Needs	MV-STT
DW300160055		FLAT 55; BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	Z DCHA ASSRD 2007 WK	£160,000	£48,786	£120,000	£48,786	-	General Needs	MV-STT
DW300160054		FLAT 54; BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	Z DCHA ASSURED WK	£160,000	£48,786	£120,000	£48,786	-	General Needs	MV-STT
DW300160053		FLAT 53; BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	B SOCIAL RNT FIXED	£160,000	£48,786	£120,000	£48,786	-	General Needs	MV-STT
DW300160052		FLAT 52; BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	B SOCIAL RNT FIXED	£160,000	£48,786	£120,000	£48,786	-	General Needs	MV-STT
DW300160051		FLAT 51; BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£72.03	£87.85	0%	B SOCIAL RNT FIXED	£160,000	£48,786	£120,000	£48,786	-	General Needs	MV-STT
DW300160050		FLAT 50; BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	Z DCHA ASSURED WK	£160,000	£48,786	£120,000	£48,786	-	General Needs	MV-STT
DW300160005		FLAT 5; BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	B SOCIAL RNT FIXED	£160,000	£48,786	£120,000	£48,786	-	General Needs	MV-STT
DW300160049		FLAT 49; BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	B SOCIAL RNT FIXED	£160,000	£48,786	£120,000	£48,786	-	General Needs	MV-STT
DW300160048		FLAT 48; BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F												



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

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Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-stt	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-stt is Appropriate Units	MV-stt is Appropriate
Affordable/ Intern.	347	£39,964.06	£62,835,000	£23,984,981	£46,166,500	130	£8,627,402	217	£30,059,250
General Needs	856	£75,305.27	£142,415,000	£49,319,946	£106,226,000	261	£15,123,382	595	£71,189,250
Sheltered	57	£5,585.87	£8,805,000	£3,474,984	£5,987,400	0	£0	57	£5,987,400
Supported	50	£4,418.17	£7,805,000	£2,410,003	£5,307,400	5	£241,330	45	£4,882,400
Supported - Affordable	4	£347.78	£650,000	£205,001	£442,000	0	£0	4	£442,000
Tower Block	55	£6,618.96	£10,340,000	£3,965,002	£8,272,000	55	£3,965,002	0	£0
Sub Total	1369	£132,240.10	£232,850,000	£83,360,000	£172,401,000	451	£27,957,000	918	£112,560,000
SO	231	£10,892.22	£45,980,000	£11,335,000	£11,335,000	0	£0	231	£11,335,000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830,000	£94,695,000	£183,736,000	451	£27,957,000	1149	£123,895,000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis	
DW300160032		FLAT 32, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	2	£83.77	£97.61	0%	Z DCHA ASSURED WK	£195,000	£54,207	£146,250	-	£146,250	General Needs	MV-STT	
DW300160031		FLAT 31, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£72.03	£87.85	0%	B SOCIAL RNT FIXED	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160030		FLAT 30, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	Z DCHA ASSURED WK	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160003		FLAT 3, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£69.93	£87.85	0%	Z DCHA ASSURED WK	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160029		FLAT 29, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£72.03	£87.85	0%	B SOCIAL RNT FIXED	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160028		FLAT 28, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	Z DCHA ASSURED WK	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160027		FLAT 27, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£72.02	£87.85	0%	B SOCIAL RNT FIXED	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160026		FLAT 26, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	Z DCHA ASSURED WK	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160025		FLAT 25, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	B SOCIAL RNT FIXED	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160024		FLAT 24, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.78	£87.85	0%	B SOCIAL RNT FIX ST	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160023		FLAT 23, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	Z DCHA ASSURED WK	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160022		FLAT 22, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.31	£87.85	0%	Z DCHA SECURED WK	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160021		FLAT 21, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	2	£83.77	£97.61	0%	Z DCHA ASSURED WK	£195,000	£54,207	£146,250	-	£146,250	General Needs	MV-STT	
DW300160020		FLAT 20, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	B SOCIAL RNT FIXED	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160002		FLAT 2, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	B SOCIAL RNT FIXED	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160019		FLAT 19, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	B SOCIAL RNT PERIODC	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160018		FLAT 18, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	B SOCIAL RNT PERIODC	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160017		FLAT 17, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	0	£57.90	£81.34	0%	Z DCHA ASSURED WK	£115,000	£45,172	£86,250	-	£86,250	General Needs	MV-STT	
DW300160016		FLAT 16, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	0	£60.67	£81.34	0%	B SOCIAL RNT FIXED	£115,000	£45,172	£86,250	-	£86,250	General Needs	MV-STT	
DW300160015		FLAT 15, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	2	£82.68	£97.61	0%	Z DCHA ASSURED WK	£195,000	£54,207	£146,250	-	£146,250	General Needs	MV-STT	
DW300160014		FLAT 14, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.80	£87.85	0%	B SOCIAL RNT FIX ST	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160013		FLAT 13, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.78	£87.85	0%	£0	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160012		FLAT 12, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.82	£87.85	0%	B SOCIAL RNT FIXED	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160011		FLAT 11, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	2	£81.69	£97.61	0%	B SOCIAL RNT PERIODC	£160,000	£54,207	£120,000	-	£120,000	General Needs	MV-STT	
DW300160010		FLAT 10, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	1	£71.78	£87.85	0%	B SOCIAL RNT FIX ST	£160,000	£48,786	£120,000	-	£120,000	General Needs	MV-STT	
DW300160001		FLAT 1, BELL COURT	EXE STREET	EXETER	St David's	Exeter	EX4 3HN	F	2	£81.69	£97.61	0%	B SOCIAL RNT PERIODC	£195,000	£54,207	£146,250	-	£146,250	General Needs	MV-STT	
DW140690021	21	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	3	£128.31	£128.31	0%	AFFORDABLE PERIODIC	£225,000	£75,019	£157,500	-	£157,500	Affordable/ Intern.	MV-STT	
DW140690020	20	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	3	£131.98	£131.98	0%	B SOCIAL RNT FIXED	£225,000	£77,167	£157,500	-	£157,500	Affordable/ Intern.	MV-STT	
DW140690019	19	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	3	£128.31	£128.31	0%	AFFORDABLE PERIODIC	£225,000	£75,019	£157,500	-	£157,500	Affordable/ Intern.	MV-STT	
DW140690018	18	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	3	£128.31	£128.31	0%	AFFORDABLE FIXED	£225,000	£75,019	£157,500	-	£157,500	Affordable/ Intern.	MV-STT	
DW140690017	17	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	3	£128.31	£128.31	0%	AFFORDABLE PERIODIC	£225,000	£75,019	£157,500	-	£157,500	Affordable/ Intern.	MV-STT	
DW140690016	16	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	3	£128.31	£128.31	0%	AFFORDABLE FIXED	£225,000	£75,019	£157,500	-	£157,500	Affordable/ Intern.	MV-STT	
DW140690015	15	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	3	£127.68	£127.68	0%	AFFORDABLE PERIODIC	£225,000	£74,652	£157,500	-	£157,500	Affordable/ Intern.	MV-STT	
DW140690014	14	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	3	£125.08	£125.08	0%	AFFORDABLE FXD START	£225,000	£73,130	£157,500	-	£157,500	Affordable/ Intern.	MV-STT	
DW140690013	13	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	2	£110.58	£110.58	0%	AFFORDABLE PERIODIC	£195,000	£64,651	£136,500	-	£136,500	Affordable/ Intern.	MV-STT	
DW140690012	12	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	2	£109.99	£109.99	0%	AFFORDABLE PERIODIC	£195,000	£61,085	£136,500	-	£136,500	General Needs	MV-STT	
DW140690011	11	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	2	£110.58	£110.58	0%	AFFORDABLE FIXED	£195,000	£61,408	£136,500	-	£136,500	General Needs	MV-STT	
DW140690010	10	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	2	£106.09	£106.09	0%	AFFORDABLE FIXED	£195,000	£62,028	£136,500	-	£136,500	Affordable/ Intern.	MV-STT	
DW140690009	9	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	2	£105.77	£105.77	0%	B SOCIAL RNT FIXED	£195,000	£61,839	£136,500	-	£136,500	Affordable/ Intern.	MV-STT	
DW140690008	8	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	2	£105.58	£105.58	0%	B SOCIAL RNT FIXED	£195,000	£61,731	£136,500	-	£136,500	Affordable/ Intern.	MV-STT	
DW140690007	7	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	2	£106.09	£106.09	0%	AFFORDABLE FIXED	£195,000	£62,028	£136,500	-	£136,500	Affordable/ Intern.	MV-STT	
DW140690006	6	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	2	£106.09	£106.09	0%	AFFORDABLE FIXED	£195,000	£62,028	£136,500	-	£136,500	Affordable/ Intern.	MV-STT	
DW140690005	5	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	2	£106.09	£106.09	0%	AFFORDABLE FIXED	£195,000	£62,028	£136,500	-	£136,500	Affordable/ Intern.	MV-STT	
DW140690004	4	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	2	£106.09	£106.09	0%	AFFORDABLE FIXED	£195,000	£62,028	£136,500	-	£136,500	Affordable/ Intern.	MV-STT	
DW140690003	3	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	2	£85.76	£92.30	0%	B SOCIAL RNT FIXED	£195,000	£51,259	£136,500	-	£136,500	General Needs	MV-STT	
DW140690002	2	SILVER BIRCH VIEW		BARNSTAPLE	Barnstaple with Pilton	North Devon	EX32 7SB	H	2	£85.76	£92.30	0%	B SOCIAL RNT FIXED	£195,000	£51,259	£136,500	-	£136,500	General Needs	MV-STT	
DW140610118	118	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FJ	H	3	£101.91	£101.91	0%	B SOCIAL RNT FIXED	£245,000	£56,594	£171,500	£56,594	-	£56,594	General Needs	EUV-SH
DW140610116	116	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FJ	H	3	£101.91	£101.91	0%	Z ASSURED 2007	£245,000	£56,594	£171,500	£56,594	-	£56,594	General Needs	EUV-SH
DW140610114	114	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FJ	H	3	£101.91	£101.91	0%	B SOCIAL RNT PERIODC	£245,000	£56,594	£171,500	£56,594	-	£56,594	General Needs	EUV-SH
DW140610112	112	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FJ	H	2	£91.81	£92.30	0%	£0	£210,000	£51,259	£147,000	£51,259	-	£51,259	General Needs	EUV-SH
DW140610110	110	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FJ	H	2	£92.11	£92.30	0%	B SOCIAL RNT FIXED	£210,000	£51,259	£147,000	£51,259	-	£51,259	General Needs	EUV-SH
DW140610108	108	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FJ	H	4	£113.67	£113.67	0%	Z DCHA ASSRD 2007 WK	£275,000	£63,125	£192,500	£63,125	-	£63,125	General Needs	EUV-SH
DW140610102	102	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FJ	H	3	£101.91	£101.91	0%	Z ASSURED 2007	£245,000	£56,594	£171,500	£56,594	-	£56,594	General Needs	EUV-SH
DW140610100	100	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FJ	H	3	£101.91	£101.91	0%	Z ASSURED 2007	£245,000	£56,594	£171,500	£56,594	-	£56,594	General Needs	EUV-SH
DW140610096	96	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FJ	H	2	£86.34	£92.30	0%	B SOCIAL RNT FIXED	£210,000	£51,259	£147,000	£51,259	-	£51,259	General Needs	EUV-SH
DW140610096	96	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FF	F	2	£74.25	£86.05	0%</									



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Affordable/ Intern.	347	£39,964.06	£62,835,000	£23,984,981	£46,166,500	130	£8,627,402	217	£30,059,250
General Needs	856	£75,305.27	£142,415,000	£49,319,946	£106,226,000	261	£15,123,382	595	£71,189,250
Sheltered	57	£5,585.87	£8,805,000	£3,474,984	£5,987,400	0	£0	57	£5,987,400
Supported	50	£4,418.17	£7,805,000	£2,410,003	£5,307,400	5	£241,330	45	£4,882,400
Supported - Affordable	4	£347.78	£650,000	£205,001	£442,000	0	£0	4	£442,000
Tower Block	55	£6,618.96	£10,340,000	£3,965,002	£8,272,000	55	£3,965,002	0	£0
Sub Total	1369	£132,240.10	£232,850,000	£83,360,000	£172,401,000	451	£27,957,000	918	£112,560,000
SO	231	£10,892.22	£45,980,000	£11,335,000	£11,335,000	0	£0	231	£11,335,000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830,000	£94,695,000	£183,736,000	451	£27,957,000	1149	£123,895,000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-sitt	EUV-SH is Appropriate	MV-sitt is Appropriate	Savills Value Group	Value Title Review Basis
DW140610014	14	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FF	H	2	£92.11	£92.30	0%	B SOCIAL RNT FIX ST	£210,000	£51,259	£147,000	£51,259	-	General Needs	EUV-SH
DW140610012	12	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FF	H	2	£91.81	£92.30	0%	B SOCIAL RNT FIX ST	£210,000	£51,259	£147,000	£51,259	-	General Needs	EUV-SH
DW140610010	10	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FF	H	1	£78.44	£83.07	0%	AFFORDABLE PERIODIC	£175,000	£48,569	£122,500	£48,569	-	Affordable/ Intern.	EUV-SH
DW140610008	8	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FF	H	2	£91.84	£92.30	0%	B SOCIAL RNT FIXED	£210,000	£51,259	£147,000	£51,259	-	General Needs	EUV-SH
DW140610006	6	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FF	H	2	£91.86	£92.30	0%	B SOCIAL RNT PERIODC	£210,000	£51,259	£147,000	£51,259	-	General Needs	EUV-SH
DW140610004	4	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FF	H	2	£91.84	£92.30	0%	B SOCIAL RNT FIX ST	£210,000	£51,259	£147,000	£51,259	-	General Needs	EUV-SH
DW140610002	2	SAMPSONS PLANTATION	FREMINGTON	BARNSTAPLE	Fremington	North Devon	EX31 3FF	H	2	£92.11	£92.30	0%	B SOCIAL RNT FIXED	£210,000	£51,259	£147,000	£51,259	-	General Needs	EUV-SH
DW140600049	49	WESTAWAY HEIGHTS	PILTON	BARNSTAPLE	Barnstaple with Pilton	North Devon	EX31 1NY	F	2	£36.11	£36.11	40%	SHARED OWNERSHIP	£160,000	£37,576	£37,576	-	£37,576	SO	MV-STT - SO
DW140600048	48	WESTAWAY HEIGHTS	PILTON	BARNSTAPLE	Barnstaple with Pilton	North Devon	EX31 1NY	F	2	£23.82	£23.82	30%	SHARED OWNERSHIP	£160,000	£24,784	£24,784	-	£24,784	SO	MV-STT - SO
DW140600019	19	WESTAWAY HEIGHTS	PILTON	BARNSTAPLE	Barnstaple with Pilton	North Devon	EX31 1NY	H	3	£58.37	£58.37	60%	SHARED OWNERSHIP	£245,000	£80,746	£80,746	-	£80,746	SO	MV-STT - SO
DW140600018	18	WESTAWAY HEIGHTS	PILTON	BARNSTAPLE	Barnstaple with Pilton	North Devon	EX31 1NY	H	3	£53.91	£53.91	50%	LIVESTED SO MON	£245,000	£56,099	£56,099	-	£56,099	SO	MV-STT - SO
DW140600014	14	WESTAWAY HEIGHTS	PILTON	BARNSTAPLE	Barnstaple with Pilton	North Devon	EX31 1NY	F	2	£40.28	£40.28	50%	SHARED OWNERSHIP	£160,000	£41,913	£41,913	-	£41,913	SO	MV-STT - SO
DW140600013	13	WESTAWAY HEIGHTS	PILTON	BARNSTAPLE	Barnstaple with Pilton	North Devon	EX31 1NY	F	2	£58.53	£58.53	70%	SHARED OWNERSHIP	£160,000	£60,914	£60,914	-	£60,914	SO	MV-STT - SO
DW140600004	4	WESTAWAY HEIGHTS	PILTON	BARNSTAPLE	Barnstaple with Pilton	North Devon	EX31 1NY	F	1	£20.64	£20.64	40%	SHARED OWNERSHIP	£140,000	£21,481	£21,481	-	£21,481	SO	MV-STT - SO
DW140600003	3	WESTAWAY HEIGHTS	PILTON	BARNSTAPLE	Barnstaple with Pilton	North Devon	EX31 1NY	F	1	£36.60	£36.60	60%	LIVESTED SO MON	£140,000	£38,085	£38,085	-	£38,085	SO	MV-STT - SO
DW140600002	2	WESTAWAY HEIGHTS	PILTON	BARNSTAPLE	Barnstaple with Pilton	North Devon	EX31 1NY	F	1	£30.01	£30.01	50%	LIVESTED SO MON	£140,000	£31,227	£31,227	-	£31,227	SO	MV-STT - SO
DW140600102	102	WESTAWAY HEIGHTS	PILTON	BARNSTAPLE	Barnstaple with Pilton	North Devon	EX31 1NR	H	4	£78.26	£78.26	60%	LIVESTED SO MON	£275,000	£81,442	£81,442	-	£81,442	SO	MV-STT - SO
DW140600101	101	WESTAWAY HEIGHTS	PILTON	BARNSTAPLE	Barnstaple with Pilton	North Devon	EX31 1NR	H	4	£78.26	£78.26	60%	LIVESTED SO MON	£275,000	£81,442	£81,442	-	£81,442	SO	MV-STT - SO
DW300050035	35	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	1	£77.23	£82.34	0%	B SOCIAL RNT FIXED	£120,000	£45,727	£84,000	-	£84,000	General Needs	MV-STT
DW300050033	33	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	1	£75.25	£82.34	0%	B SOCIAL RNT FIXED	£120,000	£45,727	£84,000	-	£84,000	General Needs	MV-STT
DW300050031	31	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	1	£75.46	£82.34	0%	B SOCIAL RNT FIXED	£120,000	£45,727	£84,000	-	£84,000	General Needs	MV-STT
DW300050029	29	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	1	£75.46	£82.34	0%	B SOCIAL RNT FIXED	£120,000	£45,727	£84,000	-	£84,000	General Needs	MV-STT
DW300050027	27	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	1	£75.27	£82.34	0%	B SOCIAL RNT FIXED	£120,000	£45,727	£84,000	-	£84,000	General Needs	MV-STT
DW300050026	26	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	H	3	£103.24	£109.02	0%	SHORTHOLD ASSURED	£190,000	£60,546	£133,000	-	£133,000	General Needs	MV-STT
DW300050025	25	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	1	£76.98	£82.34	0%	B SOCIAL RNT FIXED	£120,000	£45,727	£84,000	-	£84,000	General Needs	MV-STT
DW300050024	24	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	H	3	£103.24	£109.02	0%	Z ASSURED TENANCY	£190,000	£60,546	£133,000	-	£133,000	General Needs	MV-STT
DW300050023	23	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	1	£75.25	£82.34	0%	B SOCIAL RNT FIXED	£120,000	£45,727	£84,000	-	£84,000	General Needs	MV-STT
DW300050022	22	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	H	3	£103.24	£109.02	0%	Z ASSURED TENANCY	£190,000	£60,546	£133,000	-	£133,000	General Needs	MV-STT
DW300050021	21	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	1	£75.26	£82.34	0%	B SOCIAL RNT PERIODC	£120,000	£45,727	£84,000	-	£84,000	General Needs	MV-STT
DW300050020	20	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	2	£85.02	£91.49	0%	Z ASSURED TENANCY	£170,000	£50,808	£119,000	-	£119,000	General Needs	MV-STT
DW300050019	19	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	1	£75.27	£82.34	0%	B SOCIAL RNT FIXED	£120,000	£45,727	£84,000	-	£84,000	General Needs	MV-STT
DW300050018	18	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	2	£85.24	£91.49	0%	B SOCIAL RNT FIXED	£170,000	£50,808	£119,000	-	£119,000	General Needs	MV-STT
DW300050017	17	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	1	£75.20	£82.34	0%	B SOCIAL RNT FIX ST	£120,000	£45,727	£84,000	-	£84,000	General Needs	MV-STT
DW300050016	16	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	2	£94.99	£94.99	0%	B SOCIAL RNT FIX ST	£170,000	£52,755	£119,000	-	£119,000	General Needs	MV-STT
DW300050015	15	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	H	3	£103.24	£109.02	0%	B SOCIAL RNT FIXED	£190,000	£60,546	£133,000	-	£133,000	General Needs	MV-STT
DW300050014	14	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	2	£85.26	£91.49	0%	B SOCIAL RNT FIXED	£170,000	£50,808	£119,000	-	£119,000	General Needs	MV-STT
DW300050013	13	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	H	3	£108.65	£109.02	0%	AFFORDABLE PERIODIC	£190,000	£63,744	£133,000	-	£133,000	Affordable/ Intern.	MV-STT
DW300050012	12	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	2	£79.45	£91.49	0%	B SOCIAL RNT FIXED	£170,000	£50,808	£119,000	-	£119,000	General Needs	MV-STT
DW300050011	11	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	H	3	£103.24	£109.02	0%	Z ASSURED TENANCY	£190,000	£60,546	£133,000	-	£133,000	General Needs	MV-STT
DW300050010	10	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	F	2	£83.40	£91.49	0%	B SOCIAL RNT FIX ST	£170,000	£50,808	£119,000	-	£119,000	General Needs	MV-STT
DW300050009	9	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	H	2	£85.21	£99.11	0%	B SOCIAL RNT FIX ST	£175,000	£55,042	£122,500	-	£122,500	General Needs	MV-STT
DW300050007	7	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	H	3	£104.28	£109.02	0%	B SOCIAL RNT PERIODC	£190,000	£60,546	£133,000	-	£133,000	General Needs	MV-STT
DW300050005	5	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	H	2	£92.25	£99.11	0%	B SOCIAL RNT FIXED	£170,000	£55,042	£119,000	-	£119,000	General Needs	MV-STT
DW300050003	3	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	H	2	£94.82	£99.11	0%	AFFORDABLE FIXED	£170,000	£57,949	£119,000	-	£119,000	Affordable/ Intern.	MV-STT
DW300050001	1	TURPINS PLOT		OEKHAMPTON	Okehampton South	West Devon	EX20 1FG	H	3	£103.24	£109.02	0%	Z ASSURED TENANCY	£190,000	£60,546	£133,000	-	£133,000	General Needs	MV-STT
DW300060023	23	WADLANDS MEADOW		OEKHAMPTON	Okehampton South	West Devon	EX20 1DE	H	2	£91.99	£99.11	0%	B SOCIAL RNT PERIODC	£170,000	£55,042	£119,000	-	£119,000	General Needs	MV-STT
DW300060021	21	WADLANDS MEADOW		OEKHAMPTON	Okehampton South	West Devon	EX20 1DE	H	2	£91.99	£99.11	0%	Z ASSURED TENANCY	£170,000	£55,042	£119,000	-	£119,000	General Needs	MV-STT
DW300060019	19	WADLANDS MEADOW		OEKHAMPTON	Okehampton South	West Devon	EX20 1DE	H	2	£91.70	£99.11	0%	AFFORDABLE PERIODIC	£170,000	£55,042	£119,000	-	£119,000	General Needs	MV-STT
DW300060017	17	WADLANDS MEADOW		OEKHAMPTON	Okehampton South	West Devon	EX20 1DE	F	2	£62.71	£62.71	60%	SHARED OWNERSHIP	£170,000	£65,263	£65,263	-	£65,263	SO	MV-STT - SO
DW300060015	15	WADLANDS MEADOW		OEKHAMPTON	Okehampton South	West Devon	EX20 1DE	H	2	£91.99	£99.11	0%	B SOCIAL RNT PERIODC	£170,000	£55,042	£119,000	-	£119,000	General Needs	MV-STT
DW300060013	13	WADLANDS MEADOW		OEKHAMPTON	Okehampton South	West Devon	EX20 1DE	H	2	£91.95	£99.11	0%	B SOCIAL RNT FIX ST	£170,000	£55,042	£119,000	-	£119,000	General Needs	MV-STT
DW600010012	12	YONDER MOUNT	MUSBURY	AXMINSTER	Newbridges	East Devon	EX13 8TR	H	2	£93.79	£102.15	0%	B SOCIAL RNT FIXED	£210,000	£56,731	£157,500	£56,731	-	General Needs	EUV-SH
DW600010011	11	YONDER MOUNT	MUSBURY	AXMINSTER	Newbridges	East Devon	EX13 8TR	H	2	£92.63	£102.15	0%	B SOCIAL RNT PERIODC	£210,000	£56,731	£157,500	£56,731	-	General Needs	EUV-SH
DW600010010	10	YONDER MOUNT	MUSBURY	AXMINSTER	Newbridges	East Devon	EX13 8TR	H	2	£92.63	£102.15	0%	B SOCIAL RNT FIXED	£210,000	£56,731	£157,500	£56,731	-	General Needs	EUV-SH
DW600010009	9	YONDER MOUNT	MUSBURY	AXMINSTER	Newbridges	East Devon	EX13 8TR	H	2	£92.63	£102.15	0%	Z ASSURED TENANCY	£210,000	£56,731	£157,500	£56,731	-	General Needs	EUV-SH
DW600010008	8	YONDER MOUNT	MUSBURY	AXMINSTER	Newbridges	East Devon	EX13 8TR	H	2	£92.63	£102.15	0%	Z ASSURED TENANCY	£210,000	£56,731	£157,500	£56,731	-	General Needs	EUV-SH
DW600010007	7	YONDER MOUNT	MUSBURY	AXMINSTER	Newbridges	East Devon	EX13 8TR	H	2	£92.63	£102.15	0%	Z ASSURED TENANCY	£210,000	£56,731	£157,500	£56,731			



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

19.08.19

Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-stt	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-stt is Appropriate Units	MV-stt is Appropriate
Affordable/ Intern.	347	£39,964.06	£62,835,000	£23,984,981	£46,166,500	130	£8,627,402	217	£30,059,250
General Needs	856	£75,305.27	£142,415,000	£49,319,946	£106,226,000	261	£15,123,382	595	£71,189,250
Sheltered	57	£5,585.87	£8,805,000	£3,474,984	£5,987,400	0	£0	57	£5,987,400
Supported	50	£4,418.17	£7,805,000	£2,410,003	£5,307,400	5	£241,330	45	£4,882,400
Supported - Affordable	4	£347.78	£650,000	£205,001	£442,000	0	£0	4	£442,000
Tower Block	55	£8,618.96	£10,340,000	£3,965,002	£8,272,000	55	£3,965,002	0	£0
Sub Total	1369	£132,240.10	£232,850,000	£83,360,000	£172,401,000	451	£27,957,000	918	£112,560,000
SO	231	£10,892.22	£45,980,000	£11,335,000	£11,335,000	0	£0	231	£11,335,000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830,000	£94,695,000	£183,736,000	451	£27,957,000	1149	£123,895,000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
DW601000050	50	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	2	£96.66	£102.15	0%	B SOCIAL RNT PERIODC	£225,000	£56,731	£168,750	£56,731	-	General Needs	EUV-SH
DW601000049	49	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£107.88	£112.37	0%	B SOCIAL RNT PERIODC	£255,000	£62,404	£191,250	£62,404	-	General Needs	EUV-SH
DW601000048	48	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£107.88	£112.37	0%	B SOCIAL RNT PERIODC	£255,000	£62,404	£191,250	£62,404	-	General Needs	EUV-SH
DW601000047	47	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	2	£96.40	£102.15	0%	B SOCIAL RNT PERIODC	£225,000	£56,731	£168,750	£56,731	-	General Needs	EUV-SH
DW601000046	46	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	2	£64.23	£64.23	60%	SHARED OWNERSHIP	£225,000	£66,836	£66,836	-	£66,836	SO	MV-STT - SO
DW601000045	45	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£107.88	£112.37	0%	B SOCIAL RNT PERIODC	£255,000	£62,404	£191,250	£62,404	-	General Needs	EUV-SH
DW601000044	44	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£52.89	£52.89	40%	LIVESTEST SO MON	£255,000	£55,042	£55,042	-	£55,042	SO	MV-STT - SO
DW601000043	43	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£79.33	£79.33	50%	SHARED OWNERSHIP	£255,000	£82,559	£82,559	-	£82,559	SO	MV-STT - SO
DW601000042	42	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	2	£62.33	£62.33	60%	SHARED OWNERSHIP	£225,000	£64,867	£64,867	-	£64,867	SO	MV-STT - SO
DW601000041	41	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£107.88	£112.37	0%	B SOCIAL RNT PERIODC	£255,000	£62,404	£191,250	£62,404	-	General Needs	EUV-SH
DW601000040	40	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£107.88	£112.37	0%	B SOCIAL RNT PERIODC	£255,000	£62,404	£191,250	£62,404	-	General Needs	EUV-SH
DW601000039	39	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	2	£96.40	£102.15	0%	B SOCIAL RNT PERIODC	£225,000	£56,731	£168,750	£56,731	-	General Needs	EUV-SH
DW601000038	38	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£107.88	£112.37	0%	B SOCIAL RNT PERIODC	£255,000	£62,404	£191,250	£62,404	-	General Needs	EUV-SH
DW601000037	37	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£107.88	£112.37	0%	B SOCIAL RNT PERIODC	£255,000	£62,404	£191,250	£62,404	-	General Needs	EUV-SH
DW601000036	36	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	2	£96.38	£102.15	0%	B SOCIAL RNT FIX ST	£225,000	£56,731	£168,750	£56,731	-	General Needs	EUV-SH
DW601000035	35	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£107.88	£112.37	0%	B SOCIAL RNT PERIODC	£255,000	£62,404	£191,250	£62,404	-	General Needs	EUV-SH
DW601000034	34	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£107.88	£112.37	0%	B SOCIAL RNT PERIODC	£255,000	£62,404	£191,250	£62,404	-	General Needs	EUV-SH
DW601000033	33	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£107.88	£112.37	0%	Z DOHA ASSRD 2007 WK	£255,000	£62,404	£191,250	£62,404	-	General Needs	EUV-SH
DW601000032	32	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£107.88	£112.37	0%	B SOCIAL RNT PERIODC	£255,000	£62,404	£191,250	£62,404	-	General Needs	EUV-SH
DW601000031	31	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	2	£96.40	£102.15	0%	B SOCIAL RNT PERIODC	£225,000	£56,731	£168,750	£56,731	-	General Needs	EUV-SH
DW601000030	30	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£107.88	£112.37	0%	B SOCIAL RNT PERIODC	£255,000	£62,404	£191,250	£62,404	-	General Needs	EUV-SH
DW601000029	29	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	2	£118.46	£118.46	0%	AFFORDABLE PERIODIC	£225,000	£69,260	£69,260	-	Affordable/ Intern.	EUV-SH	
DW601000028	28	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£107.88	£112.37	0%	B SOCIAL RNT PERIODC	£255,000	£62,404	£191,250	£62,404	-	General Needs	EUV-SH
DW601000027	27	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	2	£96.40	£102.15	0%	B SOCIAL RNT FIXED	£225,000	£56,731	£168,750	£56,731	-	General Needs	EUV-SH
DW601000026	26	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£107.88	£112.37	0%	B SOCIAL RNT PERIODC	£255,000	£62,404	£191,250	£62,404	-	General Needs	EUV-SH
DW601000025	25	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£107.88	£112.37	0%	B SOCIAL RNT PERIODC	£255,000	£62,404	£191,250	£62,404	-	General Needs	EUV-SH
DW601000024	24	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	2	£62.33	£62.33	60%	SHARED OWNERSHIP	£225,000	£64,867	£64,867	-	£64,867	SO	MV-STT - SO
DW601000023	23	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£94.76	£94.76	70%	SHARED OWNERSHIP	£255,000	£98,615	£98,615	-	£98,615	SO	MV-STT - SO
DW601000022	22	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£79.34	£79.34	60%	SHARED OWNERSHIP	£255,000	£82,564	£82,564	-	£82,564	SO	MV-STT - SO
DW601000021	21	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	3	£94.76	£94.76	70%	LIVESTEST SO MON	£255,000	£98,615	£98,615	-	£98,615	SO	MV-STT - SO
DW601000020	20	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	F	1	£85.68	£85.68	0%	B SOCIAL RNT PERIODC	£145,000	£47,582	£108,750	£47,582	-	General Needs	EUV-SH
DW601000019	19	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	F	1	£85.68	£85.68	0%	B SOCIAL RNT PERIODC	£145,000	£47,582	£108,750	£47,582	-	General Needs	EUV-SH
DW601000018	18	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	F	1	£85.68	£85.68	0%	B SOCIAL RNT PERIODC	£145,000	£47,582	£108,750	£47,582	-	General Needs	EUV-SH
DW601000017	17	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	F	1	£85.68	£85.68	0%	B SOCIAL RNT PERIODC	£145,000	£47,582	£108,750	£47,582	-	General Needs	EUV-SH
DW601000016	16	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	2	£52.70	£52.70	60%	SHARED OWNERSHIP	£225,000	£54,841	£54,841	-	£54,841	SO	MV-STT - SO
DW601000010	10	BETJEMAN CLOSE		SIDMOUTH	Sidmouth Sidford	East Devon	EX10 9FG	H	2	£60.45	£60.45	60%	LIVESTEST SO MON	£225,000	£62,905	£62,905	-	£62,905	SO	MV-STT - SO
DW601250054	54	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	2	£60.19	£60.19	60%	SHARED OWNERSHIP	£230,000	£62,636	£62,636	-	£62,636	SO	MV-STT - SO
DW601250052	52	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	2	£58.80	£58.80	60%	SHARED OWNERSHIP	£230,000	£61,190	£61,190	-	£61,190	SO	MV-STT - SO
DW601250050	50	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	2	£64.03	£64.03	65%	SHARED OWNERSHIP	£230,000	£66,637	£66,637	-	£66,637	SO	MV-STT - SO
DW601250048	48	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	2	£58.65	£58.65	60%	SHARED OWNERSHIP	£230,000	£61,032	£61,032	-	£61,032	SO	MV-STT - SO
DW601250046	46	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	2	£50.54	£50.54	50%	SHARED OWNERSHIP	£230,000	£52,591	£52,591	-	£52,591	SO	MV-STT - SO
DW601250044	44	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	3	£149.72	£149.72	0%	AFFORDABLE FIXED	£280,000	£87,540	£210,000	-	£210,000	Affordable/ Intern.	MV-STT
DW601250042	42	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	3	£130.75	£130.75	0%	AFFORDABLE FIXED	£280,000	£76,448	£210,000	-	£210,000	Affordable/ Intern.	MV-STT
DW601250040	40	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	3	£149.72	£149.72	0%	AFFORDABLE FIXED	£280,000	£87,540	£210,000	-	£210,000	Affordable/ Intern.	MV-STT
DW601250038	38	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	4	£171.82	£171.82	0%	AFFORDABLE FIXED	£315,000	£100,460	£236,250	-	£236,250	Affordable/ Intern.	MV-STT
DW601250036	36	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	4	£171.82	£171.82	0%	AFFORDABLE FIXED	£315,000	£100,460	£236,250	-	£236,250	Affordable/ Intern.	MV-STT
DW601250034	34	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	2	£134.71	£134.71	0%	AFFORDABLE FXD START	£230,000	£76,767	£172,500	-	£172,500	Affordable/ Intern.	MV-STT
DW601250032	32	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	2	£130.66	£130.66	0%	AFFORDABLE FIXED	£230,000	£76,395	£172,500	-	£172,500	Affordable/ Intern.	MV-STT
DW601250030	30	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	2	£130.66	£130.66	0%	AFFORDABLE FIXED	£230,000	£76,395	£172,500	-	£172,500	Affordable/ Intern.	MV-STT
DW601250028	28	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	2	£130.66	£130.66	0%	AFFORDABLE FIXED	£230,000	£76,395	£172,500	-	£172,500	Affordable/ Intern.	MV-STT
DW601250026	26	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	2	£130.66	£130.66	0%	AFFORDABLE FIXED	£230,000	£76,395	£172,500	-	£172,500	Affordable/ Intern.	MV-STT
DW601250011	11	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	3	£67.99	£67.99	60%	SHARED OWNERSHIP	£280,000	£70,755	£70,755	-	£70,755	SO	MV-STT - SO
DW601250009	9	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	3	£67.21	£67.21	60%	SHARED OWNERSHIP	£280,000	£69,941	£69,941	-	£69,941	SO	MV-STT - SO
DW601250007	7	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	H	3	£67.99	£67.99	60%	SHARED OWNERSHIP	£280,000	£70,758	£70,758	-	£70,758	SO	MV-STT - SO
DW601250005	5	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	F	2	£126.21	£126.21	0%	AFFORDABLE FXD START	£180,000	£73,794	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
DW601250003	3	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	F	2	£106.93	£106.93	0%	AFFORDABLE FIXED	£180,000	£62,519	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
DW601240001	1	WHITAKER CLOSE	PINHOE	EXETER	Broadcyst	East Devon	EX1 3WR	F	2	£112.28	£112.28	0%	B SOCIAL RNT PERIODC	£180,000	£65,650	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
DW601240015	15	SANDOE WAY	PINHOE	EXETER	Broadcyst	East Devon														



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

19.08.19

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
DW300970110	110	OLD PARK AVENUE	PINHOE	EXETER	Broadclyst	East Devon	EX1 3WE	F	1	£106.75	£106.75	0%	AFFORDABLE FIXED	£145,000	£62,417	£108,750	-	£108,750	Affordable/ Interm.	MV-STT
DW300970108	108	OLD PARK AVENUE	PINHOE	EXETER	Broadclyst	East Devon	EX1 3WE	F	1	£106.75	£106.75	0%	AFFORDABLE FIXED	£145,000	£62,417	£108,750	-	£108,750	Affordable/ Interm.	MV-STT
DW300970106	106	OLD PARK AVENUE	PINHOE	EXETER	Broadclyst	East Devon	EX1 3WE	F	1	£100.88	£100.88	0%	AFFORDABLE FIXED	£145,000	£58,984	£108,750	-	£108,750	Affordable/ Interm.	MV-STT
DW300970104	104	OLD PARK AVENUE	PINHOE	EXETER	Broadclyst	East Devon	EX1 3WE	F	1	£100.88	£100.88	0%	AFFORDABLE FIXED	£145,000	£58,984	£108,750	-	£108,750	Affordable/ Interm.	MV-STT
DW300970102	102	OLD PARK AVENUE	PINHOE	EXETER	Broadclyst	East Devon	EX1 3WE	F	1	£106.75	£106.75	0%	AFFORDABLE FIXED	£145,000	£62,417	£108,750	-	£108,750	Affordable/ Interm.	MV-STT
DW300970100	100	OLD PARK AVENUE	PINHOE	EXETER	Broadclyst	East Devon	EX1 3WE	H	3	£65.50	£65.50	55%	SHARED OWNERSHIP	£280,000	£68,164	£68,164	-	£68,164	SO	MV-STT - SO
DW300970098	98	OLD PARK AVENUE	PINHOE	EXETER	Broadclyst	East Devon	EX1 3WE	H	3	£70.99	£70.99	60%	SHARED OWNERSHIP	£280,000	£73,880	£73,880	-	£73,880	SO	MV-STT - SO
DW300930099	9	HAY WEBB CLOSE	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UY	H	3	£60.00	£60.00	55%	SHARED OWNERSHIP	£280,000	£62,444	£62,444	-	£62,444	SO	MV-STT - SO
DW300930098	8	HAY WEBB CLOSE	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UY	H	3	£64.96	£64.96	60%	SHARED OWNERSHIP	£280,000	£67,600	£67,600	-	£67,600	SO	MV-STT - SO
DW300930097	7	HAY WEBB CLOSE	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UY	H	3	£65.96	£65.96	60%	SHARED OWNERSHIP	£280,000	£68,642	£68,642	-	£68,642	SO	MV-STT - SO
DW300930096	6	HAY WEBB CLOSE	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UY	H	3	£66.63	£66.63	60%	SHARED OWNERSHIP	£280,000	£69,336	£69,336	-	£69,336	SO	MV-STT - SO
DW300930095	5	HAY WEBB CLOSE	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UY	H	3	£64.96	£64.96	60%	SHARED OWNERSHIP	£280,000	£67,600	£67,600	-	£67,600	SO	MV-STT - SO
DW300930094	4	HAY WEBB CLOSE	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UY	H	3	£55.24	£55.24	50%	SHARED OWNERSHIP	£280,000	£57,490	£57,490	-	£57,490	SO	MV-STT - SO
DW300930093	3	HAY WEBB CLOSE	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UY	H	3	£33.31	£33.31	30%	SHARED OWNERSHIP	£280,000	£34,668	£34,668	-	£34,668	SO	MV-STT - SO
DW300930092	2	HAY WEBB CLOSE	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UY	H	3	£68.29	£68.29	60%	SHARED OWNERSHIP	£280,000	£71,068	£71,068	-	£71,068	SO	MV-STT - SO
DW300980096	96	HAWKINS ROAD	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UX	H	3	£67.21	£67.21	60%	SHARED OWNERSHIP	£280,000	£69,941	£69,941	-	£69,941	SO	MV-STT - SO
DW300980094	94	HAWKINS ROAD	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UX	H	3	£57.56	£57.56	50%	SHARED OWNERSHIP	£280,000	£59,896	£59,896	-	£59,896	SO	MV-STT - SO
DW300980092	92	HAWKINS ROAD	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UX	H	3	£69.55	£69.55	60%	SHARED OWNERSHIP	£280,000	£72,374	£72,374	-	£72,374	SO	MV-STT - SO
DW300980090	90	HAWKINS ROAD	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UX	H	3	£68.58	£68.58	60%	SHARED OWNERSHIP	£280,000	£71,370	£71,370	-	£71,370	SO	MV-STT - SO
DW300980088	88	HAWKINS ROAD	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UX	H	3	£69.54	£69.54	60%	SHARED OWNERSHIP	£280,000	£72,372	£72,372	-	£72,372	SO	MV-STT - SO
DW300980086	86	HAWKINS ROAD	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UX	H	3	£63.31	£63.31	55%	SHARED OWNERSHIP	£280,000	£65,883	£65,883	-	£65,883	SO	MV-STT - SO
DW300980072	72	HAWKINS ROAD	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UX	F	2	£104.30	£104.30	0%	AFFORDABLE FIXED	£185,000	£60,981	£138,750	-	£138,750	Affordable/ Interm.	MV-STT
DW300980070	70	HAWKINS ROAD	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UX	F	2	£108.83	£108.83	0%	AFFORDABLE FIXED	£185,000	£63,631	£138,750	-	£138,750	Affordable/ Interm.	MV-STT
DW300980068	68	HAWKINS ROAD	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UX	F	2	£128.89	£128.89	0%	AFFORDABLE FXD START	£185,000	£75,359	£138,750	-	£138,750	Affordable/ Interm.	MV-STT
DW300980066	66	HAWKINS ROAD	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UX	F	2	£114.69	£114.69	0%	AFFORDABLE PERIODIC	£185,000	£67,058	£138,750	-	£138,750	Affordable/ Interm.	MV-STT
DW300980064	64	HAWKINS ROAD	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UX	F	2	£120.06	£120.06	0%	AFFORDABLE PERDC ST	£185,000	£70,199	£138,750	-	£138,750	Affordable/ Interm.	MV-STT
DW300980062	62	HAWKINS ROAD	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UX	F	2	£130.36	£130.36	0%	AFFORDABLE FXD START	£185,000	£76,217	£138,750	-	£138,750	Affordable/ Interm.	MV-STT
DW300980060	60	HAWKINS ROAD	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UX	F	2	£104.30	£104.30	0%	AFFORDABLE FIXED	£185,000	£60,981	£138,750	-	£138,750	Affordable/ Interm.	MV-STT
DW300980058	58	HAWKINS ROAD	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UX	F	2	£123.54	£123.54	0%	AFFORDABLE FIXED	£185,000	£72,234	£138,750	-	£138,750	Affordable/ Interm.	MV-STT
DW300980056	56	HAWKINS ROAD	PINHOE	EXETER	Broadclyst	East Devon	EX1 3UX	F	2	£120.41	£120.41	0%	AFFORDABLE FXD START	£185,000	£70,399	£138,750	-	£138,750	Affordable/ Interm.	MV-STT
DW300110099		FLAT 9, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£25.26	£25.26	50%	SHARED OWNERSHIP	£145,000	£26,292	£26,292	-	£26,292	SO	MV-STT - SO
DW300110028		FLAT 28, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£31.08	£31.08	60%	LIVWEST SO MON	£145,000	£32,343	£32,343	-	£32,343	SO	MV-STT - SO
DW300110027		FLAT 27, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£30.95	£30.95	60%	LIVWEST SO MON	£145,000	£32,156	£32,156	-	£32,156	SO	MV-STT - SO
DW300110026		FLAT 26, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	2	£30.95	£30.95	50%	LIVWEST SO MON	£180,000	£32,204	£32,204	-	£32,204	SO	MV-STT - SO
DW300110025		FLAT 25, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£0.00	£0.00	100%	OWNER OCCUPIER	£0	£0	-	-	Nil Value	Nil Value	
DW300110024		FLAT 24, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£29.58	£29.58	60%	SHARED OWNERSHIP	£145,000	£30,778	£30,778	-	£30,778	SO	MV-STT - SO
DW300110023		FLAT 23, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£15.37	£15.37	35%	SHARED OWNERSHIP	£145,000	£15,996	£15,996	-	£15,996	SO	MV-STT - SO
DW300110018		FLAT 18, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£0.00	£0.00	0%	SHARED OWNERSHIP	£0	£0	-	-	Nil Value	Nil Value	
DW300110017		FLAT 17, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£20.72	£20.72	40%	SHARED OWNERSHIP	£145,000	£21,563	£21,563	-	£21,563	SO	MV-STT - SO
DW300110016		FLAT 16, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	2	£35.94	£35.94	60%	SHARED OWNERSHIP	£180,000	£37,401	£37,401	-	£37,401	SO	MV-STT - SO
DW300110011		FLAT 11, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	2	£36.13	£36.13	60%	SHARED OWNERSHIP	£180,000	£37,598	£37,598	-	£37,598	SO	MV-STT - SO
DW300110010		FLAT 10, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£31.08	£31.08	60%	LIVWEST SO MON	£145,000	£32,343	£32,343	-	£32,343	SO	MV-STT - SO
DW300110008		FLAT 8, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£73.50	£87.85	0%	B SOCIAL RNT FIXED	£145,000	£48,786	£108,750	£48,786	-	General Needs	EUV-SH
DW300110007		FLAT 7, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£73.50	£87.85	0%	B SOCIAL RNT PERIODC	£145,000	£48,786	£108,750	£48,786	-	General Needs	EUV-SH
DW300110006		FLAT 6, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£73.50	£87.85	0%	Z DCHA ASSURED WK	£145,000	£48,786	£108,750	£48,786	-	General Needs	EUV-SH
DW300110005		FLAT 5, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£73.50	£87.85	0%	Z DCHA ASSURED WK	£145,000	£48,786	£108,750	£48,786	-	General Needs	EUV-SH
DW300110022		FLAT 22, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£73.50	£87.85	0%	B SOCIAL RNT FIX ST	£145,000	£48,786	£108,750	£48,786	-	General Needs	EUV-SH
DW300110021		FLAT 21, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£73.49	£87.85	0%	B SOCIAL RNT FIX ST	£145,000	£48,786	£108,750	£48,786	-	General Needs	EUV-SH
DW300110020		FLAT 20, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£73.50	£87.85	0%	Z DCHA ASSURED WK	£145,000	£48,786	£108,750	£48,786	-	General Needs	EUV-SH
DW300110019		FLAT 19, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£73.50	£87.85	0%	Z DCHA ASSRD 2007 WK	£145,000	£48,786	£108,750	£48,786	-	General Needs	EUV-SH
DW300110015		FLAT 15, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£73.50	£87.85	0%	B SOCIAL RNT PERIODC	£145,000	£48,786	£108,750	£48,786	-	General Needs	EUV-SH
DW300110014		FLAT 14, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£73.50	£87.85	0%	Z DCHA ASSRD 2007 WK	£145,000	£48,786	£108,750	£48,786	-	General Needs	EUV-SH
DW300110013		FLAT 13, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£73.50	£87.85	0%	Z DCHA ASSURED WK	£145,000	£48,786	£108,750	£48,786	-	General Needs	EUV-SH
DW300110012		FLAT 12, SUMMERLAND G4/BELGRAVE ROAD	EXETER	Newtown and St Leonard's	Exeter	Exeter	EX1 2NP	F	1	£73.50	£87.85	0%	Z DCHA ASSURED WK	£145,000	£48,786	£108,750	£48,786	-	General Needs	EUV-SH
2739001030	30	Emra Close	Bristol	St George Central	Bristol, City of	ARA	BSS 7JT	H	2	£130.19	£130.19	0%	ARA	£205,000	£76,119	£164,000	-	£164,000	Affordable/ Interm.	MV-STT
2739001029	29	Emra Close	Bristol	St George Central	Bristol, City of	ARA	BSS 7JT	H	2	£130.19	£130.19	0%	ARA	£205,000	£76,119	£164,000	-	£164,000	Affordable/ Interm.	MV-STT
2739001028	28	Emra Close	Bristol	St George Central	Bristol, City of	ARA	BSS 7JT	H	2	£130.19	£130.19	0%	ARA	£205,000	£76,119	£164,000	-	£164,000	Affordable/ Interm.	MV-STT
2739001027	27	Emra Close	Bristol	St George Central	Bristol, City of	ARA	BSS 7JT	H	2	£130.19	£130.19	0%	ARA	£205,000	£76,119	£164,000	-	£164,000	Affordable/ Interm.	MV-STT
2739001026	26	Emra Close	Bristol	St George Central	Bristol, City of	ARA	BSS 7JT	F	1	£83.96	£101.41	0%	ARA	£155,000	£59,293	£124,000	-	£124,000	Affordable/ Interm.	MV-STT
2739001025	25	Emra Close	Bristol	St George Central	Bristol, City of	ARA	BSS 7JT	F	1	£83.96	£101.41	0%	ARA	£155,000	£59,293	£124,000	-	£124,000	Affordable/ Interm.	MV-STT
2739001024	24	Emra Close	Bristol	St George Central	Bristol, City of	ARA	BSS 7JT	F	1</											



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New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedst)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
452001059	Flat 59	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£87.44	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001058	Flat 58	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£87.44	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001057	Flat 57	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	2	£119.39	£119.39	0%	ASS	£185,000	£67,523	£125,800	-	£125,800	Sheltered	MV-STT
452001056	Flat 56	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£87.44	£105.72	0%	AAA	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001055	Flat 55	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£105.72	£105.72	0%	AAA	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001054	Flat 54	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£106.79	£106.79	0%	£0	£150,000	£60,397	£102,000	-	£102,000	Sheltered	MV-STT
452001053	Flat 53	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£0.00	£0.00	0%	£0	£0	£0	£102,000	-	-	Nil Value	Nil Value
452001052	Flat 52	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	2	£98.52	£119.38	0%	ASS	£185,000	£67,517	£125,800	-	£125,800	Sheltered	MV-STT
452001051	Flat 51	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£106.79	£106.79	0%	ASS	£150,000	£60,397	£102,000	-	£102,000	Sheltered	MV-STT
452001050	Flat 50	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	2	£120.59	£120.59	0%	AAA	£185,000	£68,201	£122,400	-	£122,400	Sheltered	MV-STT
452001005	Flat 5	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£105.72	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001049	Flat 49	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£105.72	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001048	Flat 48	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	2	£119.39	£119.39	0%	ASS	£180,000	£67,523	£122,400	-	£122,400	Sheltered	MV-STT
452001047	Flat 47	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£87.44	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001046	Flat 46	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£87.44	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001045	Flat 45	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£87.44	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001044	Flat 44	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£105.72	£105.72	0%	£0	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001043	Flat 43	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£87.44	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001042	Flat 42	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£105.71	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001041	Flat 41	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£87.44	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001040	Flat 40	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£106.79	£106.79	0%	ASS	£150,000	£60,397	£102,000	-	£102,000	Sheltered	MV-STT
452001004	Flat 4	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£105.72	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001039	Flat 39	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£105.71	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001038	Flat 38	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£87.44	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001037	Flat 37	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£87.44	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001036	Flat 36	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£87.44	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001035	Flat 35	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£87.44	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001034	Flat 34	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£87.44	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001033	Flat 33	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£106.79	£106.79	0%	ASS	£150,000	£60,397	£102,000	-	£102,000	Sheltered	MV-STT
452001032	Flat 32	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£105.72	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001031	Flat 31	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£105.72	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001030	Flat 30	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£105.72	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001003	Flat 3	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£105.71	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001029	Flat 29	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£87.44	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001028	Flat 28	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	1	£101.95	£105.72	0%	ASS	£150,000	£59,791	£102,000	-	£102,000	Sheltered	MV-STT
452001027	Flat 27	Springfields	Gloucester Road North	Filton	Filton	South Gloucestershire	BS34 7PD	F	2	£120.58	£120.58	0%	ASS	£180,000	£68,196	£122,				



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

19.08.19

Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-stt	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-stt is Appropriate Units	MV-stt is Appropriate
Affordable/ Intern.	347	£39,964.06	£62,835,000	£23,984,981	£46,166,500	130	£8,627,402	217	£30,059,250
General Needs	856	£75,305.27	£142,415,000	£49,319,946	£106,226,000	261	£15,123,382	595	£71,189,250
Sheltered	57	£5,585.87	£8,805,000	£3,474,984	£5,987,400	0	£0	57	£5,987,400
Supported	50	£4,418.17	£7,805,000	£2,410,003	£5,307,400	5	£241,330	45	£4,882,400
Supported - Affordable	4	£347.78	£650,000	£205,001	£442,000	0	£0	4	£442,000
Tower Block	55	£8,618.96	£10,340,000	£3,965,002	£8,272,000	55	£3,965,002	0	£0
Sub Total	1369	£132,240.10	£232,850,000	£83,360,000	£172,401,000	451	£27,957,000	918	£112,560,000
SO	231	£10,892.22	£45,980,000	£11,335,000	£11,335,000	0	£0	231	£11,335,000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830,000	£94,695,000	£183,736,000	451	£27,957,000	1149	£123,895,000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
2707001005	5	Wadham Close	0	Bridgwater	Bridgwater Fairfax	Sedgemoor	TA6 4YF	H	3	£91.83	£116.37	0%	ASS	£175,000	£64,628	£131,250	-	£131,250	General Needs	MV-STT
2707001004	4	Wadham Close	0	Bridgwater	Bridgwater Fairfax	Sedgemoor	TA6 4YF	H	2	£96.53	£105.79	0%	ARA	£140,000	£81,856	£105,000	-	£105,000	Affordable/ Intern.	MV-STT
2707001003	3	Wadham Close	0	Bridgwater	Bridgwater Fairfax	Sedgemoor	TA6 4YF	H	2	£94.77	£105.79	0%	ARA	£140,000	£81,856	£105,000	-	£105,000	Affordable/ Intern.	MV-STT
2687001031	31	Ramsay Way	0	Burnham-on-sea	Burnham Central	Sedgemoor	TA8 2TR	H	2	£82.42	£105.79	0%	ASS	£170,000	£58,753	£127,500	-	£127,500	General Needs	MV-STT
2686001034	34	Poplar Estate	0	Highbridge	Highbridge and Burnham Marine	Sedgemoor	TA9 3AW	H	3	£99.04	£116.37	0%	ASS	£180,000	£64,628	£135,000	-	£135,000	General Needs	MV-STT
2685001012	12	Pollard Road	0	Bridgwater	Bridgwater Fairfax	Sedgemoor	TA6 4YA	H	2	£82.44	£105.79	0%	ASS	£140,000	£58,753	£105,000	-	£105,000	General Needs	MV-STT
2685001010	10	Pollard Road	0	Bridgwater	Bridgwater Fairfax	Sedgemoor	TA6 4YA	H	2	£96.54	£105.79	0%	ARA	£140,000	£81,856	£105,000	-	£105,000	Affordable/ Intern.	MV-STT
2683001006	6	Old Church Road	0	Adbridge	Axevale	Sedgemoor	BS26 2BQ	H	3	£99.04	£116.37	0%	ASS	£255,000	£64,628	£191,250	-	£191,250	General Needs	MV-STT
2670001056	56	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£66.15	£82.69	0%	ASS	£80,000	£45,923	£60,000	-	£60,000	General Needs	MV-STT
2670001054	54	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£82.69	£82.69	0%	ARA	£80,000	£48,348	£60,000	-	£60,000	Affordable/ Intern.	MV-STT
2670001052	52	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£58.61	£82.69	0%	FTT	£80,000	£45,923	£60,000	-	£60,000	General Needs	MV-STT
2670001050	50	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£66.15	£82.69	0%	ASS	£80,000	£45,923	£60,000	-	£60,000	General Needs	MV-STT
2670001048	48	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£68.61	£82.69	0%	ASS	£80,000	£45,923	£60,000	-	£60,000	General Needs	MV-STT
2670001046	46	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£68.60	£82.69	0%	ASS	£80,000	£45,923	£60,000	-	£60,000	General Needs	MV-STT
2670001045	45	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£68.75	£82.69	0%	ARA	£80,000	£48,348	£60,000	-	£60,000	Affordable/ Intern.	MV-STT
2670001044	44	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£68.60	£82.69	0%	FTPS	£80,000	£45,923	£60,000	-	£60,000	General Needs	MV-STT
2670001043	43	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£68.61	£82.69	0%	ASS	£80,000	£45,923	£60,000	-	£60,000	General Needs	MV-STT
2670001042	42	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£68.61	£82.69	0%	ASS	£80,000	£45,923	£60,000	-	£60,000	General Needs	MV-STT
2670001041	41	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£66.15	£82.69	0%	ASS	£80,000	£45,923	£60,000	-	£60,000	General Needs	MV-STT
2670001039	39	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£69.71	£82.69	0%	ASS	£80,000	£45,923	£60,000	-	£60,000	General Needs	MV-STT
2670001037	37	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£69.69	£82.69	0%	ASS	£80,000	£45,923	£60,000	-	£60,000	General Needs	MV-STT
2670001035	35	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£67.22	£82.69	0%	ASS	£80,000	£45,923	£60,000	-	£60,000	General Needs	MV-STT
2670001033	33	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£69.71	£82.69	0%	FTPS	£80,000	£45,923	£60,000	-	£60,000	General Needs	MV-STT
2670001031	31	Leeward Close	0	Bridgwater	Bridgwater Dunwear	Sedgemoor	TA6 5HQ	F	1	£69.71	£82.69	0%	FTPS	£80,000	£45,923	£60,000	-	£60,000	General Needs	MV-STT
2668001018	118	Lambrook Road	0	Taunton	Hampden Lane	Taunton Deane	TA1 2AL	H	3	£94.85	£116.37	0%	ARA	£150,000	£59,119	£116,250	-	£116,250	General Needs	MV-STT
2654001009	9	Flax Row	0	North Street	Crewkerne	Crewkerne	TA18 7BJ	H	3	£118.11	£118.20	0%	ARA	£160,000	£69,111	£120,000	-	£120,000	Affordable/ Intern.	MV-STT
2654001008	8	Flax Row	0	North Street	Crewkerne	Crewkerne	TA18 7BJ	H	3	£93.61	£118.20	0%	ASS	£160,000	£65,645	£120,000	-	£120,000	General Needs	MV-STT
2654001007	7	Flax Row	0	North Street	Crewkerne	Crewkerne	TA18 7BJ	F	1	£76.38	£82.69	0%	ASS	£75,000	£45,923	£56,250	-	£56,250	General Needs	MV-STT
2654001006	6	Flax Row	0	North Street	Crewkerne	Crewkerne	TA18 7BJ	F	1	£75.62	£82.69	0%	ASS	£75,000	£45,923	£56,250	-	£56,250	General Needs	MV-STT
2654001005	5	Flax Row	0	North Street	Crewkerne	Crewkerne	TA18 7BJ	F	1	£75.62	£82.69	0%	ASS	£75,000	£45,923	£56,250	-	£56,250	General Needs	MV-STT
2654001004	4	Flax Row	0	North Street	Crewkerne	Crewkerne	TA18 7BJ	F	1	£75.62	£82.69	0%	ASS	£75,000	£45,923	£56,250	-	£56,250	General Needs	MV-STT
2654001003	3	Flax Row	0	North Street	Crewkerne	Crewkerne	TA18 7BJ	H	3	£93.61	£118.20	0%	ASS	£160,000	£65,645	£120,000	-	£120,000	General Needs	MV-STT
2654001002	2	Flax Row	0	North Street	Crewkerne	Crewkerne	TA18 7BJ	H	3	£93.61	£118.20	0%	ASS	£160,000	£65,645	£120,000	-	£120,000	General Needs	MV-STT
2654001001	1	Flax Row	0	North Street	Crewkerne	Crewkerne	TA18 7BJ	H	3	£93.61	£118.20	0%	ASS	£160,000	£65,645	£120,000	-	£120,000	General Needs	MV-STT
2647001008	8	Centenary Way	0	Cheddar	Cheddar and Shipham	Sedgemoor	BS27 3DG	H	3	£109.08	£116.37	0%	ASS	£250,000	£64,628	£187,500	£64,628	-	General Needs	EUV-SH
2647001007	7	Centenary Way	0	Cheddar	Cheddar and Shipham	Sedgemoor	BS27 3DG	H	3	£109.37	£116.37	0%	ASS	£250,000	£64,628	£187,500	£64,628	-	General Needs	EUV-SH
2645001062	62	Russet Close	0	Wellington	Wellington East	Taunton Deane	TA21 9BJ	H	3	£107.05	£118.09	0%	ASS	£195,000	£65,581	£146,250	£65,581	-	General Needs	EUV-SH
2645001060	60	Russet Close	0	Wellington	Wellington East	Taunton Deane	TA21 9BJ	H	3	£107.33	£118.09	0%	ASS	£195,000	£65,581	£146,250	£65,581	-	General Needs	EUV-SH
2645001058	58	Russet Close	0	Wellington	Wellington East	Taunton Deane	TA21 9BJ	H	3	£107.34	£118.09	0%	ASS	£195,000	£65,581	£146,250	£65,581	-	General Needs	EUV-SH
2645001056	56	Russet Close	0	Wellington	Wellington East	Taunton Deane	TA21 9BJ	H	3	£127.43	£127.43	0%	ARA	£195,000	£74,506	£146,250	£74,506	-	Affordable/ Intern.	EUV-SH
2636001008	8	Abbey Lodge	0	Bere Lane	Glastonbury	Glastonbury St Mary's	BA6 8AJ	F	2	£79.68	£93.94	0%	ASS	£130,000	£52,167	£97,500	£52,167	-	General Needs	EUV-SH
2636001007	7	Abbey Lodge	0	Bere Lane	Glastonbury	Glastonbury St Mary's	BA6 8AJ	F	2	£79.68	£93.94	0%	ASS	£130,000	£52,167	£97,500	£52,167	-	General Needs	EUV-SH
2636001006	6	Abbey Lodge	0	Bere Lane	Glastonbury	Glastonbury St Mary's	BA6 8AJ	F	1	£69.70	£84.54	0%	ASS	£100,000	£46,951	£75,000	£46,951	-	General Needs	EUV-SH
2636001005	5	Abbey Lodge	0	Bere Lane	Glastonbury	Glastonbury St Mary's	BA6 8AJ	F	1	£69.70	£84.54	0%	ASS	£100,000	£46,951	£75,000	£46,951	-	General Needs	EUV-SH
2636001004	4	Abbey Lodge	0	Bere Lane	Glastonbury	Glastonbury St Mary's	BA6 8AJ	H	2	£79.67	£101.76	0%	ASS	£130,000	£56,515	£97,500	£56,515	-	General Needs	EUV-SH
2636001003	3	Abbey Lodge	0	Bere Lane	Glastonbury	Glastonbury St Mary's	BA6 8AJ	F	2	£79.66	£93.94	0%	ASS	£130,000	£52,167	£97,500	£52,167	-	General Needs	EUV-SH
2636001002	2	Abbey Lodge	0	Bere Lane	Glastonbury	Glastonbury St Mary's	BA6 8AJ	F	1	£69.70	£84.54	0%	ASS	£100,000	£46,951	£75,000	£46,951	-	General Needs	EUV-SH
2636001001	1	Abbey Lodge	0	Bere Lane	Glastonbury	Glastonbury St Mary's	BA6 8AJ	F	1	£69.71	£84.54	0%	FTPS	£100,000	£46,951	£75,000	£46,951	-	General Needs	EUV-SH
514091031	31	Lower Holway Close	0	Haywood Road	Taunton	Blackbrook & Holway	TA1 2LN	F	2	£80.00	£0.00	100%	RTBL	£0	£0	-	-	Nil Value	Nil Value	Nil Value
514091022	22	Lower Holway Close	0	Haywood Road	Taunton	Blackbrook & Holway	TA1 2LN	F	2	£80.00	£0.00	100%	RTBL	£0	£0	-	-	Nil Value	Nil Value	Nil Value
514091015	15	Lower Holway Close	0	Haywood Road	Taunton	Blackbrook & Holway	TA1 2LN	F	2	£80.00	£0.00	100%	RTBL	£0	£0	-	-	Nil Value	Nil Value	Nil Value
514091012	12	Lower Holway Close	0	Haywood Road	Taunton	Blackbrook & Holway	TA1 2LN	F	2	£80.00	£0.00	100%	RTBL	£0	£0	-	-	Nil Value	Nil Value	Nil Value
514091010	10	Lower Holway Close	0	Haywood Road	Taunton	Blackbrook & Holway	TA1 2LN	F	2	£80.00	£0.00	100%	RTBL	£0	£0	-	-	Nil Value	Nil Value	Nil Value
514091007	7	Lower Holway Close	0	Haywood Road	Taunton	Blackbrook & Holway	TA1 2LN	F	2	£80.00	£0.00	100%	RTBL	£0	£0	-	-	Nil Value	Nil Value	Nil Value
514091006	6	Lower Holway Close	0	Haywood Road	Taunton	Blackbrook & Holway	TA1 2LN	F	2	£80.00	£0.00	100%	RTBL	£0	£0	-	-	Nil Value	Nil Value	Nil Value
514091003	3	Lower Holway Close	0	Haywood Road	Taunton	Blackbrook & Holway	TA1 2LN	F	2	£80.00	£0.00	100%	RTBL	£0	£0	-	-	Nil Value	Nil Value	Nil Value
514001032	32	Lower Holway Close	0	Haywood Road	Taunton	Blackbrook & Holway	TA1 2LN	F	2	£80.83	£99.10	0%	ASS	£100,000	£55,033	£75,000	-	£75,000	General Needs	MV-STT



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

19.08.19

Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-stt	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-stt is Appropriate Units	MV-stt is Appropriate
Affordable/ Intern.	347	£39,964.06	£62,835,000	£23,984,981	£46,166,500	130	£8,627,402	217	£30,059,250
General Needs	856	£75,305.27	£142,415,000	£49,319,946	£106,226,000	261	£15,123,382	595	£71,189,250
Sheltered	57	£5,585.87	£8,805,000	£3,474,984	£5,987,400	0	£0	57	£5,987,400
Supported	50	£4,418.17	£7,805,000	£2,410,003	£5,307,400	5	£241,330	45	£4,882,400
Supported - Affordable	4	£347.78	£650,000	£205,001	£442,000	0	£0	4	£442,000
Tower Block	55	£6,618.96	£10,340,000	£3,965,002	£8,272,000	55	£3,965,002	0	£0
Sub Total	1369	£132,240.10	£232,850,000	£83,360,000	£172,401,000	451	£27,957,000	918	£112,560,000
SO	231	£10,892.22	£45,980,000	£11,335,000	£11,335,000	0	£0	231	£11,335,000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830,000	£94,695,000	£183,736,000	451	£27,957,000	1149	£123,895,000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
514001009	9	Lower Holway Close	Haywood Road	Taunton	Blackbrook & Holway	Taunton Deane	TA1 2LN	F	1	£71.16	£89.19	0%	ASS	£85,000	£49,530	£63,750	-	£63,750	General Needs	MV-STT
514001008	8	Lower Holway Close	Haywood Road	Taunton	Blackbrook & Holway	Taunton Deane	TA1 2LN	F	2	£80.83	£99.10	0%	ASS	£100,000	£55,033	£75,000	-	£75,000	General Needs	MV-STT
514001005	5	Lower Holway Close	Haywood Road	Taunton	Blackbrook & Holway	Taunton Deane	TA1 2LN	F	2	£80.83	£99.10	0%	ASS	£100,000	£55,033	£75,000	-	£75,000	General Needs	MV-STT
514001004	4	Lower Holway Close	Haywood Road	Taunton	Blackbrook & Holway	Taunton Deane	TA1 2LN	F	1	£71.88	£89.19	0%	ASS	£85,000	£49,530	£63,750	-	£63,750	General Needs	MV-STT
514001002	2	Lower Holway Close	Haywood Road	Taunton	Blackbrook & Holway	Taunton Deane	TA1 2LN	F	1	£80.68	£89.19	0%	FTA	£85,000	£52,145	£63,750	-	£63,750	Affordable/ Intern.	MV-STT
514001001	1	Lower Holway Close	Haywood Road	Taunton	Blackbrook & Holway	Taunton Deane	TA1 2LN	F	2	£80.83	£99.10	0%	ASS	£100,000	£55,033	£75,000	-	£75,000	General Needs	MV-STT
434001010	10	Knightstone Mead	0	Brompton Regis	Dulverton & District	West Somerset	TA22 9PB	H	2	£80.78	£87.41	0%	SCR	£210,000	£48,543	£147,000	-	£147,000	General Needs	MV-STT
434001008	8	Knightstone Mead	0	Brompton Regis	Dulverton & District	West Somerset	TA22 9PB	H	2	£87.42	£87.42	0%	ASS	£210,000	£48,549	£147,000	-	£147,000	General Needs	MV-STT
434001007	7	Knightstone Mead	0	Brompton Regis	Dulverton & District	West Somerset	TA22 9PB	H	3	£86.43	£99.03	0%	SCR	£250,000	£54,996	£175,000	-	£175,000	General Needs	MV-STT
434001006	6	Knightstone Mead	0	Brompton Regis	Dulverton & District	West Somerset	TA22 9PB	H	3	£86.43	£99.03	0%	SCR	£250,000	£54,996	£175,000	-	£175,000	General Needs	MV-STT
110091045	45	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY			£0.00	£0.00	100%	RTBL	£0	£0		-		Nil Value	Nil Value
110091043	43	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY			£0.00	£0.00	100%	RTBL	£0	£0		-		Nil Value	Nil Value
110091034	34	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY			£0.00	£0.00	100%	RTBL	£0	£0		-		Nil Value	Nil Value
110020006	Flat 6	79	Kingston Road	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 7SL	F	2	£84.37	£99.10	0%	FTPS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110020005	Flat 5	79	Kingston Road	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 7SL	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110020004	Flat 4	79	Kingston Road	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 7SL			£0.00	£0.00	100%	RTBL	£0	£0		-		Nil Value	Nil Value
110020003	Flat 3	79	Kingston Road	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 7SL	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110020002	Flat 2	79	Kingston Road	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 7SL	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110020001	Flat 1	79	Kingston Road	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 7SL	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110001065	65	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£84.45	£99.10	0%	ARA	£115,000	£57,939	£86,250	-	£86,250	Affordable/ Intern.	MV-STT
110001064	64	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY			£0.00	£0.00	100%	RTBL	£0	£0		-		Nil Value	Nil Value
110001063	63	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£88.43	£99.10	0%	ARA	£115,000	£57,939	£86,250	-	£86,250	Affordable/ Intern.	MV-STT
110001062	62	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£87.50	£99.10	0%	ARA	£115,000	£57,939	£86,250	-	£86,250	Affordable/ Intern.	MV-STT
110001061	61	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£84.45	£99.10	0%	ARA	£115,000	£57,939	£86,250	-	£86,250	Affordable/ Intern.	MV-STT
110001060	60	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110001059	59	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£90.79	£99.10	0%	ARA	£115,000	£57,939	£86,250	-	£86,250	Affordable/ Intern.	MV-STT
110001058	58	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY			£0.00	£0.00	100%	RTBL	£0	£0		-		Nil Value	Nil Value
110001057	57	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£84.62	£99.10	0%	ARA	£115,000	£57,939	£86,250	-	£86,250	Affordable/ Intern.	MV-STT
110001056	56	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110001055	55	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110001054	54	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY			£0.00	£0.00	100%	RTBL	£0	£0		-		Nil Value	Nil Value
110001053	53	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY			£0.00	£0.00	100%	RTBL	£0	£0		-		Nil Value	Nil Value
110001052	52	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£93.27	£99.10	0%	FTP	£115,000	£57,939	£86,250	-	£86,250	Affordable/ Intern.	MV-STT
110001051	51	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110001050	50	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY			£0.00	£0.00	100%	RTBL	£0	£0		-		Nil Value	Nil Value
110001049	49	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110001048	48	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110001047	47	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY			£0.00	£0.00	100%	RTBL	£0	£0		-		Nil Value	Nil Value
110001046	46	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110001044	44	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£89.56	£99.10	0%	ARA	£115,000	£57,939	£86,250	-	£86,250	Affordable/ Intern.	MV-STT
110001042	42	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110001041	41	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£90.08	£99.10	0%	EO	£115,000	£47,164	£78,200	-	£78,200	Supported	MV-STT
110001040	40	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110001039	39	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY			£0.00	£0.00	100%	RTBL	£0	£0		-		Nil Value	Nil Value
110001038	38	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY			£0.00	£0.00	100%	RTBL	£0	£0		-		Nil Value	Nil Value
110001037	37	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY			£0.00	£0.00	100%	RTBL	£0	£0		-		Nil Value	Nil Value
110001036	36	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110001035	35	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
110001033	33	Gladstone Street	0	Taunton	Wellsprings & Rowbarton	Taunton Deane	TA2 6LY	F	2	£84.37	£99.10	0%	ASS	£115,000	£55,033	£86,250	-	£86,250	General Needs	MV-STT
104002003	3	Penn Way	Orchard Road	Abbridge	Axevale	Sedgemoor	BS26 2DQ	H	1	£75.79	£95.21	0%	ASS	£220,000	£52,877	£165,000	-	£165,000	General Needs	MV-STT
104002001	1	Penn Way	Orchard Road	Abbridge	Axevale	Sedgemoor	BS26 2DQ	H	1	£75.79	£95.21	0%	ASS	£220,000	£52,877	£165,000	-	£165,000	General Needs	MV-STT
104001060	60	Knightstone Close	0	Abbridge	Axevale	Sedgemoor	BS26 2DQ	H	3	£106.19	£116.37	0%	ASS	£275,000	£64,628	£206,250	-	£206,250	General Needs	MV-STT
104001058	58	Knightstone Close	0	Abbridge	Axevale	Sedgemoor	BS26 2DQ	H	3	£105.13	£116.37	0%	ASS	£275,000	£64,628	£206,250	-	£206,250	General Needs	MV-STT
104001056	56	Knightstone Close	0	Abbridge	Axevale	Sedgemoor	BS26 2DQ	H	3	£105.13	£116.37	0%	ASS	£275,000	£64,628	£206,250	-	£206,250	General Needs	MV-STT
104001050	50	Knightstone Close	0	Abbridge	Axevale	Sedgemoor	BS26 2DQ	H	2	£88.45	£105.79	0%	SCR	£250,000	£58,753	£187,500	-	£187,500	General Needs	MV-STT
104001048	48	Knightstone Close	0	Abbridge	Axevale	Sedgemoor	BS26 2DQ	H	2	£88.45	£105.79	0%	SCR	£250,000	£58,753	£187,500	-	£187,500	General Needs	MV-STT
104001036	36	Knightstone Close	0	Abbridge	Axevale	Sedgemoor	BS26 2DQ	H	2	£111.63	£116.37	0%	ARA	£250,000	£58,753	£187,500	-	£187,500	Affordable/ Intern.	MV-STT
104001033	33	Knightstone Close	0	Abbridge	Axevale	Sedgemoor	BS26 2DQ	H	2	£78.56	£95.21	0%	ASS	£220,000	£52,877	£165,000	-	£165,000	General Needs	MV-STT
104001031	31	Knightstone Close	0	Abbridge	Axevale	Sedgemoor	BS26 2DH	H	1	£109.95	£109.95	0%	LAR	£220,000	£64,285	£165,000	-	£165,000	Affordable/ Intern.	MV-STT
104001030	30	Knightstone Close	0	Abbridge	Axevale	Sedgemoor	BS26 2DQ	H	2	£88.45	£105.79	0%	SCR	£250,000	£58,753	£187,500	-	£187,500	General Needs	MV-STT
104001028	28	Knightstone Close																		



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Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-stt	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-stt is Appropriate Units	MV-stt is Appropriate
Affordable/ Intern.	347	£39,964.06	£62,835,000	£23,984,981	£46,166,500	130	£8,627,402	217	£30,059,250
General Needs	856	£75,305.27	£142,415,000	£49,319,946	£106,226,000	261	£15,123,382	595	£71,189,250
Sheltered	57	£5,585.87	£8,805,000	£3,474,984	£5,987,400	0	£0	57	£5,987,400
Supported	50	£4,418.17	£7,805,000	£2,410,003	£5,307,400	5	£241,330	45	£4,882,400
Supported - Affordable	4	£347.78	£650,000	£205,001	£442,000	0	£0	4	£442,000
Tower Block	55	£8,618.96	£10,340,000	£3,965,002	£8,272,000	55	£3,965,002	0	£0
1600 Sub Total	1369	£132,240.10	£232,850,000	£83,360,000	£172,401,000	451	£27,957,000	918	£112,560,000
SO	231	£10,892.22	£45,980,000	£11,335,000	£11,335,000	0	£0	231	£11,335,000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830,000	£94,695,000	£183,736,000	451	£27,957,000	1149	£123,895,000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
104001002	2	Knightsstone Close	0	Axbridge	Axevale	Sedgemoor	BS26 2DJ	H	2	£88.45	£105.79	0%	SCR	£250,000	£58,753	£187,500	-	£187,500	General Needs	MV-STT
104001001	1	Knightsstone Close	0	Axbridge	Axevale	Sedgemoor	BS26 2DH	H	1	£75.79	£96.21	0%	ASS	£220,000	£52,877	£165,000	-	£165,000	General Needs	MV-STT
64801001	1	Knightsstone Mead	0	Brompton Regis	Dulverton & District	West Somerset	TA22 9BP	H	2	£30.58	£30.58	50%	SO	£210,000	£31,827	£31,827	-	£31,827	MV-STT - SO	MV-STT - SO
CommunitH	0	Commercial Unit at Unit H	Lower Ashley Road	Bristol	Lawrence Hill	Bristol, City of	BS5 0FJ			£0.00	£0.00	0%	£0	£0	£0	-	-	Nil Value	Nil Value	
CommunitG	0	Commercial Unit at Unit G	Lower Ashley Road	Bristol	Lawrence Hill	Bristol, City of	BS5 0FJ			£0.00	£0.00	0%	£0	£0	£0	-	-	Nil Value	Nil Value	
CommunitF	0	Commercial Unit at Unit F	Lower Ashley Road	Bristol	Lawrence Hill	Bristol, City of	BS5 0FJ			£0.00	£0.00	0%	£0	£0	£0	-	-	Nil Value	Nil Value	
CommunitE	0	Commercial Unit at Unit E	Lower Ashley Road	Bristol	Lawrence Hill	Bristol, City of	BS5 0FJ			£0.00	£0.00	0%	£0	£0	£0	-	-	Nil Value	Nil Value	
CommunitD	0	Commercial Unit at Unit D	Lower Ashley Road	Bristol	Lawrence Hill	Bristol, City of	BS5 0FJ			£0.00	£0.00	0%	£0	£0	£0	-	-	Nil Value	Nil Value	
CommunitC	0	Commercial Unit at Unit C	Lower Ashley Road	Bristol	Lawrence Hill	Bristol, City of	BS5 0FJ			£0.00	£0.00	0%	£0	£0	£0	-	-	Nil Value	Nil Value	
CommunitB	0	Commercial Unit at Unit B	Lower Ashley Road	Bristol	Lawrence Hill	Bristol, City of	BS5 0FJ			£0.00	£0.00	0%	£0	£0	£0	-	-	Nil Value	Nil Value	
CommunitA	0	Learning Resource Centre at	Lower Ashley Road	Bristol	Lawrence Hill	Bristol, City of	BS5 0FJ			£0.00	£0.00	0%	£0	£0	£0	-	-	Nil Value	Nil Value	
2831801011	11	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
2831801006	6	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
2831801005	5	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
2831801003	3	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
2831801001	1	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
2593801053	53	Baptist Mills Court	0	Easton	Lawrence Hill	Bristol, City of	BS5 0FJ			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
2593801047	47	Baptist Mills Court	0	Easton	Lawrence Hill	Bristol, City of	BS5 0FJ			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
2470801002	Flat 2	0	Crossways Court	Bristol	Frenchay & Downend	South Gloucestershire	BS16 6FE			£0.00	£0.00	0%	£0	£0	£0	-	-	Nil Value	Nil Value	
2469001001	Flat 1	0	Crossways Court	Bristol	Frenchay & Downend	South Gloucestershire	BS16 6FE			£0.00	£0.00	0%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091059	59	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091055	55	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091053	53	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091051	51	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091047	47	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091043	43	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091039	39	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091033	33	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091031	31	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091029	29	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091028	28	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091026	26	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091025	25	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091024	24	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091022	22	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091020	20	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091018	18	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091007	7	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091003	3	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516091001	1	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516001049	49	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516001041	41	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516001037	37	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516001023	23	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516001009	9	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
516001005	5	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
406001001	Flat 1	3	Comfortable Place	Bristol	Kingsmead	Bath and North East Somerset	BA1 3AJ			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
404001004	Flat 4	22	Rivers Street	Bristol	Lansdown	Bath and North East Somerset	BA1 2QA			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
404001002	Flat 2	22	Rivers Street	Bristol	Lansdown	Bath and North East Somerset	BA1 2QA			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
404001001	Flat 1	22	Rivers Street	Bristol	Lansdown	Bath and North East Somerset	BA1 2QA			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
123091010	10	Manor House Court	Manor House Lane	Bristol	Hengrove and Whitchurch Park	Bristol, City of	BS14 9HP			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
123091004	4	Manor House Court	Manor House Lane	Bristol	Hengrove and Whitchurch Park	Bristol, City of	BS14 9HP			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
123091001	1	Manor House Court	Manor House Lane	Bristol	Hengrove and Whitchurch Park	Bristol, City of	BS14 9HP			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
123001011	11	Manor House Court	Manor House Lane	Bristol	Hengrove and Whitchurch Park	Bristol, City of	BS14 9HP			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
107091010	10	Knightsstone Lodge	Archfield Road	Bristol	Cotham	Bristol, City of	BS6 6BE			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
107091008	8	Knightsstone Lodge	Archfield Road	Bristol	Cotham	Bristol, City of	BS6 6BE			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
107091006	6	Knightsstone Lodge	Archfield Road	Bristol	Cotham	Bristol, City of	BS6 6BE			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
107091005	5	Knightsstone Lodge	Archfield Road	Bristol	Cotham	Bristol, City of	BS6 6BE			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
107091003	3	Knightsstone Lodge	Archfield Road	Bristol	Cotham	Bristol, City of	BS6 6BE			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
107091002	2	Knightsstone Lodge	Archfield Road	Bristol	Cotham	Bristol, City of	BS6 6BE			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
107001011	11	Knightsstone Lodge	Archfield Road	Bristol	Cotham	Bristol, City of	BS6 6BE			£0.00	£0.00	100%	£0	£0	£0	-	-	Nil Value	Nil Value	
310680145	45	Millstone Close	0	Weston-Super-Mare	Weston-super-Mare Winterstoke	North Somerset	BS24 7GY	H	2	£44.23	£44.23	60%	SO	£140,000	£46,027	£46,027	-	£46,027	SO	MV-STT - SO
3106801043	43	Millstone Close	0	Weston-Super-Mare	Weston-super-Mare Winterstoke	North Somerset	BS24 7GY	H	2	£44.23	£44.23	60%	SO	£140,000	£46,027	£46,027	-	£46,027	SO	MV-STT - SO
3106801041	41	Millstone Close	0	Weston-Super-Mare	Weston-super-Mare Winterstoke	North Somerset	BS24 7GY	H	3	£48.92	£48.92	60%	SO	£175,000	£50,907	£50,907	-	£50,907	SO	MV-STT - SO
3106801039	39	Millstone Close	0	Weston-Super-Mare	Weston-super-Mare Winterstoke	North Somerset	BS24 7GY	H	2	£38.86	£38.86	50%	SO	£140,000	£38,357	£38,357	-	£38,357	SO	MV-STT - SO
3106801037	37	Millstone Close	0	Weston-Super-Mare	Weston-super-Mare Winterstoke	North Somerset	BS24 7GY	H	3	£47.58	£47.58	60%	SO	£175,000	£49,514	£49,514	-	£49,514	SO	MV-STT - SO
3106001012	12	Millstone Close	0	Weston-Super-Mare	Weston-super-Mare Winterstoke	North Somerset	BS24 7GY	H	2	£108.48	£116.66	0%	ASS	£140,000	£64,788	£105,000	£64,788	-	General Needs	EUV-SH
3104001006	6	Disbury Mews	0	Locking	Hutton & Locking	North Somerset	BS24 7GB	H	2	£103.04	£116.66	0%	ASS	£195,000	£64,788	£146,250	-	£146,250	General Needs	MV-STT
3104001004	4	Disbury Mews	0	Locking	Hutton &															



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

19.08.19

Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-stt	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-stt is Appropriate Units	MV-stt is Appropriate
Affordable/ Intern.	347	£39,964.06	£62,835,000	£23,984,981	£46,166,500	130	£8,627,402	217	£30,059,250
General Needs	856	£75,305.27	£142,415,000	£49,319,946	£106,226,000	261	£15,123,382	595	£71,189,250
Sheltered	57	£5,585.87	£8,805,000	£3,474,984	£5,987,400	0	£0	57	£5,987,400
Supported	50	£4,418.17	£7,805,000	£2,410,003	£5,307,400	5	£241,330	45	£4,882,400
Supported - Affordable	4	£347.78	£650,000	£205,001	£442,000	0	£0	4	£442,000
Tower Block	55	£6,618.96	£10,340,000	£3,965,002	£8,272,000	55	£3,965,002	0	£0
Sub Total	1369	£132,240.10	£232,850,000	£83,360,000	£172,401,000	451	£27,957,000	918	£112,560,000
SO	231	£10,892.22	£45,980,000	£11,335,000	£11,335,000	0	£0	231	£11,335,000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830,000	£94,695,000	£183,736,000	451	£27,957,000	1149	£123,895,000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
3103001012	12	Chamberlain Road	0	Locking	Hutton & Locking	North Somerset	BS24 7GJ	H	3	£114.97	£128.33	0%	ASS	£230,000	£71,267	£172,500	-	£172,500	General Needs	MV-STT
3103001011	11	Chamberlain Road	0	Locking	Hutton & Locking	North Somerset	BS24 7GJ	H	3	£116.02	£128.33	0%	ASS	£230,000	£71,267	£172,500	-	£172,500	General Needs	MV-STT
3103001010	10	Chamberlain Road	0	Locking	Hutton & Locking	North Somerset	BS24 7GJ	H	3	£114.97	£128.33	0%	ASS	£230,000	£71,267	£172,500	-	£172,500	General Needs	MV-STT
3103001008	8	Chamberlain Road	0	Locking	Hutton & Locking	North Somerset	BS24 7GJ	H	2	£103.32	£116.66	0%	ASS	£195,000	£64,788	£146,250	-	£146,250	General Needs	MV-STT
3103001003	3	Chamberlain Road	0	Locking	Hutton & Locking	North Somerset	BS24 7GH	H	4	£132.41	£139.99	0%	ASS	£270,000	£77,746	£202,500	-	£202,500	General Needs	MV-STT
3102001018	18	Russell Avenue	0	Locking	Hutton & Locking	North Somerset	BS24 7GH	H	3	£114.97	£128.33	0%	ASS	£230,000	£71,267	£172,500	-	£172,500	General Needs	MV-STT
3102001017	17	Russell Avenue	0	Locking	Hutton & Locking	North Somerset	BS24 7GH	H	3	£115.28	£128.33	0%	ASS	£230,000	£71,267	£172,500	-	£172,500	General Needs	MV-STT
3102001016	16	Russell Avenue	0	Locking	Hutton & Locking	North Somerset	BS24 7GH	H	3	£114.97	£128.33	0%	ASS	£230,000	£71,267	£172,500	-	£172,500	General Needs	MV-STT
3102001013	13	Russell Avenue	0	Locking	Hutton & Locking	North Somerset	BS24 7GH	H	3	£114.97	£128.33	0%	ASS	£230,000	£71,267	£172,500	-	£172,500	General Needs	MV-STT
3102001012	12	Russell Avenue	0	Locking	Hutton & Locking	North Somerset	BS24 7GH	H	3	£114.97	£128.33	0%	ASS	£230,000	£71,267	£172,500	-	£172,500	General Needs	MV-STT
3100001034	34	Farnborough Road	0	Locking	Hutton & Locking	North Somerset	BS24 7GG	H	2	£103.04	£116.66	0%	ASS	£195,000	£64,788	£146,250	-	£146,250	General Needs	MV-STT
3100001032	32	Farnborough Road	0	Locking	Hutton & Locking	North Somerset	BS24 7GG	H	2	£103.32	£116.66	0%	ASS	£195,000	£64,788	£146,250	-	£146,250	General Needs	MV-STT
3100001030	30	Farnborough Road	0	Locking	Hutton & Locking	North Somerset	BS24 7GG	H	2	£103.32	£116.66	0%	ASS	£195,000	£64,788	£146,250	-	£146,250	General Needs	MV-STT
3069000862	82	Rapide Way	0	Weston-Super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8ER	H	3	£123.80	£128.33	0%	ARA	£220,000	£75,031	£165,000	-	£165,000	Affordable/ Intern.	MV-STT
3069000860	80	Rapide Way	0	Weston-Super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8ER	H	3	£123.80	£128.33	0%	ARA	£220,000	£75,031	£165,000	-	£165,000	Affordable/ Intern.	MV-STT
3069007011	11	Lincoln Lane	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AW	H	2	£114.96	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069007009	9	Lincoln Lane	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AW	H	2	£114.96	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069007007	7	Lincoln Lane	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AW	H	2	£114.96	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069007005	5	Lincoln Lane	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AW	H	2	£114.96	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069007003	3	Lincoln Lane	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AW	H	2	£113.83	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069007001	1	Lincoln Lane	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AW	H	2	£124.86	£124.86	0%	FTA	£180,000	£73,003	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069006011	11	Cubitt Close	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AT	H	3	£150.37	£150.37	0%	FTPA	£220,000	£87,918	£165,000	-	£165,000	Affordable/ Intern.	MV-STT
3069006007	7	Cubitt Close	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AT	H	3	£128.23	£128.33	0%	ARA	£220,000	£75,031	£165,000	-	£165,000	Affordable/ Intern.	MV-STT
3069005010	10	Achilles Path	0	Weston Super M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AL	H	3	£123.80	£128.33	0%	ARA	£220,000	£75,031	£165,000	-	£165,000	Affordable/ Intern.	MV-STT
3069005008	8	Achilles Path	0	Weston Super M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AL	H	2	£114.96	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069005006	6	Achilles Path	0	Weston Super M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AL	H	2	£114.96	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069005004	4	Achilles Path	0	Weston Super M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AL	H	3	£123.80	£128.33	0%	ARA	£220,000	£75,031	£165,000	-	£165,000	Affordable/ Intern.	MV-STT
3069004014	14	Hosegood Drive	0	Weston Super M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AU	H	2	£114.96	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069004012	12	Hosegood Drive	0	Weston Super M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AU	H	2	£114.96	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069004010	10	Hosegood Drive	0	Weston Super M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AU	H	2	£114.96	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069004005	5	Hosegood Drive	0	Weston Super M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AU	H	2	£114.97	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069004003	3	Hosegood Drive	0	Weston Super M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AU	H	2	£114.97	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069003057	57	Glider Avenue	0	Weston Super M	Weston-super-Mare Winterstoke	North Somerset	BS24 8EQ	H	3	£123.80	£128.33	0%	ARA	£220,000	£75,031	£165,000	-	£165,000	Affordable/ Intern.	MV-STT
3069003049	49	Glider Avenue	0	Weston Super M	Weston-super-Mare Winterstoke	North Somerset	BS24 8EQ	H	3	£123.80	£128.33	0%	ARA	£220,000	£75,031	£165,000	-	£165,000	Affordable/ Intern.	MV-STT
3069002005	5	Proctor Drive	0	Weston Super M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AX	H	2	£101.69	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069002003	3	Proctor Drive	0	Weston Super M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AX	H	2	£112.78	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069002001	1	Proctor Drive	0	Weston Super M	Weston-super-Mare Winterstoke	North Somerset	BS24 8AX	H	2	£101.93	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069001035	35	Hafner Green	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8EP	H	2	£106.39	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069001034	34	Hafner Green	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8EP	H	2	£106.13	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069001033	33	Hafner Green	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8EP	H	4	£137.07	£139.99	0%	ARA	£265,000	£81,852	£198,750	-	£198,750	Affordable/ Intern.	MV-STT
3069001032	32	Hafner Green	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8EP	H	3	£128.65	£129.42	0%	ARA	£265,000	£75,669	£198,750	-	£198,750	Affordable/ Intern.	MV-STT
3069001031	31	Hafner Green	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8EP	H	4	£137.07	£139.99	0%	ARA	£265,000	£81,852	£198,750	-	£198,750	Affordable/ Intern.	MV-STT
3069001010	10	Hafner Green	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8EP	H	3	£124.12	£128.33	0%	ARA	£220,000	£75,031	£165,000	-	£165,000	Affordable/ Intern.	MV-STT
3069001009	9	Hafner Green	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8EP	H	3	£123.80	£128.33	0%	ARA	£220,000	£75,031	£165,000	-	£165,000	Affordable/ Intern.	MV-STT
3069001006	6	Hafner Green	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8EP	H	3	£119.38	£128.33	0%	ARA	£220,000	£75,031	£165,000	-	£165,000	Affordable/ Intern.	MV-STT
3069001005	5	Hafner Green	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8EP	H	2	£101.69	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069001004	4	Hafner Green	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8EP	H	3	£119.38	£128.33	0%	ARA	£220,000	£75,031	£165,000	-	£165,000	Affordable/ Intern.	MV-STT
3069001003	3	Hafner Green	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8EP	H	2	£102.00	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069001002	2	Hafner Green	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8EP	H	2	£101.69	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3069001001	1	Hafner Green	0	Weston-super-M	Weston-super-Mare Winterstoke	North Somerset	BS24 8EP	H	2	£102.00	£116.66	0%	ARA	£180,000	£68,210	£135,000	-	£135,000	Affordable/ Intern.	MV-STT
3188010007	7	Kings Meadow	0	Charfield	Charfield	South Gloucestershire	GL12 8UB	F	2	£18.24	£18.24	60%	SO	£185,000	£18,984	£18,984	-	£18,984	SO	MV-STT - SO
3025001011	11	Kings Meadow	0	Charfield	Charfield	South Gloucestershire	GL12 8UB	H	2	£108.95	£117.60	0%	ASS	£185,000	£65,308	£138,750	£65,308	-	General Needs	EUV-SH
3025001010	10	Kings Meadow	0	Charfield	Charfield	South Gloucestershire	GL12 8UB	H	2	£108.95	£117.60	0%	ASS	£185,000	£65,308	£138,750	£65,308	-	General Needs	EUV-SH
3025001009	9	Kings Meadow	0	Charfield	Charfield	South Gloucestershire	GL12 8UB	H	3	£116.76	£129.36	0%	ASS	£245,000	£71,839	£183,750	£71,839	-	General Needs	EUV-SH
3025001008	8	Kings Meadow	0	Charfield	Charfield	South Gloucestershire	GL12 8UB	F	2	£101.08	£108.55	0%	ASS	£185,000	£60,284	£138,750	£60,284	-	General Needs	EUV-SH
3024001711	71A	Walford Avenue	0	St Georges	Wick St Lawrence & St Georges	North Somerset	BS22 7RD	H	2	£111.91	£116.66	0%	ARA	£150,000	£68,210	£112,500	£68,210	-	Affordable/ Intern.	EUV-SH
3024001691	69A	Walford Avenue	0	St Georges	Wick St Lawrence & St Georges	North Somerset	BS22 7RD	H	2	£111.91	£116.66	0%	ARA	£150,000	£68,210					



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

19.08.19

Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-stt	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-stt is Appropriate Units	MV-stt is Appropriate
Affordable/ Intern.	347	£39,964.06	£62,835,000	£23,984,981	£46,166,500	130	£8,627,402	217	£30,059,250
General Needs	856	£75,305.27	£142,415,000	£49,319,946	£106,226,000	261	£15,123,382	595	£71,189,250
Sheltered	57	£5,585.87	£8,805,000	£3,474,984	£5,987,400	0	£0	57	£5,987,400
Supported	50	£4,418.17	£7,805,000	£2,410,003	£5,307,400	5	£241,330	45	£4,882,400
Supported - Affordable	4	£347.78	£650,000	£205,001	£442,000	0	£0	4	£442,000
Tower Block	55	£6,618.96	£10,340,000	£3,965,002	£8,272,000	55	£3,965,002	0	£0
Sub Total	1369	£132,240.10	£232,850,000	£83,360,000	£172,401,000	451	£27,957,000	918	£112,560,000
SO	231	£10,892.22	£45,980,000	£11,335,000	£11,335,000	0	£0	231	£11,335,000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830,000	£94,695,000	£183,736,000	451	£27,957,000	1149	£123,895,000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
2979001062	62	The Oval	0	Bath	Moorlands	Bath and North East Somerset	BA2 2HE	H	3	£113.18	£126.96	0%	ASS	£315,000	£70,505	£236,250	-	£236,250	General Needs	MV-STT
2979001060	90	The Oval	0	Bath	Moorlands	Bath and North East Somerset	BA2 2HD	H	3	£116.87	£126.96	0%	ASS	£315,000	£70,505	£236,250	-	£236,250	General Needs	MV-STT
2979001021	21	The Oval	0	Bath	Moorlands	Bath and North East Somerset	BA2 2HB	H	3	£109.95	£126.96	0%	ASS	£315,000	£70,505	£236,250	-	£236,250	General Needs	MV-STT
2967001004	4	Texiold Road	0	Keynsham	Keynsham East	Bath and North East Somerset	BS31 1QS	H	3	£117.33	£126.96	0%	ASS	£285,000	£70,505	£213,750	-	£213,750	General Needs	MV-STT
2954001134	134	Sheridan Road	0	Yeovil	Yeovil Lyde	South Somerset	BA21 5QG	H	3	£121.47	£121.47	0%	ARA	£150,000	£71,021	£112,500	-	£112,500	Affordable/ Intern.	MV-STT
2950001127	127	Sheridan Road	0	Bath	Twerton	Bath and North East Somerset	BA2 1RA	H	3	£106.68	£126.96	0%	ASS	£285,000	£70,505	£213,750	-	£213,750	General Needs	MV-STT
2950001086	86	Sheridan Road	0	Bath	Twerton	Bath and North East Somerset	BA2 1RB	H	3	£113.18	£126.96	0%	ASS	£285,000	£70,505	£213,750	-	£213,750	General Needs	MV-STT
2950001085	85	Sheridan Road	0	Bath	Twerton	Bath and North East Somerset	BA2 1RA	H	3	£114.43	£126.96	0%	ASS	£285,000	£70,505	£213,750	-	£213,750	General Needs	MV-STT
2950001077	77	Sheridan Road	0	Bath	Twerton	Bath and North East Somerset	BA2 1OZ	H	2	£105.35	£115.41	0%	ASS	£245,000	£64,095	£183,750	-	£183,750	General Needs	MV-STT
2950001054	54	Sheridan Road	0	Bath	Twerton	Bath and North East Somerset	BA2 1OZ	H	2	£101.81	£115.41	0%	ASS	£245,000	£64,095	£183,750	-	£183,750	General Needs	MV-STT
2950001043	43	Sheridan Road	0	Bath	Twerton	Bath and North East Somerset	BA2 1OY	H	2	£105.35	£115.41	0%	ASS	£245,000	£64,095	£183,750	-	£183,750	General Needs	MV-STT
2950001035	35	Sheridan Road	0	Bath	Twerton	Bath and North East Somerset	BA2 1OY	H	2	£103.26	£115.41	0%	ASS	£245,000	£64,095	£183,750	-	£183,750	General Needs	MV-STT
2922001027	27	Old Wells Road	0	Glastonbury	Glastonbury St Edmund's	Mendip	BA6 8ED	H	3	£103.63	£111.94	0%	ASS	£210,000	£62,166	£157,500	-	£157,500	General Needs	MV-STT
2922001025	25	Old Wells Road	0	Glastonbury	Glastonbury St Edmund's	Mendip	BA6 8ED	H	3	£94.98	£111.94	0%	ASS	£210,000	£62,166	£157,500	-	£157,500	General Needs	MV-STT
2914002007	Flat 7	56 Northload Street	Glastonbury	Glastonbury St Benedict's	Mendip	BA6 9QE	F	1	£71.90	£84.54	0%	ASS	£90,000	£46,951	£67,500	-	£67,500	General Needs	MV-STT	
2914002006	Flat 6	56 Northload Street	Glastonbury	Glastonbury St Benedict's	Mendip	BA6 9QE	F	1	£71.90	£84.54	0%	ASS	£90,000	£46,951	£67,500	-	£67,500	General Needs	MV-STT	
2914002005	Flat 5	56 Northload Street	Glastonbury	Glastonbury St Benedict's	Mendip	BA6 9QE	F	1	£72.75	£84.54	0%	AST	£90,000	£46,951	£67,500	-	£67,500	General Needs	MV-STT	
2914002004	Flat 4	56 Northload Street	Glastonbury	Glastonbury St Benedict's	Mendip	BA6 9QE	F	1	£72.75	£84.54	0%	AST	£90,000	£46,951	£67,500	-	£67,500	General Needs	MV-STT	
2914002001	Flat 1	56 Northload Street	Glastonbury	Glastonbury St Benedict's	Mendip	BA6 9QE	F	2	£80.72	£93.94	0%	AST	£130,000	£52,167	£97,500	-	£97,500	General Needs	MV-STT	
2914001008	Flat 8	56 Northload Street	Glastonbury	Glastonbury St Benedict's	Mendip	BA6 9QE	F	1	£71.90	£84.54	0%	ASS	£90,000	£46,951	£67,500	-	£67,500	General Needs	MV-STT	
2914001003	Flat 3	56 Northload Street	Glastonbury	Glastonbury St Benedict's	Mendip	BA6 9QE	F	1	£72.75	£84.54	0%	FTPS	£90,000	£46,951	£67,500	-	£67,500	General Needs	MV-STT	
2914001002	Flat 2	56 Northload Street	Glastonbury	Glastonbury St Benedict's	Mendip	BA6 9QE	F	1	£71.90	£84.54	0%	ASS	£90,000	£46,951	£67,500	-	£67,500	General Needs	MV-STT	
2910001057	57	Murfield	0	Warmley	Parkwall & Warmley	South Gloucestershire	BS30 8GQ	H	2	£96.73	£117.60	0%	ASS	£210,000	£65,308	£157,500	-	£157,500	General Needs	MV-STT
2909001064	64	Mountfield	0	Frome	Frome Keyford	Mendip	BA11 5AR	H	3	£91.59	£111.94	0%	ASS	£180,000	£62,166	£135,000	-	£135,000	General Needs	MV-STT
2909001045	45	Mountfield	0	Frome	Frome Keyford	Mendip	BA11 5AR	H	3	£91.59	£111.94	0%	ASS	£180,000	£62,166	£135,000	-	£135,000	General Needs	MV-STT
2909001030	30	Mountfield	0	Frome	Frome Keyford	Mendip	BA11 5AR	H	3	£96.34	£111.94	0%	ASS	£180,000	£62,166	£135,000	-	£135,000	General Needs	MV-STT
2907001057	57	Moravian Road	0	Bristol	Kingswood	South Gloucestershire	BS15 8ND	H	2	£97.72	£117.60	0%	ASS	£200,000	£65,308	£150,000	-	£150,000	General Needs	MV-STT
2907001055	55	Moravian Road	0	Bristol	Kingswood	South Gloucestershire	BS15 8ND	H	2	£97.72	£117.60	0%	ASS	£200,000	£65,308	£150,000	-	£150,000	General Needs	MV-STT
2907001045	45	Moravian Road	0	Bristol	Kingswood	South Gloucestershire	BS15 8ND	H	2	£97.72	£117.60	0%	ASS	£200,000	£65,308	£150,000	-	£150,000	General Needs	MV-STT
2899001002	83B	Milford Road	0	Yeovil	Yeovil College	South Somerset	BA21 4QJ	H	3	£111.48	£118.20	0%	ASS	£165,000	£65,645	£123,750	-	£123,750	General Needs	MV-STT
2899001001	83A	Milford Road	0	Yeovil	Yeovil College	South Somerset	BA21 4QJ	H	2	£94.05	£107.46	0%	ASS	£145,000	£59,677	£108,750	-	£108,750	General Needs	MV-STT
2895001006	6	Maypole Court	Church Road	Bristol	Hanham	South Gloucestershire	BS15 3EL	F	1	£110.19	£110.19	0%	ARA	£140,000	£64,426	£105,000	-	£105,000	Affordable/ Intern.	MV-STT
2895001005	5	Maypole Court	Church Road	Bristol	Hanham	South Gloucestershire	BS15 3EL	F	1	£77.95	£97.70	0%	ASS	£140,000	£54,256	£105,000	-	£105,000	General Needs	MV-STT
2895001004	4	Maypole Court	Church Road	Bristol	Hanham	South Gloucestershire	BS15 3EL	F	1	£77.04	£97.70	0%	ASS	£140,000	£54,256	£105,000	-	£105,000	General Needs	MV-STT
2895001003	3	Maypole Court	Church Road	Bristol	Hanham	South Gloucestershire	BS15 3EL	F	1	£77.04	£97.70	0%	ASS	£140,000	£54,256	£105,000	-	£105,000	General Needs	MV-STT
2895001002	2	Maypole Court	Church Road	Bristol	Hanham	South Gloucestershire	BS15 3EL	F	1	£77.04	£97.70	0%	ASS	£140,000	£54,256	£105,000	-	£105,000	General Needs	MV-STT
2895001001	1	Maypole Court	Church Road	Bristol	Hanham	South Gloucestershire	BS15 3EL	F	1	£77.04	£97.70	0%	ASS	£140,000	£54,256	£105,000	-	£105,000	General Needs	MV-STT
2882001048	48	Langmead Road	0	Crewkerne	Crewkerne	South Somerset	TA18 8DX	H	3	£120.48	£120.48	0%	ASS	£155,000	£66,909	£116,250	-	£116,250	General Needs	MV-STT
2881001044	44	Landseer Road	0	Bath	Twerton	Bath and North East Somerset	BA2 1DX	H	3	£113.46	£126.96	0%	ASS	£220,000	£70,505	£165,000	-	£165,000	General Needs	MV-STT
2880001001	1	Ladd Close	0	Bristol	Woodstock	South Gloucestershire	BS15 9LG	H	2	£98.21	£117.60	0%	ASS	£205,000	£65,308	£153,750	-	£153,750	General Needs	MV-STT
2877001072	72	Kelston Road	0	Keynsham	Keynsham South	Bath and North East Somerset	BS31 2JL	H	3	£109.10	£126.96	0%	ASS	£200,000	£70,505	£150,000	-	£150,000	General Needs	MV-STT
2876001006	6	Jubilee Place	0	Bristol	Woodstock	South Gloucestershire	BS15 9QR	H	4	£130.96	£141.12	0%	ASS	£265,000	£78,370	£198,750	-	£198,750	General Needs	MV-STT
2876001005	5	Jubilee Place	0	Bristol	Woodstock	South Gloucestershire	BS15 9QR	H	2	£97.72	£117.60	0%	ASS	£195,000	£65,308	£146,250	-	£146,250	General Needs	MV-STT
2876001004	4	Jubilee Place	0	Bristol	Woodstock	South Gloucestershire	BS15 9QR	H	2	£97.72	£117.60	0%	ASS	£195,000	£65,308	£146,250	-	£146,250	General Needs	MV-STT
2876001003	3	Jubilee Place	0	Bristol	Woodstock	South Gloucestershire	BS15 9QR	H	3	£108.70	£129.36	0%	ASS	£220,000	£71,839	£165,000	-	£165,000	General Needs	MV-STT
2876001002	2	Jubilee Place	0	Bristol	Woodstock	South Gloucestershire	BS15 9QR	H	3	£108.70	£129.36	0%	ASS	£220,000	£71,839	£165,000	-	£165,000	General Needs	MV-STT
2856001016	16	Holts House	51 Highbridge Road	Taunton	Burnham Central	Sedgemoor	TA8 1LB	F	1	£73.95	£82.69	0%	AST	£100,000	£45,923	£75,000	-	£75,000	General Needs	MV-STT
2856001017	17	Holts House	51 Highbridge Road	Taunton	Burnham Central	Sedgemoor	TA8 1LB	F	1	£73.95	£82.69	0%	ASS	£100,000	£45,923	£75,000	-	£75,000	General Needs	MV-STT
2856001016	16	Holts House	51 Highbridge Road	Taunton	Burnham Central	Sedgemoor	TA8 1LB	F	1	£73.21	£82.69	0%	ASS	£100,000	£45,923	£75,000	-	£75,000	General Needs	MV-STT
2856001015	15	Holts House	51 Highbridge Road	Taunton	Burnham Central	Sedgemoor	TA8 1LB	F	2	£89.71	£97.66	0%	ASS	£135,000	£54,233	£101,250	-	£101,250	General Needs	MV-STT
2856001014	14	Holts House	51 Highbridge Road	Taunton	Burnham Central	Sedgemoor	TA8 1LB	F	1	£74.82	£82.69	0%	ASS	£100,000	£45,923	£75,000	-	£75,000	General Needs	MV-STT
2856001013	13	Holts House	51 Highbridge Road	Taunton	Burnham Central	Sedgemoor	TA8 1LB	F	2	£90.61	£97.66	0%	AST	£135,000	£54,233	£101,250	-	£101,250	General Needs	MV-STT
2856001012	12	Holts House	51 Highbridge Road	Taunton	Burnham Central	Sedgemoor	TA8 1LB	F	1	£74.82	£82.69	0%	ASS	£100,000	£45,923	£75,000	-	£75,000	General Needs	MV-STT
2856001011	11	Holts House	51 Highbridge Road	Taunton	Burnham Central	Sedgemoor	TA8 1LB	F	1	£73.95	£82.69	0%	ASS	£100,000	£45,923	£75,000	-	£75,000	General Needs	MV-STT
2856001010	10	Holts House	51 Highbridge Road	Taunton	Burnham Central	Sedgemoor	TA8 1LB	F	1	£73.95	£82.69	0%	FTPS	£100,000	£45,923	£75,000	-	£75,000	General Needs	MV-STT
2856001009	9	Holts House	51 Highbridge Road	Taunton	Burnham Central	Sedgemoor	TA8 1LB	F	2	£90.61	£97.66	0%	ASS	£135,000	£54,233	£101,250	-	£101,250	General Needs	MV-STT
2856001008	8	Holts House	51 Highbridge Road	Taunton	Burnham Central	Sedgemoor	TA8 1LB	F	1	£73.95	£82.69	0%	AST	£100,000	£45,923	£75,000	-	£75,000	General Needs	MV-STT
2856001007	7	Holts House	51 Highbridge Road	Taunton	Burnham Central	Sedgemoor	TA8 1LB	F	2	£86.61	£97.66	0%	ASS	£135,000	£54,233	£101,250	-	£101,250	General Needs	MV-STT
2856001006	6	Holts House	51 Highbridge Road	Taunton	Burnham Central	Sedgemoor	TA8 1LB	F	1	£73.95	£82.69	0%	ASS	£100,000	£45,923	£75,000	-	£75,000	General Needs	MV-STT



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

19.08.19

Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-sitt	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-sitt is Appropriate Units	MV-sitt is Appropriate
Affordable/ Intern.	347	£39,964.06	£62,835,000	£23,984,981	£46,166,500	130	£8,627,402	217	£30,059,250
General Needs	856	£75,305.27	£142,415,000	£49,319,946	£106,226,000	261	£15,123,382	595	£71,189,250
Sheltered	57	£5,585.87	£8,805,000	£3,474,984	£5,987,400	0	£0	57	£5,987,400
Supported	50	£4,418.17	£7,805,000	£2,410,003	£5,307,400	5	£241,330	45	£4,882,400
Supported - Affordable	4	£347.78	£650,000	£205,001	£442,000	0	£0	4	£442,000
Tower Block	55	£6,618.96	£10,340,000	£3,965,002	£8,272,000	55	£3,965,002	0	£0
1600 Sub Total	1369	£132,240.10	£232,850,000	£83,360,000	£172,401,000	451	£27,957,000	918	£112,560,000
SO	231	£10,892.22	£45,980,000	£11,335,000	£11,335,000	0	£0	231	£11,335,000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830,000	£94,695,000	£183,736,000	451	£27,957,000	1149	£123,895,000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-sitt	EUV-SH is Appropriate	MV-sitt is Appropriate	Savills Value Group	Value Title Review Basis
2831801007	7	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW	F	1	£0.00	£0.00	100%	OSLM	£0	£0	-	-	-	Nil Value	Nil Value
2831001022	22	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW	F	1	£81.49	£97.70	0%	AST	£155,000	£54,256	£116,250	-	£116,250	General Needs	MV-STT
2831001021	21	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW	F	2	£128.23	£128.23	0%	ARA	£185,000	£74,973	£138,750	-	£138,750	Affordable/ Intern.	MV-STT
2831001019	19	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW	F	2	£90.03	£108.55	0%	ASS	£185,000	£60,284	£138,750	-	£138,750	General Needs	MV-STT
2831001018	18	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW	F	1	£97.30	£97.70	0%	ARA	£155,000	£57,121	£116,250	-	£116,250	Affordable/ Intern.	MV-STT
2831001017	17	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW	F	2	£128.23	£128.23	0%	ARA	£185,000	£74,973	£138,750	-	£138,750	Affordable/ Intern.	MV-STT
2831001016	16	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW	F	1	£79.73	£97.70	0%	ASS	£155,000	£54,256	£116,250	-	£116,250	General Needs	MV-STT
2831001015	15	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW	F	1	£74.98	£97.70	0%	AST	£155,000	£54,256	£116,250	-	£116,250	General Needs	MV-STT
2831001014	14	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW	F	2	£90.03	£108.55	0%	ASS	£185,000	£60,284	£138,750	-	£138,750	General Needs	MV-STT
2831001012	12	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW	F	1	£119.15	£119.15	0%	FTPA	£160,000	£69,665	£116,250	-	£116,250	Affordable/ Intern.	MV-SH
2831001008	8	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW	F	2	£80.68	£97.70	0%	ASS	£155,000	£54,256	£116,250	-	£116,250	General Needs	MV-STT
2831001004	4	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW	F	2	£91.10	£108.55	0%	FTT	£185,000	£60,284	£138,750	-	£138,750	General Needs	MV-STT
2831001002	2	Blenheim Court	472 Filton Avenue	Bristol	Filton	South Gloucestershire	BS7 0LW	F	1	£79.73	£97.70	0%	ASS	£155,000	£54,256	£116,250	-	£116,250	General Needs	MV-STT
2830001023	23	Fern Grove	0	Bradley Stoke	Bradley Stoke South	South Gloucestershire	BS32 8DS	H	2	£101.53	£117.60	0%	ASS	£215,000	£65,308	£161,250	-	£161,250	General Needs	MV-STT
2830001022	22	Fern Grove	0	Bradley Stoke	Bradley Stoke South	South Gloucestershire	BS32 8DS	H	2	£98.21	£117.60	0%	ASS	£215,000	£65,308	£161,250	-	£161,250	General Needs	MV-STT
2829001003	3	Fennel Drive	0	Bradley Stoke	Bradley Stoke South	South Gloucestershire	BS32 0BX	H	3	£115.87	£129.36	0%	ASS	£250,000	£71,839	£187,500	-	£187,500	General Needs	MV-STT
2819001025	25	Dwelly Close	0	Chard	Chard Holyrood	South Somerset	TA20 2AT	H	3	£101.77	£118.20	0%	ASS	£155,000	£65,645	£116,250	-	£116,250	General Needs	MV-STT
2817001034	34	Dunstan Road	0	Glastonbury	Glastonbury St Edmund's	Mendip	BA6 8EE	H	2	£98.76	£101.76	0%	ASS	£160,000	£56,515	£120,000	-	£120,000	General Needs	MV-STT
2817001032	32	Dunstan Road	0	Glastonbury	Glastonbury St Edmund's	Mendip	BA6 8EE	H	2	£111.83	£111.83	0%	ARA	£160,000	£65,385	£120,000	-	£120,000	Affordable/ Intern.	MV-STT
2817001030	30	Dunstan Road	0	Glastonbury	Glastonbury St Edmund's	Mendip	BA6 8EE	H	2	£88.76	£101.76	0%	ASS	£160,000	£56,515	£120,000	-	£120,000	General Needs	MV-STT
2817001028	28	Dunstan Road	0	Glastonbury	Glastonbury St Edmund's	Mendip	BA6 8EE	F	1	£71.90	£84.54	0%	ASS	£125,000	£46,951	£93,750	-	£93,750	General Needs	MV-STT
2817001026	26	Dunstan Road	0	Glastonbury	Glastonbury St Edmund's	Mendip	BA6 8EE	F	1	£71.90	£84.54	0%	ASS	£125,000	£46,951	£93,750	-	£93,750	General Needs	MV-STT
2817001024	24	Dunstan Road	0	Glastonbury	Glastonbury St Edmund's	Mendip	BA6 8EE	H	2	£88.76	£101.76	0%	ASS	£160,000	£56,515	£120,000	-	£120,000	General Needs	MV-STT
2817001022	22	Dunstan Road	0	Glastonbury	Glastonbury St Edmund's	Mendip	BA6 8EE	H	2	£88.76	£101.76	0%	ASS	£160,000	£56,515	£120,000	-	£120,000	General Needs	MV-STT
2814001028	28	Dominion Road	0	Bath	Twerdon	Bath and North East Somerset	BA2 1DW	H	3	£113.18	£126.96	0%	ASS	£235,000	£64,095	£176,250	-	£176,250	General Needs	MV-STT
2814001026	26	Dominion Road	0	Bath	Twerdon	Bath and North East Somerset	BA2 1DW	H	3	£113.18	£126.96	0%	ASS	£260,000	£70,505	£195,000	-	£195,000	General Needs	MV-STT
2814001022	22	Dominion Road	0	Bath	Twerdon	Bath and North East Somerset	BA2 1DW	H	3	£113.18	£126.96	0%	£0	£260,000	£70,505	£195,000	-	£195,000	General Needs	MV-STT
2809001076	76	Crammore Place	0	Odd Down	Odd Down	Bath and North East Somerset	BA2 2UP	H	3	£115.89	£126.96	0%	ASS	£285,000	£70,505	£213,750	-	£213,750	General Needs	MV-STT
2807001065	65	Cotswold Road	0	Bath	Moorlands	Bath and North East Somerset	BA2 2DL	H	3	£115.28	£126.96	0%	ASS	£285,000	£70,505	£213,750	-	£213,750	General Needs	MV-STT
2806001060	60	Corston View	0	Bath	Odd Down	Bath and North East Somerset	BA2 2PQ	H	2	£106.30	£115.41	0%	ASS	£245,000	£64,095	£183,750	-	£183,750	General Needs	MV-STT
2806001043	43	Corston View	0	Bath	Odd Down	Bath and North East Somerset	BA2 2PQ	H	2	£106.30	£115.41	0%	ASS	£245,000	£64,095	£183,750	-	£183,750	General Needs	MV-STT
2789001030	30	Chatterton Road	0	Yate	Yate Central	South Gloucestershire	BS37 4BJ	H	2	£97.23	£117.60	0%	ASS	£215,000	£65,308	£161,250	-	£161,250	General Needs	MV-STT
2773001081	81	Brookworth	0	Yate	Doddington	South Gloucestershire	BS37 8SN	H	3	£109.67	£129.36	0%	ASS	£225,000	£71,839	£168,750	-	£168,750	General Needs	MV-STT
2773001038	38	Brookworth	0	Yate	Doddington	South Gloucestershire	BS37 8SJ	H	3	£109.67	£129.36	0%	ASS	£225,000	£71,839	£168,750	-	£168,750	General Needs	MV-STT
2773001004	4	Brookworth	0	Yate	Doddington	South Gloucestershire	BS37 8SJ	H	3	£107.51	£129.36	0%	AST	£225,000	£71,839	£168,750	-	£168,750	General Needs	MV-STT
2764001012	12	Bove Moor Close	0	Street	Street South	Mendip	BA16 0HU	H	2	£94.27	£101.76	0%	ASS	£180,000	£56,515	£135,000	£56,515	-	General Needs	EUV-SH
2764001010	10	Bove Moor Close	0	Street	Street South	Mendip	BA16 0HU	H	2	£89.59	£101.76	0%	ASS	£180,000	£56,515	£135,000	£56,515	-	General Needs	EUV-SH
2764001008	8	Bove Moor Close	0	Street	Street South	Mendip	BA16 0HU	H	3	£101.18	£111.94	0%	ASS	£220,000	£62,166	£165,000	£62,166	-	General Needs	EUV-SH
2764001007	7	Bove Moor Close	0	Street	Street South	Mendip	BA16 0HU	H	2	£87.21	£101.76	0%	ASS	£180,000	£56,515	£135,000	£56,515	-	General Needs	EUV-SH
2764001006	6	Bove Moor Close	0	Street	Street South	Mendip	BA16 0HU	H	2	£0.00	£0.00	0%	RTBF	£0	£0	-	-	-	Nil Value	Nil Value
2764001005	5	Bove Moor Close	0	Street	Street South	Mendip	BA16 0HU	H	2	£87.21	£101.76	0%	ASS	£180,000	£56,515	£135,000	£56,515	-	General Needs	EUV-SH
2764001004	4	Bove Moor Close	0	Street	Street South	Mendip	BA16 0HU	H	2	£85.63	£101.76	0%	ASS	£180,000	£56,515	£135,000	£56,515	-	General Needs	EUV-SH
2764001003	3	Bove Moor Close	0	Street	Street South	Mendip	BA16 0HU	H	1	£77.60	£91.59	0%	ASS	£145,000	£50,863	£108,750	£50,863	-	General Needs	EUV-SH
2764001002	2	Bove Moor Close	0	Street	Street South	Mendip	BA16 0HU	H	1	£78.51	£91.59	0%	FTPS	£145,000	£50,863	£108,750	£50,863	-	General Needs	EUV-SH
2764001001	1	Bove Moor Close	0	Street	Street South	Mendip	BA16 0HU	H	1	£77.60	£91.59	0%	ASS	£145,000	£50,863	£108,750	£50,863	-	General Needs	EUV-SH
2733001033	33	Green Park, Southway Drive	0	Warmley	Bilton & Oldland Common	South Gloucestershire	BS30 5LF	H	2	£108.38	£117.60	0%	ASS	£235,000	£65,308	£176,250	£65,308	-	General Needs	EUV-SH
2733001032	32	Green Park, Southway Drive	0	Warmley	Bilton & Oldland Common	South Gloucestershire	BS30 5LF	H	2	£108.38	£117.60	0%	ASS	£235,000	£65,308	£176,250	£65,308	-	General Needs	EUV-SH
2733001031	31	Green Park, Southway Drive	0	Warmley	Bilton & Oldland Common	South Gloucestershire	BS30 5LF	H	2	£108.38	£117.60	0%	ASS	£235,000	£65,308	£176,250	£65,308	-	General Needs	EUV-SH
2733001030	30	Green Park, Southway Drive	0	Warmley	Bilton & Oldland Common	South Gloucestershire	BS30 5LF	H	2	£108.38	£117.60	0%	ASS	£235,000	£65,308	£176,250	£65,308	-	General Needs	EUV-SH
2694801039	39	Shutewater Orchard	0	Bishops Hull	Comeytrove & Bishop's Hull	Taunton Deane	TA1 5FA	F	1	£39.90	£39.90	60%	SO	£130,000	£41,527	£41,527	-	£41,527	SO	MV-STT - SO
2694002050	50	Quarity Drive	0	Bishops Hull	Comeytrove & Bishop's Hull	Taunton Deane	TA1 5BF	H	2	£80.19	£107.35	0%	ASS	£175,000	£59,619	£131,250	-	£131,250	General Needs	MV-STT
2694002048	48	Quarity Drive	0	Bishops Hull	Comeytrove & Bishop's Hull	Taunton Deane	TA1 5BF	H	2	£80.19	£107.35	0%	ASS	£175,000	£59,619	£131,250	-	£131,250	General Needs	MV-STT
2694002046	46	Quarity Drive	0	Bishops Hull	Comeytrove & Bishop's Hull	Taunton Deane	TA1 5BF	H	3	£90.34	£118.09	0%	ASS	£215,000	£65,581	£161,250	-	£161,250	General Needs	MV-STT
2694002044	44	Quarity Drive	0	Bishops Hull	Comeytrove & Bishop's Hull	Taunton Deane	TA1 5BF	H	3	£108.16	£118.09	0%	ASS	£215,000	£65,581	£161,250	-	£161,250	General Needs	MV-STT
2694002042	42	Quarity Drive	0	Bishops Hull	Comeytrove & Bishop's Hull	Taunton Deane	TA1 5BF	H	4	£117.51	£128.82	0%	ASS	£260,000	£71,543	£195,000	-	£195,000	General Needs	MV-STT
2694002040	40	Quarity Drive	0	Bishops Hull	Comeytrove & Bishop's Hull	Taunton Deane	TA1 5BF	H	4	£117.51	£128.82	0%	ASS	£260,000	£71,543	£195,000	-	£195,000	General Needs	MV-STT
2694002038	38	Quarity Drive	0	Bishops Hull	Comeytrove & Bishop's Hull	Taunton Deane	TA1 5BF	H	4	£117.51	£128.82	0%	ASS	£260,000	£71,543	£195,000	-	£195,000	General Needs	MV-STT
2694002036	36	Quarity Drive	0	Bishops Hull	Comeytrove & Bishop's Hull	Taunton Deane	TA1 5BF	H	2	£96.82	£107.35	0%	ASS	£175,000	£59,619	£131,250	-	£131,250	General Needs	MV-STT
2694002034	34	Quarity Drive	0	Bishops Hull																



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Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-stt	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-stt is Appropriate Units	MV-stt is Appropriate
Affordable/ Intern.	347	£39,964.06	£62,835,000	£23,984,981	£46,166,500	130	£8,627,402	217	£30,059,250
General Needs	856	£75,305.27	£142,415,000	£49,319,946	£106,226,000	261	£15,123,382	595	£71,189,250
Sheltered	57	£5,585.87	£8,805,000	£3,474,984	£5,987,400	0	£0	57	£5,987,400
Supported	50	£4,418.17	£7,805,000	£2,410,003	£5,307,400	5	£241,330	45	£4,882,400
Supported - Affordable	4	£347.78	£650,000	£205,001	£442,000	0	£0	4	£442,000
Tower Block	55	£6,618.96	£10,340,000	£3,965,002	£8,272,000	55	£3,965,002	0	£0
Sub Total	1369	£132,240.10	£232,850,000	£83,360,000	£172,401,000	451	£27,957,000	918	£112,560,000
SO	231	£10,892.22	£45,980,000	£11,335,000	£11,335,000	0	£0	231	£11,335,000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830,000	£94,695,000	£183,736,000	451	£27,957,000	1149	£123,895,000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
2694001041	41	Shutewater Orchard	0	Bishops Hull	Comeytrowe & Bishop's Hull	Taunton Deane	TA1 5FA	H	3	£106.56	£118.09	0%	ASS	£215,000	£65,581	£161,250	-	£161,250	General Needs	MV-STT
2694001037	37	Shutewater Orchard	0	Bishops Hull	Comeytrowe & Bishop's Hull	Taunton Deane	TA1 5FA	H	3	£108.16	£118.09	0%	ASS	£215,000	£65,581	£161,250	-	£161,250	General Needs	MV-STT
2694001035	35	Shutewater Orchard	0	Bishops Hull	Comeytrowe & Bishop's Hull	Taunton Deane	TA1 5FA	H	3	£108.44	£118.09	0%	ASS	£215,000	£65,581	£161,250	-	£161,250	General Needs	MV-STT
2694001033	33	Shutewater Orchard	0	Bishops Hull	Comeytrowe & Bishop's Hull	Taunton Deane	TA1 5FA	H	3	£108.16	£118.09	0%	ASS	£215,000	£65,581	£161,250	-	£161,250	General Needs	MV-STT
2684001046	46	Pear Tree Way	0	Wellington	Wellington East	Taunton Deane	TA21 9AB	H	3	£107.34	£118.09	0%	ASS	£180,000	£65,581	£135,000	£65,581	-	General Needs	EUV-SH
2684001044	44	Pear Tree Way	0	Wellington	Wellington East	Taunton Deane	TA21 9AB	H	2	£90.18	£106.15	0%	ASS	£115,000	£58,953	£86,250	£58,953	-	General Needs	EUV-SH
2684001042	42	Pear Tree Way	0	Wellington	Wellington East	Taunton Deane	TA21 9AB	H	3	£107.34	£118.09	0%	ASS	£180,000	£65,581	£135,000	£65,581	-	General Needs	EUV-SH
2684001040	40	Pear Tree Way	0	Wellington	Wellington East	Taunton Deane	TA21 9AB	H	3	£107.05	£118.09	0%	ASS	£180,000	£65,581	£135,000	£65,581	-	General Needs	EUV-SH
2684001038	38	Pear Tree Way	0	Wellington	Wellington East	Taunton Deane	TA21 9AB	H	3	£107.05	£118.09	0%	ASS	£180,000	£65,581	£135,000	£65,581	-	General Needs	EUV-SH
2684001036	36	Pear Tree Way	0	Wellington	Wellington East	Taunton Deane	TA21 9AB	H	3	£107.05	£118.09	0%	ASS	£180,000	£65,581	£135,000	£65,581	-	General Needs	EUV-SH
2684001034	34	Pear Tree Way	0	Wellington	Wellington East	Taunton Deane	TA21 9AB	H	2	£90.18	£106.15	0%	AAA	£115,000	£58,953	£86,250	£58,953	-	General Needs	EUV-SH
2684001032	32	Pear Tree Way	0	Wellington	Wellington East	Taunton Deane	TA21 9AB	F	1	£76.90	£87.31	0%	ASS	£90,000	£48,486	£67,500	£48,486	-	General Needs	EUV-SH
2684001030	30	Pear Tree Way	0	Wellington	Wellington East	Taunton Deane	TA21 9AB	F	1	£76.70	£87.31	0%	ASS	£90,000	£48,486	£67,500	£48,486	-	General Needs	EUV-SH
2684001028	28	Pear Tree Way	0	Wellington	Wellington East	Taunton Deane	TA21 9AB	H	3	£107.33	£118.09	0%	ASS	£180,000	£65,581	£135,000	£65,581	-	General Needs	EUV-SH
2684001026	26	Pear Tree Way	0	Wellington	Wellington East	Taunton Deane	TA21 9AB	F	1	£77.68	£87.31	0%	ASS	£90,000	£48,486	£67,500	£48,486	-	General Needs	EUV-SH
2684001024	24	Pear Tree Way	0	Wellington	Wellington East	Taunton Deane	TA21 9AB	F	1	£76.90	£87.31	0%	ASS	£90,000	£48,486	£67,500	£48,486	-	General Needs	EUV-SH
2613001070	70	Russett Close	0	Wellington	Wellington East	Taunton Deane	TA21 9BJ	H	2	£95.71	£107.35	0%	ASS	£205,000	£65,619	£150,750	-	£108,750	General Needs	MV-STT
2613001005	0	Stirling House	0	Little Bristol Lane	Bristol	Charfield	GL12 8BL	H	2	£102.37	£117.60	0%	ASS	£205,000	£65,308	£153,750	£65,308	-	General Needs	EUV-SH
2613001004	0	Locke House	0	Little Bristol Lane	Bristol	Charfield	GL12 8BL	H	2	£118.53	£118.53	0%	ARA	£205,000	£69,302	£153,750	£69,302	-	Affordable/ Intern.	EUV-SH
2613001003	0	Hedley House	0	Little Bristol Lane	Bristol	Charfield	GL12 8BL	H	3	£141.94	£141.94	0%	ARA	£235,000	£82,989	£176,250	£82,989	-	Affordable/ Intern.	EUV-SH
2613001002	0	Garratt House	0	Little Bristol Lane	Bristol	Charfield	GL12 8BL	H	3	£141.94	£141.94	0%	ARA	£235,000	£82,989	£176,250	£82,989	-	Affordable/ Intern.	EUV-SH
2613001001	0	Brennan House	0	Little Bristol Lane	Bristol	Charfield	GL12 8BL	H	2	£118.53	£118.53	0%	ARA	£205,000	£69,302	£153,750	£69,302	-	Affordable/ Intern.	EUV-SH
2611801010	10	Blue Cedar Close	0	Yate	Yate Central	South Gloucestershire	BS37 4GE	H	3	£24.96	£24.96	60%	SO	£230,000	£25,979	£25,979	-	£25,979	SO	MV-STT - SO
2611801005	5	Blue Cedar Close	0	Yate	Yate Central	South Gloucestershire	BS37 4GE	H	2	£23.04	£23.04	60%	SO	£200,000	£23,979	£23,979	-	£23,979	SO	MV-STT - SO
2611002117	117	Westerleigh Road	0	Yate	Yate Central	South Gloucestershire	BS37 4GA	F	1	£89.93	£97.70	0%	ASS	£125,000	£54,256	£93,750	£54,256	-	General Needs	EUV-SH
2611002115	115	Westerleigh Road	0	Yate	Yate Central	South Gloucestershire	BS37 4GA	F	2	£103.02	£108.55	0%	ASS	£165,000	£60,284	£123,750	£60,284	-	General Needs	EUV-SH
2611002111	111	Westerleigh Road	0	Yate	Yate Central	South Gloucestershire	BS37 4GA	F	2	£103.02	£108.55	0%	ASS	£165,000	£60,284	£123,750	£60,284	-	General Needs	EUV-SH
2611002109	109	Westerleigh Road	0	Yate	Yate Central	South Gloucestershire	BS37 4GA	F	1	£89.93	£97.70	0%	ASS	£125,000	£54,256	£93,750	£54,256	-	General Needs	EUV-SH
2611002107	107	Westerleigh Road	0	Yate	Yate Central	South Gloucestershire	BS37 4GA	F	1	£89.93	£97.70	0%	ASS	£125,000	£54,256	£93,750	£54,256	-	General Needs	EUV-SH
2611002105	105	Westerleigh Road	0	Yate	Yate Central	South Gloucestershire	BS37 4GA	F	1	£89.93	£97.70	0%	ASS	£125,000	£54,256	£93,750	£54,256	-	General Needs	EUV-SH
2611001035	35	Blue Cedar Close	0	Yate	Yate Central	South Gloucestershire	BS37 4GE	H	4	£137.06	£141.12	0%	ASS	£275,000	£78,370	£206,250	£78,370	-	General Needs	EUV-SH
2611001034	34	Blue Cedar Close	0	Yate	Yate Central	South Gloucestershire	BS37 4GE	H	2	£110.93	£117.60	0%	ASS	£200,000	£65,308	£150,000	£65,308	-	General Needs	EUV-SH
2611001012	12	Blue Cedar Close	0	Yate	Yate Central	South Gloucestershire	BS37 4GE	H	3	£127.52	£129.36	0%	ASS	£230,000	£71,839	£172,500	£71,839	-	General Needs	EUV-SH
2611001011	11	Blue Cedar Close	0	Yate	Yate Central	South Gloucestershire	BS37 4GE	H	3	£127.52	£129.36	0%	ASS	£230,000	£71,839	£172,500	£71,839	-	General Needs	EUV-SH
2611001004	4	Blue Cedar Close	0	Yate	Yate Central	South Gloucestershire	BS37 4GE	H	2	£111.70	£117.60	0%	ASS	£200,000	£65,308	£150,000	£65,308	-	General Needs	EUV-SH
2611001003	3	Blue Cedar Close	0	Yate	Yate Central	South Gloucestershire	BS37 4GE	H	2	£111.70	£117.60	0%	ASS	£200,000	£65,308	£150,000	£65,308	-	General Needs	EUV-SH
2611001002	2	Blue Cedar Close	0	Yate	Yate Central	South Gloucestershire	BS37 4GE	H	2	£112.83	£117.60	0%	ASS	£200,000	£65,308	£150,000	£65,308	-	General Needs	EUV-SH
2611001001	1	Blue Cedar Close	0	Yate	Yate Central	South Gloucestershire	BS37 4GE	H	2	£111.70	£117.60	0%	ASS	£200,000	£65,308	£150,000	£65,308	-	General Needs	EUV-SH
2609601015	15	John Chiddy Close	0	Hanham	Hanham	South Gloucestershire	BS15 3FO	F	2	£20.14	£20.14	60%	SO	£215,000	£20,958	£20,958	-	£20,958	SO	MV-STT - SO
2609601004	4	John Chiddy Close	0	Hanham	Hanham	South Gloucestershire	BS15 3FO	H	3	£28.19	£28.19	60%	SO	£355,000	£29,339	£29,339	-	£29,339	SO	MV-STT - SO
2609001026	26	John Chiddy Close	0	Hanham	Hanham	South Gloucestershire	BS15 3FO	H	2	£108.16	£117.60	0%	ASS	£295,000	£65,308	£221,250	-	£221,250	General Needs	MV-STT
2609001025	25	John Chiddy Close	0	Hanham	Hanham	South Gloucestershire	BS15 3FO	F	1	£86.81	£97.70	0%	ASS	£160,000	£54,256	£120,000	-	£120,000	General Needs	MV-STT
2609001024	24	John Chiddy Close	0	Hanham	Hanham	South Gloucestershire	BS15 3FO	F	1	£86.81	£97.70	0%	ASS	£160,000	£54,256	£120,000	-	£120,000	General Needs	MV-STT
2609001023	23	John Chiddy Close	0	Hanham	Hanham	South Gloucestershire	BS15 3FO	F	1	£86.81	£97.70	0%	ASS	£160,000	£54,256	£120,000	-	£120,000	General Needs	MV-STT
2609001022	22	John Chiddy Close	0	Hanham	Hanham	South Gloucestershire	BS15 3FO	F	1	£87.48	£97.70	0%	ASS	£160,000	£54,256	£120,000	-	£120,000	General Needs	MV-STT
2609001021	21	John Chiddy Close	0	Hanham	Hanham	South Gloucestershire	BS15 3FO	H	2	£108.16	£117.60	0%	ASS	£295,000	£65,308	£221,250	-	£221,250	General Needs	MV-STT
2609001003	3	John Chiddy Close	0	Hanham	Hanham	South Gloucestershire	BS15 3FO	H	4	£134.13	£141.12	0%	ASS	£400,000	£79,370	£300,000	-	£300,000	General Needs	MV-STT
2609001002	2	John Chiddy Close	0	Hanham	Hanham	South Gloucestershire	BS15 3FO	H	3	£121.20	£129.36	0%	ASS	£355,000	£71,839	£266,250	-	£266,250	General Needs	MV-STT
2609001001	1	John Chiddy Close	0	Hanham	Hanham	South Gloucestershire	BS15 3FO	H	2	£108.16	£117.60	0%	ASS	£295,000	£65,308	£221,250	-	£221,250	General Needs	MV-STT
2602002009	Room 2	0	Kingdom View	Bristol	Bedminster	Bristol, City of	BS3 3NB	F	0	£52.28	£101.41	0%	£0	£180,000	£48,265	£122,400	-	£122,400	Supported	MV-STT
2602002008	Room 2	0	Kingdom View	Bristol	Bedminster	Bristol, City of	BS3 3NB	F	0	£50.73	£101.41	0%	ASS	£180,000	£48,265	£122,400	-	£122,400	Supported	MV-STT
2602001009	Room 1	0	Kingdom View	Bristol	Bedminster	Bristol, City of	BS3 3NB	F	0	£50.73	£101.41	0%	ASS	£180,000	£48,265	£122,400	-	£122,400	Supported	MV-STT
2602001008	Room 1	0	Kingdom View	Bristol	Bedminster	Bristol, City of	BS3 3NB	F	0	£52.28	£101.41	0%	£0	£180,000	£48,265	£122,400	-	£122,400	Supported	MV-STT
2602001007	Flat 7	0	Kingdom View	Bristol	Bedminster	Bristol, City of	BS3 3NB	F	2	£85.64	£108.35	0%	ASS	£205,000	£51,568	£139,400	-	£139,400	Supported	MV-STT
2602001006	Flat 6	0	Kingdom View	Bristol	Bedminster	Bristol, City of	BS3 3NB	F	2	£104.42	£112.68	0%	£0	£205,000	£53,629	£139,400	-	£139,400	Supported	MV-STT
2601001014	14	2 West Street	0	Bristol	Bedminster	Bristol, City of	BS3 3NB	F	2	£102.35	£112.68	0%	ASS	£205,000	£53,629	£139,400	-	£139,400	Supported	MV-STT
2601001013	13	2 West Street	0	Bristol	Bedminster	Bristol, City of	BS3 3NB	F	2	£102.35	£112.68	0%	ASS	£205,000	£53,629	£139,400	-	£139,400	Supported	MV-STT
2601001012	12	2 West Street	0	Bristol	Bedminster	Bristol, City of	BS3 3NB	F	2	£108.35	£112.68	0%	AAA	£205,000	£53,629	£139,400	-	£139,400	Supported	MV-STT
2601001011	11	2 West Street	0	Bristol	Bedminster	Bristol, City of	BS3 3NB	F	2	£102.35	£112.68	0%	ASS	£205,000	£53,629	£1				



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

19.08.19

Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-stt	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-stt is Appropriate Units	MV-stt is Appropriate
Affordable/ Intern.	347	£39,964.06	£62,835.00	£23,984.981	£46,166.500	130	£8,627.402	217	£30,059.250
General Needs	856	£75,305.27	£142,415.000	£49,319.946	£106,226.000	261	£15,123.382	595	£71,189.250
Sheltered	57	£5,585.87	£8,805.000	£3,474.984	£5,987.400	0	£0	57	£5,987.400
Supported	50	£4,418.17	£7,805.000	£2,410.003	£5,307.400	5	£241,330	45	£4,882.400
Supported - Affordable	4	£437.78	£650.000	£205.001	£442.000	0	£0	4	£442.000
Tower Block	55	£6,618.96	£10,340.000	£3,965.002	£8,272.000	55	£3,965.002	0	£0
1600 Sub Total	1369	£132,240.10	£232,850.000	£83,360.000	£172,401.000	451	£27,957.000	918	£112,560.000
SO	231	£10,892.22	£45,980.000	£11,335.000	£11,335.000	0	£0	231	£11,335.000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830.000	£94,695.000	£183,736.000	451	£27,957.000	1149	£123,895.000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
2593801045	45	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	1	£12.78	£12.78	50%	SO	£140,000	£13,304	£13,304	-	£13,304	SO	MV-STT - SO
2593801044	44	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	1	£12.78	£12.78	50%	SO	£140,000	£13,304	£13,304	-	£13,304	SO	MV-STT - SO
2593801043	43	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£11.49	£11.49	40%	SO	£170,000	£11,959	£11,959	-	£11,959	SO	MV-STT - SO
2593801042	42	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£14.61	£14.61	50%	SO	£170,000	£15,202	£15,202	-	£15,202	SO	MV-STT - SO
2593801041	41	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£0.00	£0.00	100%	OSLM	£0	£0	£0	-	-	Nil Value	Nil Value
2593801040	40	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£15.58	£15.58	50%	SO	£170,000	£16,217	£16,217	-	£16,217	SO	MV-STT - SO
2593801039	39	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£0.00	£0.00	100%	OSLM	£0	£0	£0	-	-	Nil Value	Nil Value
2593801038	38	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	1	£12.78	£12.78	50%	SO	£140,000	£13,304	£13,304	-	£13,304	SO	MV-STT - SO
2593801037	37	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£14.37	£14.37	50%	SO	£170,000	£14,949	£14,949	-	£14,949	SO	MV-STT - SO
2593801036	36	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£0.00	£0.00	100%	OSLM	£0	£0	£0	-	-	Nil Value	Nil Value
2593801035	35	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£15.83	£15.83	50%	SO	£170,000	£16,472	£16,472	-	£16,472	SO	MV-STT - SO
2593801034	34	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£16.07	£16.07	50%	SO	£170,000	£16,724	£16,724	-	£16,724	SO	MV-STT - SO
2593801033	33	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£15.83	£15.83	50%	SO	£170,000	£16,470	£16,470	-	£16,470	SO	MV-STT - SO
2593801032	32	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	1	£13.39	£13.39	50%	SO	£140,000	£13,936	£13,936	-	£13,936	SO	MV-STT - SO
2593801031	31	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£15.83	£15.83	50%	SO	£170,000	£16,470	£16,470	-	£16,470	SO	MV-STT - SO
2593801030	30	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£16.07	£16.07	50%	SO	£170,000	£16,724	£16,724	-	£16,724	SO	MV-STT - SO
2593801029	29	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£15.83	£15.83	50%	SO	£170,000	£16,470	£16,470	-	£16,470	SO	MV-STT - SO
2593801028	28	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	1	£18.75	£18.75	70%	SO	£140,000	£19,510	£19,510	-	£19,510	SO	MV-STT - SO
2593001119	119	Lower Ashley Road	0	Easton	Lawrence Hill	Bristol, City of	BSS 0FH	H	4	£121.84	£146.48	0%	ASS	£305,000	£81,350	£244,000	£81,350	-	General Needs	EUV-SH
2593001117	117	Lower Ashley Road	0	Easton	Lawrence Hill	Bristol, City of	BSS 0FH	H	4	£121.84	£146.48	0%	ASS	£305,000	£81,350	£244,000	£81,350	-	General Needs	EUV-SH
2593001115	115	Lower Ashley Road	0	Easton	Lawrence Hill	Bristol, City of	BSS 0FH	H	4	£121.84	£146.48	0%	ASS	£305,000	£81,350	£244,000	£81,350	-	General Needs	EUV-SH
2593001113	113	Lower Ashley Road	0	Easton	Lawrence Hill	Bristol, City of	BSS 0FH	H	4	£121.84	£146.48	0%	ASS	£305,000	£81,350	£244,000	£81,350	-	General Needs	EUV-SH
2593001027	27	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£98.98	£112.68	0%	ARA	£170,000	£65,882	£136,000	£65,882	-	Affordable/ Intern.	EUV-SH
2593001026	26	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£98.01	£112.68	0%	ARA	£170,000	£62,577	£136,000	£62,577	-	General Needs	EUV-SH
2593001025	25	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	1	£75.58	£101.41	0%	ARA	£140,000	£59,293	£112,000	£59,293	-	Affordable/ Intern.	EUV-SH
2593001024	24	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£97.57	£112.68	0%	ASS	£170,000	£62,577	£136,000	£62,577	-	General Needs	EUV-SH
2593001023	23	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£94.30	£112.68	0%	ARA	£170,000	£65,882	£136,000	£65,882	-	Affordable/ Intern.	EUV-SH
2593001022	22	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£98.98	£112.68	0%	ARA	£170,000	£65,882	£136,000	£65,882	-	Affordable/ Intern.	EUV-SH
2593001021	21	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	1	£70.85	£101.41	0%	ARA	£140,000	£59,293	£112,000	£59,293	-	Affordable/ Intern.	EUV-SH
2593001020	20	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£96.61	£112.68	0%	ASS	£170,000	£62,577	£136,000	£62,577	-	General Needs	EUV-SH
2593001019	19	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	1	£94.53	£101.41	0%	FTPA	£140,000	£59,293	£112,000	£59,293	-	Affordable/ Intern.	EUV-SH
2593001018	18	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£98.98	£112.68	0%	ARA	£170,000	£65,882	£136,000	£65,882	-	Affordable/ Intern.	EUV-SH
2593001017	17	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£96.61	£112.68	0%	ASS	£170,000	£62,577	£136,000	£62,577	-	General Needs	EUV-SH
2593001016	16	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	1	£70.85	£101.41	0%	ARA	£140,000	£59,293	£112,000	£59,293	-	Affordable/ Intern.	EUV-SH
2593001015	15	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	1	£70.85	£101.41	0%	ARA	£140,000	£59,293	£112,000	£59,293	-	Affordable/ Intern.	EUV-SH
2593001014	14	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£94.30	£112.68	0%	ARA	£170,000	£65,882	£136,000	£65,882	-	Affordable/ Intern.	EUV-SH
2593001013	13	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£97.04	£112.68	0%	FTPS	£170,000	£62,577	£136,000	£62,577	-	General Needs	EUV-SH
2593001012	12	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£98.98	£112.68	0%	ARA	£170,000	£65,882	£136,000	£65,882	-	Affordable/ Intern.	EUV-SH
2593001011	11	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	1	£85.54	£101.41	0%	ASS	£140,000	£56,319	£112,000	£56,319	-	General Needs	EUV-SH
2593001010	10	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£96.61	£112.68	0%	ASS	£170,000	£62,577	£136,000	£62,577	-	General Needs	EUV-SH
2593001009	9	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	1	£82.87	£101.41	0%	ARA	£140,000	£59,293	£112,000	£59,293	-	Affordable/ Intern.	EUV-SH
2593001008	8	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£98.98	£112.68	0%	ARA	£170,000	£65,882	£136,000	£65,882	-	Affordable/ Intern.	EUV-SH
2593001007	7	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£96.61	£112.68	0%	ASS	£170,000	£62,577	£136,000	£62,577	-	General Needs	EUV-SH
2593001006	6	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	1	£85.54	£101.41	0%	ASS	£140,000	£56,319	£112,000	£56,319	-	General Needs	EUV-SH
2593001005	5	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	1	£85.54	£101.41	0%	ASS	£140,000	£56,319	£112,000	£56,319	-	General Needs	EUV-SH
2593001004	4	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£94.30	£112.68	0%	ARA	£170,000	£65,882	£136,000	£65,882	-	Affordable/ Intern.	EUV-SH
2593001003	3	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£98.01	£112.68	0%	ASS	£170,000	£62,577	£136,000	£62,577	-	General Needs	EUV-SH
2593001002	2	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£94.30	£112.68	0%	ARA	£170,000	£65,882	£136,000	£65,882	-	Affordable/ Intern.	EUV-SH
2593001001	1	Baptist Mills Court	0	Bristol	Lawrence Hill	Bristol, City of	BSS 0FJ	F	2	£130.87	£130.87	0%	LAR	£170,000	£76,517	£136,000	£76,517	-	Affordable/ Intern.	EUV-SH
2571001086	86	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	H	3	£121.93	£121.93	0%	ARA	£165,000	£71,290	£123,750	£71,290	-	Affordable/ Intern.	EUV-SH
2571001084	84	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	H	3	£117.50	£118.09	0%	ARA	£165,000	£69,044	£123,750	£69,044	-	Affordable/ Intern.	EUV-SH
2571001082	82	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	H	3	£117.50	£118.09	0%	ARA	£165,000	£69,044	£123,750	£69,044	-	Affordable/ Intern.	EUV-SH
2571001080	80	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	H	3	£117.50	£118.09	0%	ARA	£165,000	£69,044	£123,750	£69,044	-	Affordable/ Intern.	EUV-SH
2571001078	78	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	H	3	£121.93	£121.93	0%	ARA	£165,000	£71,290	£123,750	£71,290	-	Affordable/ Intern.	EUV-SH
2571001076	76	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	1	£95.42	£95.42	0%	ARA	£125,000	£55,790	£93,750	£55,790	-	Affordable/ Intern.	EUV-SH
2571001074	74	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	H	1	£90.16	£96.62	0%	ARA	£125,000	£56,491	£93,750	£56,491	-	Affordable/ Intern.	EUV-SH
2571001054	54	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£93.14	£99.10	0%	ARA	£135,000	£57,939	£93,750	£57,939	-	Affordable/ Intern.	EUV-SH
2571001052	52	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£92.78	£99.10	0%	FTPA	£125,000	£57,939	£93,750	£57,939	-	Affordable/ Intern.	EUV-SH
2571001050	50	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£93.14	£99.10	0%	ARA	£145,000	£57,939	£108,750	£57,939	-	Affordable/ Intern.	EUV-SH
2571001048	48	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	1	£88.74	£89.19									



LiveWest Capital Plc
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Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-itt	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-itt is Appropriate Units	MV-itt is Appropriate
Affordable/ Interm.	347	£39,964.06	£62,835,000	£23,984,981	£46,166,500	130	£8,627,402	217	£30,059,250
General Needs	856	£75,305.27	£142,415,000	£49,319,946	£106,226,000	261	£15,123,382	595	£71,189,250
Sheltered	57	£5,585.87	£8,805,000	£3,474,984	£5,987,400	0	£0	57	£5,987,400
Supported	50	£4,418.17	£7,805,000	£2,410,003	£5,307,400	5	£241,330	45	£4,882,400
Supported - Affordable	4	£347.78	£650,000	£205,001	£442,000	0	£0	4	£442,000
Tower Block	55	£6,618.96	£10,340,000	£3,965,002	£8,272,000	55	£3,965,002	0	£0
Sub Total	1369	£132,240.10	£232,850,000	£83,360,000	£172,401,000	451	£27,957,000	918	£112,560,000
SO	231	£10,892.22	£45,980,000	£11,335,000	£11,335,000	0	£0	231	£11,335,000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830,000	£94,695,000	£183,736,000	451	£27,957,000	1149	£123,895,000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
2571001002	2	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	H	3	£113.09	£118.09	0%	ARA	£165,000	£69,044	£123,750	£69,044	-	Affordable/ Interm.	EUV-SH
2570801070	70	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£16.92	£16.92	25%	SO	£145,000	£17,603	£17,603	-	£17,603	SO	MV-STT - SO
2570801068	68	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£40.60	£40.60	60%	SO	£145,000	£42,250	£42,250	-	£42,250	SO	MV-STT - SO
2570801066	66	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£0.00	£0.00	100%	SO	£0	£0	-	-	Nil Value	Nil Value	
2570801064	64	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£16.92	£16.92	25%	SO	£145,000	£17,603	£17,603	-	£17,603	SO	MV-STT - SO
2570801062	62	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£27.06	£27.06	40%	SO	£145,000	£28,165	£28,165	-	£28,165	SO	MV-STT - SO
2570801060	60	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£40.60	£40.60	60%	SO	£145,000	£42,250	£42,250	-	£42,250	SO	MV-STT - SO
2570801058	58	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£40.60	£40.60	60%	SO	£145,000	£42,250	£42,250	-	£42,250	SO	MV-STT - SO
2570801056	56	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£33.83	£33.83	50%	SO	£145,000	£35,208	£35,208	-	£35,208	SO	MV-STT - SO
2570801030	30	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£42.79	£42.79	60%	SO	£145,000	£44,526	£44,526	-	£44,526	SO	MV-STT - SO
2570801028	28	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£42.79	£42.79	60%	SO	£145,000	£44,526	£44,526	-	£44,526	SO	MV-STT - SO
2570801026	26	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	H	3	£33.10	£33.10	35%	SO	£165,000	£34,450	£34,450	-	£34,450	SO	MV-STT - SO
2570801024	24	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	H	3	£37.83	£37.83	40%	SO	£165,000	£39,373	£39,373	-	£39,373	SO	MV-STT - SO
2570801022	22	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	H	3	£66.21	£66.21	70%	SO	£165,000	£68,899	£68,899	-	£68,899	SO	MV-STT - SO
2570801020	20	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	H	2	£41.58	£41.58	50%	SO	£140,000	£43,265	£43,265	-	£43,265	SO	MV-STT - SO
2570801018	18	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	H	2	£42.72	£42.72	50%	SO	£140,000	£44,457	£44,457	-	£44,457	SO	MV-STT - SO
2570801016	16	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	H	3	£57.80	£57.80	60%	SO	£165,000	£60,150	£60,150	-	£60,150	SO	MV-STT - SO
2570801014	14	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	H	3	£58.49	£58.49	60%	SO	£165,000	£60,866	£60,866	-	£60,866	SO	MV-STT - SO
2570001128	128	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	H	5	£135.04	£139.56	0%	ASS	£260,000	£77,505	£195,000	£77,505	-	General Needs	EUV-SH
2570001126	126	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£105.14	£105.14	0%	ARA	£130,000	£61,473	£97,500	£61,473	-	Affordable/ Interm.	EUV-SH
2570001124	124	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£87.71	£99.10	0%	ASS	£130,000	£55,033	£97,500	£55,033	-	General Needs	EUV-SH
2570001122	122	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	1	£79.05	£89.19	0%	ASS	£95,000	£49,530	£71,250	£49,530	-	General Needs	EUV-SH
2570001120	120	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£84.55	£99.10	0%	ASS	£130,000	£55,033	£97,500	£55,033	-	General Needs	EUV-SH
2570001118	118	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£87.25	£99.10	0%	ASS	£130,000	£55,033	£97,500	£55,033	-	General Needs	EUV-SH
2570001116	116	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£86.10	£99.10	0%	ARA	£130,000	£57,939	£97,500	£57,939	-	Affordable/ Interm.	EUV-SH
2570001114	114	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£87.25	£99.10	0%	ASS	£130,000	£55,033	£97,500	£55,033	-	General Needs	EUV-SH
2570001112	112	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£84.12	£99.10	0%	ASS	£130,000	£55,033	£97,500	£55,033	-	General Needs	EUV-SH
2570001110	110	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£81.56	£99.10	0%	ARA	£130,000	£57,939	£97,500	£57,939	-	Affordable/ Interm.	EUV-SH
2570001108	108	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£87.71	£99.10	0%	ASS	£130,000	£55,033	£97,500	£55,033	-	General Needs	EUV-SH
2570001106	106	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£87.25	£99.10	0%	ASS	£130,000	£55,033	£97,500	£55,033	-	General Needs	EUV-SH
2570001104	104	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£87.25	£99.10	0%	FTPS	£130,000	£55,033	£97,500	£55,033	-	General Needs	EUV-SH
2570001102	102	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£87.25	£99.10	0%	ASS	£130,000	£55,033	£97,500	£55,033	-	General Needs	EUV-SH
2570001100	100	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£87.25	£99.10	0%	ASS	£130,000	£55,033	£97,500	£55,033	-	General Needs	EUV-SH
2570001098	98	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£81.08	£99.10	0%	ARA	£130,000	£57,939	£97,500	£57,939	-	Affordable/ Interm.	EUV-SH
2570001096	96	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£88.14	£99.10	0%	ASS	£130,000	£55,033	£97,500	£55,033	-	General Needs	EUV-SH
2570001094	94	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£77.96	£99.10	0%	ARA	£130,000	£57,939	£97,500	£57,939	-	Affordable/ Interm.	EUV-SH
2570001092	92	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£81.08	£99.10	0%	ARA	£130,000	£57,939	£97,500	£57,939	-	Affordable/ Interm.	EUV-SH
2570001090	90	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£88.81	£99.10	0%	ASS	£130,000	£55,033	£97,500	£55,033	-	General Needs	EUV-SH
2570001088	88	Victoria Gate	0	Taunton	Victoria	Taunton Deane	TA1 3HZ	F	2	£86.21	£99.10	0%	ASS	£130,000	£55,033	£97,500	£55,033	-	General Needs	EUV-SH
2544002023	23	Upper Court	0	Radstock	Westfield	Bath and North East Somerset	BA3 3BY	H	3	£116.84	£126.96	0%	ASS	£215,000	£70,505	£161,250	£70,505	-	General Needs	EUV-SH
2544002021	21	Upper Court	0	Radstock	Westfield	Bath and North East Somerset	BA3 3BY	H	3	£116.84	£126.96	0%	ASS	£215,000	£70,505	£161,250	£70,505	-	General Needs	EUV-SH
2544002019	19	Upper Court	0	Radstock	Westfield	Bath and North East Somerset	BA3 3BY	F	1	£88.30	£95.88	0%	ASS	£130,000	£53,248	£97,500	£53,248	-	General Needs	EUV-SH
2544002017	17	Upper Court	0	Radstock	Westfield	Bath and North East Somerset	BA3 3BY	F	1	£88.30	£95.88	0%	ASS	£130,000	£53,248	£97,500	£53,248	-	General Needs	EUV-SH
2544001007	7	Cobblers Way	0	Radstock	Westfield	Bath and North East Somerset	BA3 3BX	H	4	£137.61	£138.50	0%	ASS	£260,000	£76,914	£195,000	£76,914	-	General Needs	EUV-SH
2544001006	6	Cobblers Way	0	Radstock	Westfield	Bath and North East Somerset	BA3 3BX	H	4	£137.61	£138.50	0%	ASS	£260,000	£76,914	£195,000	£76,914	-	General Needs	EUV-SH
2544001005	5	Cobblers Way	0	Radstock	Westfield	Bath and North East Somerset	BA3 3BX	H	4	£137.61	£138.50	0%	ASS	£260,000	£76,914	£195,000	£76,914	-	General Needs	EUV-SH
2544001004	4	Cobblers Way	0	Radstock	Westfield	Bath and North East Somerset	BA3 3BX	F	1	£92.48	£95.88	0%	ARA	£130,000	£56,060	£97,500	£56,060	-	Affordable/ Interm.	EUV-SH
2544001003	3	Cobblers Way	0	Radstock	Westfield	Bath and North East Somerset	BA3 3BX	F	1	£88.30	£95.88	0%	ASS	£130,000	£55,033	£97,500	£55,033	-	General Needs	EUV-SH
2544001002	2	Cobblers Way	0	Radstock	Westfield	Bath and North East Somerset	BA3 3BX	H	3	£137.82	£137.82	0%	ARA	£215,000	£80,581	£161,250	£80,581	-	Affordable/ Interm.	EUV-SH
2490001804	804	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£111.80	£120.12	0%	ASS	£160,000	£67,957	£128,000	£67,957	-	Tower Block	EUV-SH
2490001803	803	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£111.80	£120.12	0%	ASS	£160,000	£67,957	£128,000	£67,957	-	Tower Block	EUV-SH
2490001802	802	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£111.80	£120.12	0%	ASS	£160,000	£67,957	£128,000	£67,957	-	Tower Block	EUV-SH
2490001801	801	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£111.80	£120.12	0%	ASS	£160,000	£67,957	£128,000	£67,957	-	Tower Block	EUV-SH
2490001707	707	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£110.81	£119.02	0%	ASS	£160,000	£67,334	£128,000	£67,334	-	Tower Block	EUV-SH
2490001706	706	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£110.81	£119.02	0%	ASS	£160,000	£67,334	£128,000	£67,334	-	Tower Block	EUV-SH
2490001705	705	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£119.02	£119.02	0%	ASS	£160,000	£67,334	£128,000	£67,334	-	Tower Block	EUV-SH
2490001704	704	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£140.98	£140.98	0%	ASS	£215,000	£79,702	£172,000	£79,702	-	Tower Block	EUV-SH
2490001703	703	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£110.81	£119.02	0%	ASS	£160,000	£67,334	£128,000	£67,334	-	Tower Block	EUV-SH
2490001702	702	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£110.81	£119.02	0%	ASS	£160,000	£67,334	£128,000	£67,334	-	Tower Block	EUV-SH
2490001701	701	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£110.81	£119.02	0%	ASS	£160,000	£67,334	£128,000	£67,334	-	Tower Block	EUV-SH
2490001607	607	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£110.30	£118.46	0%</								



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Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-sitt	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-sitt is Appropriate Units	MV-sitt is Appropriate
Affordable/ Intern.	347	£39,964.06	£62,835,000	£23,984,981	£46,166,500	130	£8,627,402	217	£30,059,250
General Needs	856	£75,305.27	£142,415,000	£49,319,946	£106,226,000	261	£15,123,382	595	£71,189,250
Sheltered	57	£5,585.87	£8,805,000	£3,474,984	£5,987,400	0	£0	57	£5,987,400
Supported	50	£4,418.17	£7,805,000	£2,410,003	£5,307,400	5	£241,330	45	£4,882,400
Supported - Affordable	4	£347.78	£650,000	£205,001	£442,000	0	£0	4	£442,000
Tower Block	55	£6,618.96	£10,340,000	£3,965,002	£8,272,000	55	£3,965,002	0	£0
Sub Total	1369	£132,240.10	£232,850,000	£83,360,000	£172,401,000	451	£27,957,000	918	£112,560,000
SO	231	£10,892.22	£45,980,000	£11,335,000	£11,335,000	0	£0	231	£11,335,000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830,000	£94,695,000	£183,736,000	451	£27,957,000	1149	£123,895,000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
2490001501	501	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£109.82	£117.91	0%	ASS	£160,000	£66,706	£128,000	£66,706	-	Tower Block	EUV-SH
2490001407	407	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£116.80	£116.80	0%	FTPS	£160,000	£66,079	£128,000	£66,079	-	Tower Block	EUV-SH
2490001406	406	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£126.10	£136.05	0%	ASS	£215,000	£76,969	£172,000	£76,969	-	Tower Block	EUV-SH
2490001405	405	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£136.05	£136.05	0%	AAA	£215,000	£76,969	£172,000	£76,969	-	Tower Block	EUV-SH
2490001404	404	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£132.06	£140.87	0%	AAA	£215,000	£79,696	£172,000	£79,696	-	Tower Block	EUV-SH
2490001403	403	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£116.20	£136.05	0%	ARA	£215,000	£76,969	£172,000	£76,969	-	Tower Block	EUV-SH
2490001402	402	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£129.25	£136.05	0%	ASS	£215,000	£76,969	£172,000	£76,969	-	Tower Block	EUV-SH
2490001401	401	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£108.83	£116.80	0%	ASS	£160,000	£66,079	£128,000	£66,079	-	Tower Block	EUV-SH
2490001307	307	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£112.10	£116.25	0%	ASS	£160,000	£65,767	£128,000	£65,767	-	Tower Block	EUV-SH
2490001306	306	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£125.59	£135.50	0%	ASS	£215,000	£76,658	£172,000	£76,658	-	Tower Block	EUV-SH
2490001305	305	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£125.59	£135.50	0%	ASS	£215,000	£76,658	£172,000	£76,658	-	Tower Block	EUV-SH
2490001304	304	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£140.87	£140.87	0%	AAA	£215,000	£79,696	£172,000	£79,696	-	Tower Block	EUV-SH
2490001303	303	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£125.59	£135.50	0%	ASS	£215,000	£76,658	£172,000	£76,658	-	Tower Block	EUV-SH
2490001302	302	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£125.59	£135.50	0%	FTPS	£215,000	£76,658	£172,000	£76,658	-	Tower Block	EUV-SH
2490001301	301	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£108.32	£116.25	0%	ASS	£160,000	£65,767	£128,000	£65,767	-	Tower Block	EUV-SH
2490001207	207	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£109.92	£115.70	0%	ASS	£160,000	£65,456	£128,000	£65,456	-	Tower Block	EUV-SH
2490001206	206	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£134.39	£134.39	0%	AAA	£215,000	£76,030	£172,000	£76,030	-	Tower Block	EUV-SH
2490001205	205	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£124.60	£134.39	0%	ASS	£215,000	£76,030	£172,000	£76,030	-	Tower Block	EUV-SH
2490001204	204	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£140.87	£140.87	0%	AST	£215,000	£79,696	£172,000	£79,696	-	Tower Block	EUV-SH
2490001203	203	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£134.39	£134.39	0%	ASS	£215,000	£76,030	£172,000	£76,030	-	Tower Block	EUV-SH
2490001202	202	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£124.60	£134.39	0%	ASS	£215,000	£76,030	£172,000	£76,030	-	Tower Block	EUV-SH
2490001201	201	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£107.84	£115.70	0%	ASS	£160,000	£65,456	£128,000	£65,456	-	Tower Block	EUV-SH
2490001107	107	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£115.15	£115.15	0%	ASS	£160,000	£65,145	£128,000	£65,145	-	Tower Block	EUV-SH
2490001106	106	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£123.61	£133.29	0%	ASS	£215,000	£75,408	£172,000	£75,408	-	Tower Block	EUV-SH
2490001105	105	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£123.41	£133.29	0%	ASS	£215,000	£75,408	£172,000	£75,408	-	Tower Block	EUV-SH
2490001104	104	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£129.57	£140.87	0%	ASS	£215,000	£79,696	£172,000	£79,696	-	Tower Block	EUV-SH
2490001103	103	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£123.61	£133.29	0%	FTPS	£215,000	£75,408	£172,000	£75,408	-	Tower Block	EUV-SH
2490001102	102	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£123.61	£133.29	0%	ASS	£215,000	£75,408	£172,000	£75,408	-	Tower Block	EUV-SH
2490001101	101	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£109.38	£115.14	0%	ASS	£160,000	£65,139	£128,000	£65,139	-	Tower Block	EUV-SH
2490001002	2	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	2	£123.61	£133.29	0%	ASS	£215,000	£75,408	£172,000	£75,408	-	Tower Block	EUV-SH
2490001001	1	Hop Store	East Tucker Street	Bristol	Central	Bristol, City of	BS1 6LH	F	1	£114.59	£114.59	0%	ASS	£160,000	£64,828	£128,000	£64,828	-	Tower Block	EUV-SH
2469001015	Flat 15	0	Crossways Court	Bristol	Frenchay & Downend	South Gloucestershire	BS16 6FE	F	1	£92.09	£99.87	0%	ASS	£135,000	£47,532	£91,800	-	£91,800	Supported	MV-STT
2469001014	Flat 14	0	Crossways Court	Bristol	Frenchay & Downend	South Gloucestershire	BS16 6FE	F	1	£92.09	£99.87	0%	ASS	£135,000	£47,532	£91,800	-	£91,800	Supported	MV-STT
2469001012	Flat 12	0	Crossways Court	Bristol	Frenchay & Downend	South Gloucestershire	BS16 6FE	F	1	£92.09	£99.87	0%	ASS	£135,000	£47,532	£91,800	-	£91,800	Supported	MV-STT
2469001011	Flat 11	0	Crossways Court	Bristol	Frenchay & Downend	South Gloucestershire	BS16 6FE	F	1	£92.09	£99.87	0%	AST	£135,000	£47,532	£91,800	-	£91,800	Supported	MV-STT
2469001010	Flat 10	0	Crossways Court	Bristol	Frenchay & Downend	South Gloucestershire	BS16 6FE	F	1	£92.09	£99.87	0%	ASS	£135,000	£47,532	£91,800	-	£91,800	Supported	MV-STT
2469001009	Flat 9	0	Crossways Court	Bristol	Frenchay & Downend	South Gloucestershire	BS16 6FE	F	1	£92.09	£99.87	0%	ASS	£135,000	£47,532	£91,800	-	£91,800	Supported	MV-STT
2469001008	Flat 8	0	Crossways Court	Bristol	Frenchay & Downend	South Gloucestershire	BS16 6FE	F	1	£87.22	£99.87	0%	ASS	£135,000	£47,532	£91,800	-	£91,800	Supported	MV-STT
2469001007	Flat 7	0	Crossways Court	Bristol	Frenchay & Downend	South Gloucestershire	BS16 6FE	F	1	£92.09	£99.87	0%	ASS	£135,000	£47,532	£91,800	-	£91,800	Supported	MV-STT
2469001006	Flat 6	0	Crossways Court	Bristol	Frenchay & Downend	South Gloucestershire	BS16 6FE	F	1	£92.09	£99.87	0%	ASS	£135,000	£47,532	£91,800	-	£91,800	Supported	MV-STT
2469001005	Flat 5	0	Crossways Court	Bristol	Frenchay & Downend	South Gloucestershire	BS16 6FE	F	1	£99.88	£99.88	0%	ASS	£135,000	£47,537	£91,800	-	£91,800	Supported	MV-STT
2469001004	Flat 4	0	Crossways Court	Bristol	Frenchay & Downend	South Gloucestershire	BS16 6FE	F	1	£92.09	£99.87	0%	ASS	£135,000	£47,532	£91,800	-	£91,800	Supported	MV-STT
2469001003	Flat 3	0	Crossways Court	Bristol	Frenchay & Downend	South Gloucestershire	BS16 6FE	F	1	£99.88	£99.88	0%	ASS	£135,000	£47,537	£91,800	-	£91,800	Supported	MV-STT
2441001009	9	College Way	0	Filton	Filton	South Gloucestershire	BS34 7BH	F	1	£85.64	£87.25	0%	AST	£150,000	£41,526	£102,000	-	£102,000	Supported	MV-STT
2441001008	8	College Way	0	Filton	Filton	South Gloucestershire	BS34 7BH	F	1	£85.64	£87.25	0%	AST	£150,000	£41,526	£102,000	-	£102,000	Supported	MV-STT
2441001007	7	College Way	0	Filton	Filton	South Gloucestershire	BS34 7BH	F	1	£85.64	£87.25	0%	AST	£150,000	£41,526	£102,000	-	£102,000	Supported	MV-STT
2441001006	6	College Way	0	Filton	Filton	South Gloucestershire	BS34 7BH	F	1	£85.64	£87.25	0%	AST	£150,000	£41,526	£102,000	-	£102,000	Supported	MV-STT
2441001005	5	College Way	0	Filton	Filton	South Gloucestershire	BS34 7BH	F	1	£85.64	£87.25	0%	AST	£150,000	£41,526	£102,000	-	£102,000	Supported	MV-STT
2441001004	4	College Way	0	Filton	Filton	South Gloucestershire	BS34 7BH	F	1	£85.64	£87.25	0%	AST	£150,000	£41,526	£102,000	-	£102,000	Supported	MV-STT
2441001003	3	College Way	0	Filton	Filton	South Gloucestershire	BS34 7BH	F	1	£85.64	£87.25	0%	AST	£150,000	£41,526	£102,000	-	£102,000	Supported	MV-STT
2441001002	2	College Way	0	Filton	Filton	South Gloucestershire	BS34 7BH	F	1	£85.64	£87.25	0%	AST	£150,000	£41,526	£102,000	-	£102,000	Supported	MV-STT
2441001001	1A	College Way	0	Filton	Filton	South Gloucestershire	BS34 7BH	F	1	£85.64	£97.70	0%	AST	£150,000	£46,498	£102,000	-	£102,000	Supported	MV-STT
2231001006	Flat 6	32	Belmont Street	Bristol	Lawrence Hill	Bristol, City of	BS5 0NQ	F	1	£84.57	£101.41	0%	AST	£125,000	£48,266	£85,000	-	£85,000	Supported	MV-STT
2231001005	Flat 5	32	Belmont Street	Bristol	Lawrence Hill	Bristol, City of	BS5 0NQ	F	1	£84.57	£101.41	0%	AST	£125,000	£48,266	£85,000	-	£85,000	Supported	MV-STT
2231001004	Flat 4	32	Belmont Street	Bristol	Lawrence Hill	Bristol, City of	BS5 0NQ	F	1	£84.57	£101.41	0%	AST	£125,000	£48,266	£85,000	-	£85,000	Supported	MV-STT
2231001003	Flat 3	32	Belmont Street	Bristol	Lawrence Hill	Bristol, City of	BS5 0NQ	F	1	£84.55	£101.41	0%	AST	£125,000	£48,266	£85,000	-	£85,000	Supported	MV-STT
2231001002	Flat 2	32	Belmont Street	Bristol	Lawrence Hill	Bristol, City of	BS5 0NQ	F	1	£84.57	£101.41	0%	AST	£125,000	£48,266	£85,000	-	£85,000	Supported	MV-STT
2231001001	Flat 1	32	Belmont Street	Bristol	Lawrence Hill	Bristol, City of	BS5 0NQ	F	1	£85.41	£101.41	0%	AST	£125,000	£48,266	£85,000	-	£85,000	Supported	MV-STT
2029002004	Flat 4	15	Stanley Street North	Bristol	Bedminster	Bristol, City of	BS3 3LU	F	1	£87.92	£101.41	0%	ASH	£165,000	£51,204	£112,200	-	£112,200	Supported - Affordable	MV-STT
2029002003	Flat 3	15	Stanley Street North	Bristol																



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

19.08.19

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate Units	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
1561001002	Flat 2	49	St Marks Road	Bristol	Lawrence Hill	Bristol, City of	BS5 0LR	F	1	£83.65	£101.41	0%	AST	£125,000	£48,266	£85,000	£48,266	-	Supported	EUV-SH
1561001001	Flat 1	49	St Marks Road	Bristol	Lawrence Hill	Bristol, City of	BS5 0LR	F	1	£83.65	£101.41	0%	AST	£125,000	£48,266	£85,000	£48,266	-	Supported	EUV-SH
6358010118	132	Normandy Drive	0	Taunton	Blackbrook & Holway	Taunton Deane	TA1 2LE	H	2	£56.89	£56.89	75%	DIY	£145,000	£59,204	£59,204	£59,204	£59,204	SO	MM-STT - SO
635801022	130	Sherwin Way	0	Withywood	Hartcliffe and Withywood	Bristol, City of	BS13 8RQ	H	3	£15.80	£15.80	25%	DIY	£190,000	£16,445	£16,445	-	£16,445	SO	MM-STT - SO
635801011	52	Gregorys Tynning	0	Paulton	Paulton	Bath and North East Somerset	BS39 7PP	H	3	£67.56	£67.56	25%	DIY	£210,000	£70,306	£70,306	-	£70,306	SO	MM-STT - SO
635801020	13	Cedar Drive	0	Keynsham	Keynsham South	Bath and North East Somerset	BS31 2TY	H	3	£38.72	£38.72	50%	DIY	£210,000	£40,292	£40,292	-	£40,292	SO	MM-STT - SO
635801019	84	Springfield Avenue	0	Shirehampton	Avonmouth and Lawrence Weston	Bristol, City of	BS11 9TQ	H	3	£63.94	£63.94	75%	DIY	£240,000	£66,543	£66,543	-	£66,543	SO	MM-STT - SO
635801017	4	Ashwell Close	0	Stockwood	Stockwood	Bristol, City of	BS14 8LG	H	3	£36.35	£36.35	50%	DIY	£215,000	£37,826	£37,826	-	£37,826	SO	MM-STT - SO
635801015	36	Aubrey Road	0	Bedminster	Bedminster	Bristol, City of	BS3 3EY	H	2	£35.16	£35.16	50%	DIY	£300,000	£36,592	£36,592	-	£36,592	SO	MM-STT - SO
635801014	144	Filton	0	Horfield	Horfield	Bristol, City of	BS7 0AR	H	3	£39.51	£39.51	50%	DIY	£290,000	£41,114	£41,114	-	£41,114	SO	MM-STT - SO
635801013	63	The Bluebells	0	Bradley Stoke	Bradley Stoke South	South Gloucestershire	BS32 8BD	H	2	£57.48	£57.48	75%	DIY	£215,000	£59,821	£59,821	-	£59,821	SO	MM-STT - SO
635801011	22	Roseberry Avenue	0	St Werburghs	Ashley	Bristol, City of	BS2 9TN	H	2	£50.97	£50.97	75%	DIY	£300,000	£53,037	£53,037	-	£53,037	SO	MM-STT - SO
635801010	2	Standish Close	0	Henbury	Henbury and Brentry	Bristol, City of	BS10 7BJ	H	4	£56.89	£56.89	75%	DIY	£250,000	£59,204	£59,204	-	£59,204	SO	MM-STT - SO
632801096	96	Hawthorn Crescent	0	North End	Yatton	North Somerset	BS49 4BF	H	2	£30.94	£30.94	50%	SO	£190,000	£32,202	£32,202	-	£32,202	SO	MM-STT - SO
632801092	92	Hawthorn Crescent	0	North End	Yatton	North Somerset	BS49 4BF	H	2	£30.94	£30.94	50%	SO	£190,000	£32,202	£32,202	-	£32,202	SO	MM-STT - SO
632801090	90	Hawthorn Crescent	0	North End	Yatton	North Somerset	BS49 4BF	H	3	£35.76	£35.76	50%	SO	£190,000	£37,209	£37,209	-	£37,209	SO	MM-STT - SO
632801088	88	Hawthorn Crescent	0	North End	Yatton	North Somerset	BS49 4BF	H	3	£35.76	£35.76	50%	SO	£190,000	£37,209	£37,209	-	£37,209	SO	MM-STT - SO
632801084	84	Hawthorn Crescent	0	North End	Yatton	North Somerset	BS49 4BF	H	2	£29.90	£29.90	50%	SO	£190,000	£31,111	£31,111	-	£31,111	SO	MM-STT - SO
632801082	82	Hawthorn Crescent	0	North End	Yatton	North Somerset	BS49 4BF	H	2	£30.94	£30.94	50%	SO	£190,000	£32,202	£32,202	-	£32,202	SO	MM-STT - SO
632801080	80	Hawthorn Crescent	0	North End	Yatton	North Somerset	BS49 4BF	H	2	£30.94	£30.94	50%	SO	£190,000	£32,202	£32,202	-	£32,202	SO	MM-STT - SO
632801074	74	Hawthorn Crescent	0	North End	Yatton	North Somerset	BS49 4BF	H	3	£35.76	£35.76	50%	SO	£215,000	£37,209	£37,209	-	£37,209	SO	MM-STT - SO
632801072	72	Hawthorn Crescent	0	North End	Yatton	North Somerset	BS49 4BF	H	2	£29.90	£29.90	50%	SO	£190,000	£31,111	£31,111	-	£31,111	SO	MM-STT - SO
632801066	66	Hawthorn Crescent	0	North End	Yatton	North Somerset	BS49 4BF	H	2	£29.90	£29.90	50%	SO	£190,000	£31,111	£31,111	-	£31,111	SO	MM-STT - SO
516001057	57	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR	F	2	£81.61	£99.10	0%	ASS	£120,000	£55,033	£90,000	-	£90,000	General Needs	MM-STT
516001045	45	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR	F	2	£81.61	£99.10	0%	ASS	£120,000	£55,033	£90,000	-	£90,000	General Needs	MM-STT
516001035	35	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR	F	2	£82.71	£99.10	0%	ASS	£120,000	£55,033	£90,000	-	£90,000	General Needs	MM-STT
516001027	27	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR	F	1	£74.13	£89.19	0%	ASS	£95,000	£49,530	£71,250	-	£71,250	General Needs	MM-STT
516001021	21	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR	F	2	£82.71	£99.10	0%	ASS	£120,000	£55,033	£90,000	-	£90,000	General Needs	MM-STT
516001019	19	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR	F	1	£74.88	£89.19	0%	FTPS	£95,000	£49,530	£71,250	-	£71,250	General Needs	MM-STT
516001017	17	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR	F	1	£74.13	£89.19	0%	ASS	£95,000	£49,530	£71,250	-	£71,250	General Needs	MM-STT
516001015	15	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR	F	1	£74.13	£89.19	0%	FTT	£95,000	£49,530	£71,250	-	£71,250	General Needs	MM-STT
516001011	11	Yarlington Close	0	Norton Fitzwarre	Norton Fitzwarren & Staplegrove	Taunton Deane	TA2 6RR	F	2	£82.71	£99.10	0%	ASS	£120,000	£55,033	£90,000	-	£90,000	General Needs	MM-STT
475001003	Flat 3	0	Bath Buildings	Bristol	Ashley	Bristol, City of	BS6 5PT	F	1	£102.45	£102.45	0%	ARA	£180,000	£59,900	£144,000	-	£144,000	Affordable/ Intern.	MM-STT
475001002	Flat 2	11	Bath Buildings	Bristol	Ashley	Bristol, City of	BS6 5PT	F	1	£103.59	£103.59	0%	ARA	£180,000	£60,567	£144,000	-	£144,000	Affordable/ Intern.	MM-STT
475001001	Flat 1	11	Bath Buildings	Bristol	Ashley	Bristol, City of	BS6 5PT	F	1	£91.89	£101.41	0%	ASS	£180,000	£56,319	£144,000	-	£144,000	General Needs	MM-STT
416001003	Flat 3	46	Cromwell Road	Bristol	Ashley	Bristol, City of	BS6 5HB	F	2	£97.01	£112.68	0%	ASS	£275,000	£62,577	£220,000	-	£220,000	General Needs	MM-STT
416001002	Flat 2	46	Cromwell Road	Bristol	Ashley	Bristol, City of	BS6 5HB	F	1	£91.89	£101.41	0%	ASS	£215,000	£56,319	£172,000	-	£172,000	General Needs	MM-STT
416001001	Flat 1	46	Cromwell Road	Bristol	Ashley	Bristol, City of	BS6 5HB	F	0	£72.31	£93.90	0%	ASS	£165,000	£52,147	£132,000	-	£132,000	General Needs	MM-STT
406001003	Flat 3	3	Comfortable Place	Bath	Kingsmead	Bath and North East Somerset	BA1 3AJ	F	0	£70.10	£88.78	0%	ASS	£155,000	£49,304	£116,250	-	£116,250	General Needs	MM-STT
406001002	Flat 2	3	Comfortable Place	Bath	Kingsmead	Bath and North East Somerset	BA1 3AJ	F	0	£110.83	£110.83	0%	ARA	£155,000	£94,800	£116,250	-	£116,250	Affordable/ Intern.	MM-STT
404001005	Flat 5	22	Rivers Street	Bath	Lansdown	Bath and North East Somerset	BA1 2QA	F	2	£109.07	£109.07	0%	AAA	£340,000	£60,572	£255,000	-	£255,000	General Needs	MM-STT
404001003	Flat 3	22	Rivers Street	Bath	Lansdown	Bath and North East Somerset	BA1 2QA	F	1	£94.60	£95.88	0%	ASS	£285,000	£53,248	£213,750	-	£213,750	General Needs	MM-STT
374001003	Flat 3	13	Albany Road	Bristol	Ashley	Bristol, City of	BS6 5LQ	F	1	£91.89	£101.41	0%	ASS	£180,000	£56,319	£144,000	-	£144,000	General Needs	MM-STT
374001002	Flat 2	13	Albany Road	Bristol	Ashley	Bristol, City of	BS6 5LQ	F	1	£91.32	£101.41	0%	SCR	£180,000	£56,319	£144,000	-	£144,000	General Needs	MM-STT
374001001	Flat 1	13	Albany Road	Bristol	Ashley	Bristol, City of	BS6 5LQ	F	1	£90.56	£101.41	0%	SCR	£180,000	£56,319	£144,000	-	£144,000	General Needs	MM-STT
370101001	45	Seymour Road	0	Easton	Lawrence Hill	Bristol, City of	BS5 0UW	H	6	£136.96	£170.90	0%	ASS	£360,000	£94,908	£288,000	-	£288,000	General Needs	MM-STT
364001003	Flat 3	31	Brigstocke Road	Bristol	Ashley	Bristol, City of	BS2 8UA	F	1	£75.30	£101.41	0%	ASS	£155,000	£56,319	£124,000	-	£124,000	General Needs	MM-STT
364001002	Flat 2	31	Brigstocke Road	Bristol	Ashley	Bristol, City of	BS2 8UA	F	0	£95.01	£95.01	0%	ARA	£125,000	£55,550	£100,000	-	£100,000	Affordable/ Intern.	MM-STT
364001001	Flat 1	31	Brigstocke Road	Bristol	Ashley	Bristol, City of	BS2 8UA	F	2	£84.60	£112.68	0%	ASS	£185,000	£62,577	£148,000	-	£148,000	General Needs	MM-STT
327003121	21A	Richmond Road	0	Montpelier	Ashley	Bristol, City of	BS6 5EN	F	1	£90.77	£101.41	0%	ASS	£200,000	£56,319	£160,000	-	£160,000	General Needs	MM-STT
327003021	21	Richmond Road	0	Montpelier	Ashley	Bristol, City of	BS6 5EN	F	1	£90.77	£101.41	0%	ASS	£200,000	£56,319	£160,000	-	£160,000	General Needs	MM-STT
327002119	19A	Richmond Road	0	Montpelier	Ashley	Bristol, City of	BS6 5EN	F	1	£90.79	£101.41	0%	ASS	£200,000	£56,319	£160,000	-	£160,000	General Needs	MM-STT
327002019	19	Richmond Road	0	Montpelier	Ashley	Bristol, City of	BS6 5EN	F	1	£90.77	£101.41	0%	ASS	£200,000	£56,319	£160,000	-	£160,000	General Needs	MM-STT
327001117	17A	Richmond Road	0	Montpelier	Ashley	Bristol, City of	BS6 5EN	F	1	£90.77	£101.41	0%	ASS	£200,000	£56,319	£160,000	-	£160,000	General Needs	MM-STT
327001017	17	Richmond Road	0	Montpelier	Ashley	Bristol, City of	BS6 5EN	F	1	£90.77	£101.41	0%	ASS	£200,000	£56,319	£160,000	-	£160,000	General Needs	MM-STT
230001001	51	Grovenor Road	0	St Pauls	BS2 8XQ	Bristol, City of	BS2 8XQ	H	2	£87.89	£122.07	0%	ASS	£280,000	£69,732	£224,000	-	£224,000	General Needs	MM-STT
228200202	Flat 2	9	Brunswick Street	Bristol	Ashley	Bristol, City of	BS2 8QT	F	3	£92.75	£123.95	0%	SCR	£205,000	£68,835	£164,000	-	£164,000	General Needs	MM-STT
228200201	Basement Flat	9	Brunswick Street	Bristol	Ashley	Bristol, City of	BS2 8QT	F	1	£102.99	£102.99	0%	ARA	£155,000	£60,216	£124,000	-	£124,000	Affordable/ Intern.	MM-STT
228101002	Flat 2	8	Brunswick Street	Bristol	Ashley	Bristol, City of	BS2 8QT	F	1	£75.30	£101.41	0%	ASS	£155,000	£56,319	£124,000	-	£124,000	General Needs	MM-STT
228101001	Flat 1	8	Brunswick Street	Bristol	Ashley	Bristol, City of	BS2 8QT	F	2	£84.60	£112.68	0%	ASS	£185,000	£62,577	£148,000	-	£148,000	General Needs	MM-STT
159001002	Flat 2	18	Argyle Road	Bristol	Ashley	Bristol, City of	BS2 8UU	F	2	£84.60	£112.68	0%	ASS	£185,000	£62,577	£148,000	-	£148,000	General Needs	MM-STT
159001001	Flat 1	18	Argyle Road	Bristol	Ashley	Bristol, City of	BS2 8UU	F	1	£101.78	£112.68	0%	ASH	£155,000	£51,389	£105,400	-	£105,400	Supported - Affordable	MM-STT
155001002	Flat 2	4	Brunswick Street	Bristol	Ashley	Bristol, City of	BS2 8QT	F	2	£84.60	£									



LiveWest Capital Plc
LiveWest Homes Ltd

Adrian Shippey MRICS

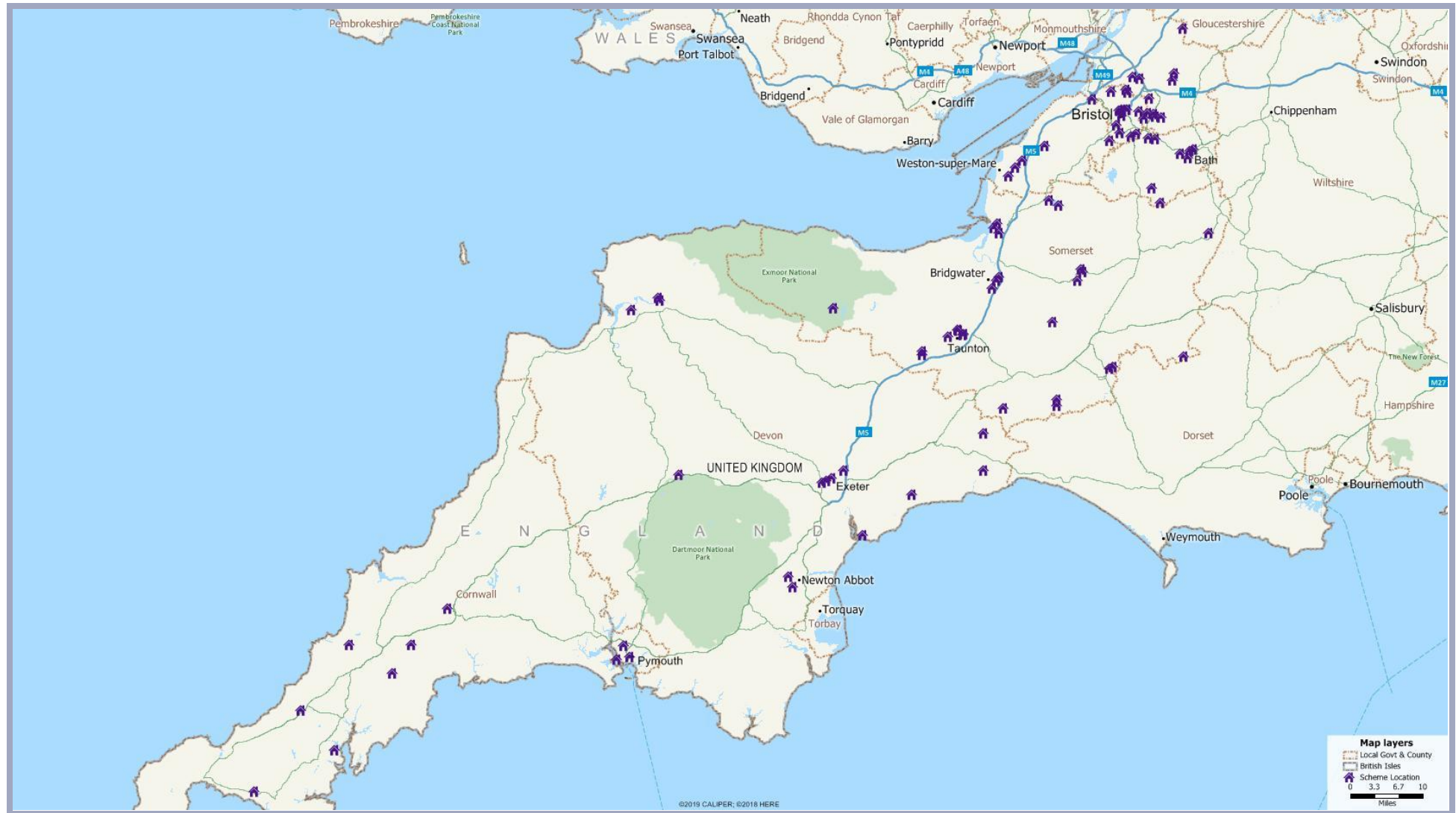
19.08.19

Value Group	Units	Total Rent Epw (52 weeks)	Vacant Possession Value	All Stock EUV-SH	All Unrestricted MV-stt	EUV-SH is Appropriate Units	EUV-SH is Appropriate	MV-stt is Appropriate Units	MV-stt is Appropriate
Affordable/ Intern.	347	£39,964.06	£62,835,000	£23,984,981	£46,166,500	130	£8,627,402	217	£30,059,250
General Needs	856	£75,305.27	£142,415,000	£49,319,946	£106,226,000	261	£15,123,382	595	£71,189,250
Sheltered	57	£5,585.87	£8,805,000	£3,474,984	£5,987,400	0	£0	57	£5,987,400
Supported	50	£4,418.17	£7,805,000	£2,410,003	£5,307,400	5	£241,330	45	£4,882,400
Supported - Affordable	4	£347.78	£650,000	£205,001	£442,000	0	£0	4	£442,000
Tower Block	55	£6,618.96	£10,340,000	£3,965,002	£8,272,000	55	£3,965,002	0	£0
1600 Sub Total	1369	£132,240.10	£232,850,000	£83,360,000	£172,401,000	451	£27,957,000	918	£112,560,000
SO	231	£10,892.22	£45,980,000	£11,335,000	£11,335,000	0	£0	231	£11,335,000
Nil Value	96	£0.00	£0	£0	£0	0	£0	0	£0
Total	1696	£143,132.32	£278,830,000	£94,695,000	£183,736,000	451	£27,957,000	1149	£123,895,000

New Reference	Address 1	Address 2	Address 3	Address 4	Ward	Local Authority	Post Code	Property Type	Beds (0=Bedsit)	Rent Epw (52 weeks)	Savills Convergence Rent	% SO Retained equity	Tenancy (FR / A / M / SO)	Vacant Possession Value	All Stock EUV-SH	Unrestricted MV-stt	EUV-SH is Appropriate	MV-stt is Appropriate	Savills Value Group	Value Title Review Basis
123001003	3	Manor House Court	Manor House Lane	Bristol	Hengrove and Whitchurch Park	Bristol, City of	BS14 9HP	F	1	£26.05	£26.05	50%	SO	£140,000	£27,113	£27,113	-	£27,113	SO	MV-STT - SO
123001002	2	Manor House Court	Manor House Lane	Bristol	Hengrove and Whitchurch Park	Bristol, City of	BS14 9HP	F	1	£24.73	£24.73	50%	SO	£140,000	£25,739	£25,739	-	£25,739	SO	MV-STT - SO
107001012	12	Knightstone Lodge	Archfield Road	Bristol	Cotham	Bristol, City of	BS6 6BE	F	2	£103.00	£112.68	0%	SCR	£255,000	£62,577	£204,000	-	£204,000	General Needs	MV-STT
107001009	9	Knightstone Lodge	Archfield Road	Bristol	Cotham	Bristol, City of	BS6 6BE	F	2	£105.34	£112.68	0%	ASS	£255,000	£62,577	£204,000	-	£204,000	General Needs	MV-STT
107001007	7	Knightstone Lodge	Archfield Road	Bristol	Cotham	Bristol, City of	BS6 6BE	F	2	£193.85	£193.85	0%	INT	£255,000	£113,338	£204,000	-	£204,000	Affordable/ Intern.	MV-STT
107001004	4	Knightstone Lodge	Archfield Road	Bristol	Cotham	Bristol, City of	BS6 6BE	F	2	£103.00	£112.68	0%	SCR	£255,000	£62,577	£204,000	-	£204,000	General Needs	MV-STT
107001001	1	Knightstone Lodge	Archfield Road	Bristol	Cotham	Bristol, City of	BS6 6BE	F	2	£103.00	£112.68	0%	SCR	£255,000	£62,577	£204,000	-	£204,000	General Needs	MV-STT
59801001	74	Laburnum Road	0	Wellington	Wellington East	Taunton Deane	TA21 8EN	H	1	£40.78	£40.78	50%	DIY	£115,000	£42,437	£42,437	-	£42,437	SO	MV-STT - SO
27001009	Flat 9	2	Apsley Villas	Bristol	Cotham	Bristol, City of	BS6 5UH	F	0	£72.31	£93.90	0%	ASS	£150,000	£52,147	£120,000	-	£120,000	General Needs	MV-STT
27001008	Flat 8	1	Apsley Villas	Bristol	Cotham	Bristol, City of	BS6 5UH	F	0	£73.04	£93.90	0%	ASS	£150,000	£52,147	£120,000	-	£120,000	General Needs	MV-STT
27001007	Flat 7	2	Apsley Villas	Bristol	Cotham	Bristol, City of	BS6 5UH	F	1	£90.77	£101.41	0%	ASS	£195,000	£56,319	£156,000	-	£156,000	General Needs	MV-STT
27001006	Flat 6	1	Apsley Villas	Bristol	Cotham	Bristol, City of	BS6 5UH	F	1	£90.77	£101.41	0%	ASS	£195,000	£56,319	£156,000	-	£156,000	General Needs	MV-STT
27001005	Flat 5	2	Apsley Villas	Bristol	Cotham	Bristol, City of	BS6 5UH	F	1	£90.77	£101.41	0%	ASS	£195,000	£56,319	£156,000	-	£156,000	General Needs	MV-STT
27001004	Flat 4	1	Apsley Villas	Bristol	Cotham	Bristol, City of	BS6 5UH	F	1	£90.79	£101.41	0%	ASS	£195,000	£56,319	£156,000	-	£156,000	General Needs	MV-STT
27001003	Flat 3	2	Apsley Villas	Bristol	Cotham	Bristol, City of	BS6 5UH	F	1	£90.77	£101.41	0%	ASS	£195,000	£56,319	£156,000	-	£156,000	General Needs	MV-STT
27001002	Flat 2	1	Apsley Villas	Bristol	Cotham	Bristol, City of	BS6 5UH	F	1	£90.79	£101.41	0%	FTPS	£195,000	£56,319	£156,000	-	£156,000	General Needs	MV-STT
27001001	Flat 1	1	Apsley Villas	Bristol	Cotham	Bristol, City of	BS6 5UH	F	1	£90.77	£101.41	0%	ASS	£195,000	£56,319	£156,000	-	£156,000	General Needs	MV-STT

Appendix 4 - Property Location Plan

LiveWest Homes – Pru Capital July 2019 Portfolio Map



Appendix 5 - Confirmation of Instructions and General Assumptions



10.07.19

To: LiveWest Capital PLC
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Skypark
Exeter
EX5 2FZ

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FOA: For the attention of: Darren Rice - Treasury Accountant

TO: Prudential Trustee Company Limited
Laurence Pountney Hill
London
EC4R 0HH

FOA: Tony Petrou - Head of Corporate Trusts

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

- (i) Prudential Trustee Company Limited as security trustee pursuant to a security trust deed dated 2 October 2013 and made between (1) Prudential Trustee Company Limited as Security Trustee (2) LiveWest Ltd (Formally Knightstone Housing Association Limited) as the Original Borrower and (3) LiveWest Capital Plc as the Original Lender as the same may be amended, novated, replaced, restated, supplemented or varied from time to time (the **Security Trust Deed**) and any successors, transferees and assignees of its interest under the Security Trust Deed; and
- (ii) Each Relevant Beneficiary (as defined in the Security Trust Deed) and successors, transferees and assignees of their interests under the Security Trust Deed

.

Dear Darren,

LIVEWEST CAPITAL PLC (FUNDER)
LIVEWEST HOMES LTD (BORROWER)

REPORTING COMPANY: SAVILLS (UK) LIMITED

DESKTOP REVALUATION BATCH 1, 2 & 3 HOUSING FOR LOAN SECURITY PURPOSES:

Confirmation of terms of engagement for the provision of valuation advice

1. Thank you for your email of 9th July 2019. We are grateful to you for your kind instructions to advise and now write to confirm the terms upon which Savills (UK) Limited (**Savills, we or us**) will provide LiveWest Capital Plc (**you**) with a valuation report (the **Valuation or Report**) in respect of the above property or properties (each being a **Property**). LiveWest Ltd (the **Borrower**) is a party to this letter solely for the purposes of confirming that it will comply with the obligations regarding payment of our fee as set out in paragraph 7(m).
2. Our Valuation will be undertaken on the terms set out in this letter, including its appendices.
3. Please sign and return a copy of this letter to us to confirm your acceptance of the terms set out herein. In particular, we draw your attention to the fact that when signing this letter you are confirming your agreement to the limitation of our liability set out at paragraphs 8 -12 inclusive.
4. Please note we will be unable to formally issue our final Report to you, and you will be unable to rely upon the contents of our Report, until such time as we have received your signed copy of this letter.
5. To the extent that there is conflict or inconsistency between this confirmation of instruction letter and your email of 9th July 2019 referred to above, this confirmation of instruction letter will prevail.

6. Conflicts of Interest

We confirm that Savills (UK) Limited does not have a material connection or involvement with the subject property or any other parties and there are no other factors that could limit the valuer's ability to provide an impartial and independent valuation. Therefore, the valuer will report an objective and unbiased valuation.

RICS Red Book

7. We shall prepare our Valuation in accordance with the RICS Valuation – Global Standards 2017 (incorporating the IVSC International Valuation Standards) and the RICS Valuation – Global Standards 2017 - UK national supplement, together the "**Red Book**". Accordingly, we confirm that:

(a) Identification and status of the Valuer

- (i) The Valuation will be the responsibility of and the Report will be signed by Adrian Shippey MRICS (the **Valuer**). The Valuer will work with colleague(s) as appropriate, and the Report will be counter-signed by at least one other RICS Registered Valuer;
- (ii) The Valuer has sufficient current knowledge of the particular market(s) and sufficiently developed skills and understanding to undertake the valuation competently.

(b) Identification of the client and other intended users

The client is the addressee of this letter. We will address our Report to LiveWest Capital Plc (the **Addressee(s)**).

(c) Identification of the asset or liability to be valued

- (i) The Property address(es) include 1709 units having previously valued by Savills as follows;

14/09/2016	Full	Tranche 1	731
28/07/2017	Full	Tranche 2	168
11/05/2018	Desktop	Tr 1 + 2	899
28/09/2018	Full	Tranche 3	870
		TR2 also in Tr3	-58
		Total	1,711
		Disposals	-2
		Units for Jul 19	1,709

- (ii) The interest(s) to be valued is / are freehold/ leasehold. The Property will be valued subject to the occupational leases / licences and / or with vacant possession, details to be confirmed in our Report.

- (iii) The interest(s) to be valued comprise(s) a residential portfolio and is held for Social Investment

(d) The valuation will be in pounds sterling

(e) Purpose of the valuation

The Valuation is required for Loan Security – refinance purposes. It is important that the Report is not used out of context or for the purposes for which it was not intended. We shall have no responsibility or liability to any party in the event that the Report is used outside of the purposes for which it was intended, or outside of the restrictions on its use set out at sub-paragraph (l) below.

(f) Basis of value

The basis of our Valuation will be Market Value, Existing Use Value for Social Housing, the definition(s) (and source(s)) of which are set out at **Appendix 1** (attached).

(g) Valuation date

The Valuation date is 1st August 2019 or date of report whichever is the latter. You will appreciate that in providing you with our Valuation, we shall have regard to market conditions as at the Valuation date. Naturally, these are subject to change and it is therefore important that the Addressees take account of any such change in conditions that may occur from the Valuation date before making any binding decision in relation to the Property. Please do not hesitate to contact us ahead of making any binding decision which takes account of our Valuation if you have any concerns in this respect.

(h) Extent of investigation

We will carry out an inspection of the Property and undertake investigations to the extent necessary to undertake the Valuation. We will not carry out a structural survey or test the services and nor will we inspect the woodwork and other parts of the structures which are covered, unexposed or inaccessible.

(i) Nature and source of information to be relied upon

- (i) We will carry out our Valuation on the information listed below:
- (ii) To the extent that you have provided us with information and / or instructed us to obtain it from a third party you agree, unless it is otherwise agreed by us in writing, that we can safely rely upon the accuracy, completeness and consistency of this information without further verification and that you will not hold us responsible in the event that any dispute regarding the Valuation arises from the accuracy of such information.
- (iii) Floor areas:

We will not be measuring the Property. It is agreed that we will rely on the property schedule provided by the borrower
- (iv) We will not be measuring any part of the Property which we are unable to access. In such cases we may estimate floor areas from plans, or by extrapolation. Such measurements should not be relied upon for any other purpose.
- (v) We will not make formal searches with local planning authorities, but shall rely on the information provided informally by the local planning authority or its officers. We recommend you instruct lawyers to confirm the position in relation to planning and that the Report is reviewed in light of advice from your solicitors in this respect.
- (vi) For the avoidance of doubt, we accept no liability for any inaccuracy or omission contained in information disclosed by you or any third party or from the Land Registry or any database to which we subscribe. We will highlight in our Report where we have relied on such information.

(j) Assumptions and Special Assumptions

Unless otherwise agreed, our Valuation will be reported on the basis of the general assumptions attached at **Appendix 2** and, where the Property is residential, the additional assumptions set out at **Appendix 3**.

Our Valuation will also be reported on the basis of the following additional assumptions:

Where we have undertaken sample inspections of a representative sample of the portfolio which we assume is indicative of the portfolio as a whole. Where not seen we assume properties are managed and maintained to institutional standards.

(k) Format of Report

We will adopt the relevant Savills (UK) Limited long form report template, adapted, as necessary, to accommodate your instructions.

As instructed, we will adopt your report template, together with any additional requirements needed to meet the RICS minimum reporting requirements as set out in VPS 3 of the Red Book.

(l) Restrictions on use, distribution or publication

- (i) Our Report shall be confidential to, and for the use only of, the Addressee(s) and no responsibility shall be accepted to any third party for the whole or any part of its contents.

- (ii) Neither the whole nor any part of our Report or any reference to it may be included in any published document, circular or statement, nor published, reproduced, referred to or used in any way without our prior written approval (with such approval to be given or withheld at our absolute discretion).
 - (iii) Where any addressee is a lender, in the event of a proposal to place the loan on the Property in a syndicate, you must notify us so that we can agree the extent of our responsibility to further named parties. If this is not done or we do not agree to be responsible to further named parties, we shall have no responsibility to any party other than the Addressee(s).
 - (iv) Draft reports, if provided, will be sent on the basis that they are provisional (i.e. subject to completion of our final report) and for your internal purposes only. They must not be published or disclosed and you will not be entitled to rely upon them for any purpose whatsoever. Savills neither owes nor accepts a duty of care to you in connection with any drafts and shall not be liable to you for any loss, damage, cost or expense of whatever nature caused by your use of or reliance on them. Should you choose to rely upon a draft you do so entirely at your own risk and you are responsible for carrying out your own independent investigations.
 - (v) We confirm that our valuation will be undertaken in accordance with the RICS Valuation – Global Standards (2017) which incorporate the International Valuation Standards (IVS) and the RICS Valuation – Global Standards 2017 - UK national supplement, together the “**Red Book**”.
- (m) The basis on which the fee will be calculated
- (i) The agreed fee for the provision of the Valuation is **£10,000 plus VAT** and is payable in pounds sterling. Unless otherwise agreed in writing, all reasonable expenses incurred will be added to the agreed fee. Such expenses shall include (but not be limited to) the cost of travelling, photography, plans, artwork for preparation of Report appendices, town planning documents, copying charges, faxes, couriers and subsistence.
 - (ii) Our agreed fee and any expenses, together with any VAT (at the prevailing rate) on such amounts, shall become due and payable by the Borrower to us within 30 days of us issuing you with a valid VAT invoice in respect of such amounts. In the event that our fee is not paid by the date for payment we reserve the right to charge default interest at a rate of 4% above the Barclays Bank base rate for payment.
 - (iii) In the event of our instructions being terminated at any time prior to completion of our work, a fee will become payable on a time basis (at our prevailing rates) for work carried out up to the date of termination, subject to a minimum of 50% of the agreed fee, together with all expenses incurred.
 - (iv) If we incur any expenditure on solicitors or other third parties in order to recover the fee due, such amounts will be payable by you.
 - (v) If we perform any additional services for you, we will agree an additional fee with you in respect of such services and such fee shall be payable in the manner set out above.
 - (vi) You acknowledge that you shall not be entitled to rely upon our Report until such time as our fees have been paid as detailed here.
- (n) Savills Complaints Handling Procedure

A copy of our Client Complaints Handling Procedure can be made available to you on request.

(o) Monitoring under RICS conduct and disciplinary regulations

Savills (UK) Limited is regulated by the RICS. Compliance with the standards set down in the Red Book may be subject to monitoring by the RICS under its conduct and disciplinary regulations.

Limitations on Liability

8. Subject to paragraph 12 below, our aggregate liability to any one, or more, or all of the Addressees or any other party who otherwise becomes entitled to rely upon the Report under or in connection with this agreement and our Valuation, however that liability arises (including, without limitation, a liability arising by breach of contract, arising by tort, including, without limitation, the tort of negligence, or arising by breach of statutory duty) shall be limited to the lower of:
- (a) 33% of the Value (as defined below) of the Property stated in our Report; and
 - (b) £75M.
9. In paragraph 8, **Value** means:
- (a) where more than one value is stated for the same Property on different bases, the highest valuation figure recorded in our Report; and
 - (b) in the case of valuations of portfolios, estates, shopping centres and other multi-unit properties within one Report, the aggregate of our valuations included in the one Report.
10. You acknowledge and agree that we shall not be liable under or in connection with this agreement and the provision of our Valuation in tort (including negligence), breach of contract, breach of statutory duty or otherwise due to, under and/or arising out of or in connection with this agreement to the extent such loss or damage is consequential, indirect, special or punitive.
11. You acknowledge and agree that none of our employees, partners or consultants individually has a contract with you or owes you a duty of care or personal responsibility. You agree that you will not bring a claim against any such individuals personally in connection with our services.
12. Nothing in this agreement shall exclude or limit our liability for death or personal injury caused by our negligence or for any other liability that cannot be excluded by law.

Insurance

13. During the period that we are producing our Valuation and for a period of six years thereafter, we will maintain in force, with insurers or underwriters approved by the RICS, professional indemnity insurance in an amount not less than the amount of our liability cap, as calculated pursuant to clause 8 above and shall, on your request, produce confirmation of the same from our insurance broker.

Reliance

14. As stated above, we accept responsibility for our Report only to the Addressees and no third party may rely on our Report. We do not accept any responsibility to, and shall have no liability in respect of, any third parties unless otherwise agreed writing even if that third party pays all or part of our fees, or is permitted to see a copy of our Valuation. In addition, the benefit of our Report is personal and neither you nor any other Addressee may assign the benefit of our Report to any third party without our prior written consent (with such consent to be given or withheld at our absolute discretion). You acknowledge that if

we agree to extend reliance on our Report to any third party or to the benefit of our Report being assigned, we will require the relevant third party or assignee to enter into a reliance letter before such party is entitled to rely upon our Report. We will provide you with a copy of our reliance letter on request. If we agree to any such extension or assignment, we may charge the Borrower an additional fee.

Confidentiality

15. Neither party shall disclose any confidential information relating to the affairs, business, customers or clients of the disclosing party to any other party without the disclosing party's prior written consent except to those of the disclosing party's employees, officers, representatives and/or advisors who need to know the information for the purposes of carrying out the receiving party's obligations under this agreement (save to the extent that the receiving party is compelled to disclose such information by law).
16. Our Report is confidential to and for the use only of the Addressees, but the Addressees may disclose the Report on a non-reliance and without liability basis to their directors, officers, employees and professional advisers provided the relevant Addressee procures any person to whom our Report is disclosed pursuant to this paragraph 16 keeps the Report confidential and does not disclose it to any other party.

Data Protection

17. We may use your personal information in our provision of services to you. Please see our Privacy Notice for details of how your personal information will be used. Our Privacy Notice can be found at the following web address: <http://www.savills.co.uk/footer/privacy-policy.aspx>

Reinstatement Costs

18. If you have instructed us to report on the reinstatement cost of the Property for insurance purposes, we will provide you with an approximate opinion of such cost only. You acknowledge and agree that the provision of our opinion of the reinstatement cost is provided to you strictly without liability and on a non-reliance basis. If you require a reinstatement cost figure on which you may rely, please let us know and we will ask our building surveying colleagues to provide a fee estimate.

Sub-Contracting

19. We may sub-contract the provision of any services to be performed by us pursuant to this agreement (including, without limitation, to other companies that are direct or indirect subsidiaries of Savills plc) provided that we will remain responsible to you for the provision of those services and the provision of our Report. We may request that the Borrower pay any sub-contractor directly for those of our fees which relate to work carried out by the sub-contractor. In these circumstances, the fees in question are to be paid by the Borrower directly to the sub-contractor and we will be entitled to assign to the sub-contractor any rights that we have in respect of those fees.

Money Laundering

20. You shall promptly, upon request, provide us with any information reasonably required to enable us to comply with our obligations under the Money Laundering Regulations and our internal compliance policies relating to the same. For the avoidance of doubt, searches may also be conducted on your directors and "beneficial owners" as is required by the legislation. You agree that we may retain such information and documentation for these purposes and make searches of appropriate databases electronically. If such information is not provided within a reasonable time or you do not meet the requirements set out in our relevant internal policies, we may terminate this instruction immediately upon written notice to you.

Health and Safety

21. If we are undertaking physical inspections of the Property, you shall take reasonable steps to procure that the owner and/or occupier of the Property: (a) advises us of any hazards to which our staff may be exposed at the Property (b) provides us with any relevant health and safety policies and (c) arranges for any site visits to the Property to be hosted by a representative of the owner/occupier of the Property.

Jurisdiction

22. This agreement and any dispute arising from the Valuation is subject to English jurisdiction and law.

Appendices

23. Your attention is drawn to the attached appendices which form part of the agreement between us and on which our Valuation will be reported. By signing a copy of this letter you are also confirming your agreement to them.

Yours sincerely



Adrian Shippey MRICS Registered Valuer
Associate Director

Client acceptance

I confirm **LiveWest Capital Plc's** agreement to this letter and the attached appendices and, in particular, confirm that the limitation on liability set out in paragraph 8 above is acknowledged, considered reasonable and accepted:

Signed by **LiveWest Capital Plc** by its
duly authorised signatory



Name in capitals

ANDREW HART

Position

Director

Date

29/07/2019

Borrower acceptance

I confirm **LiveWest Homes Ltd** agreement to this letter and the attached appendices and, in particular, confirm that the limitation on liability set out in paragraph 8 above is acknowledged, considered reasonable and accepted:

Signed by **LiveWest Homes Ltd** by its
duly authorised signatory

A handwritten signature in black ink, appearing to read "A Hart".

Name in capitals

ANDREW HART

Position

Director of Corporate Finance

Date

29/07/2019

Appendix 1: Definitions and Bases of Valuation - definitions

Assumption: A supposition taken to be true. It involves facts, conditions or situations affecting the subject of, or approach to, a valuation that, by agreement, do not need to be verified by the valuer as part of the valuation process. (RICS Valuation – Global Standards, 2017)

Depreciated Replacement Cost: The current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimisation. (RICS Valuation – Global Standards, 2017)

Existing Use Value: 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 acted knowledgeably, prudently and without compulsion, assuming that the buyer is granted vacant possession of all parts of the asset required by the business and disregarding potential alternative uses and any other characteristics of the asset that would cause its market value to differ from that needed to replace the remaining service potential at least cost. (RICS Valuation – Global Standards 2017 – UK national supplement)

NB Existing Use Value is to be used only for valuing property that is owner occupied by a business, or other entity, for inclusion in financial statements.

External Valuer: A valuer who, together with any associates, has no material links with the client, an agent acting on behalf of the client or the subject of the assignment. (RICS Valuation – Global Standards 2017). Unless otherwise stated, External Valuer does not refer to the role of an external valuer within the context of the Alternative Investment Fund Managers Directive 2011/61/EU and its implementing provisions in the United Kingdom unless agreed otherwise in writing.

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 and 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 at the valuation date any regulatory body in applying its criteria for approval would not unreasonably fetter the vendor's ability to dispose of a property to organisations intending to manage their housing stock in accordance with that 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. (UK VPGA 7)

Equitable Value The estimated price for the transfer of an asset or liability between identified knowledgeable and willing parties that reflects the respective interests of those parties. (IVS 104 – Bases of Value).

Fair Value: The definition adopted by the International Accounting Standard Board (IASB) is: 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.

Investment Value (worth): The value of an asset to a particular owner or prospective owner for individual investment or operational objectives. (IVS 104 paragraph 60.1)

Market Rent: 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. (IVS 104 paragraph 40.1)

Market Value: 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. (IVS 104 paragraph 30.1)

Special Assumption: An assumption that either assumes facts that differ from the actual facts existing at the valuation date or that would not be made by a typical market participant in a transaction on the valuation date. (RICS Valuation – Global Standards, 2017)

Appendix 2: General assumptions and conditions applicable to all Valuations

Unless otherwise agreed in writing and /or stated in our report, our Valuation will be carried out on the basis of the following general assumptions and conditions in relation to each Property that is the subject of our 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.

1. That the Property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing and good title can be shown. Should there be any mortgages or charges, we have assumed that the property would be sold free of them. We have not inspected the Title Deeds or Land Registry Certificate.
2. That we have been supplied with all information likely to have an effect on the value of the Property, and that the information supplied to us and summarised in this Report is both complete and correct.
3. That the building(s) has/have been constructed and is/are used in accordance with all statutory and bye-law requirements, and that there are no breaches of planning control and any future construction or use will be lawful.
4. That the Property is not adversely affected, nor 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).
5. That the building(s) is/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 parts of the building(s) 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 Property and our Report do not constitute a building survey or any warranty as to the state of repair of the Property. Our Valuation is on the basis that a building survey would not reveal material defects or cause us to alter our Valuation materially.
6. That there is unrestricted access to the Property and that it is connected, or capable of being connected without undue expense, to the public services of gas, electricity, water, telephones and sewerage.
7. Sewers, mains services and roads giving access to the Property 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.
8. That in the construction or alteration of the building(s) 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.
9. That the Property is free from environmental hazards and has not suffered any land contamination in the past, nor is it 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.
10. That any tenant(s) is/are capable of meeting its/their obligations, and that there are no arrears of rent or undisclosed breaches of covenant.

11. In the case of a Property where we have been asked to value the site under the special assumption that the Property will be developed, there are no adverse site or soil conditions, that the Property is not adversely affected by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 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.
12. We will not make any allowance for any Capital Gains Tax or other taxation liability that might arise upon a sale of the Property.
13. Our Valuation will be exclusive of VAT (if applicable).
14. No allowance will be made for any expenses of realisation.
15. Excluded from our Valuation will be any additional value attributable to goodwill, or to fixtures and fittings which are only of value in situ to the present occupier.
16. 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.
17. In the case of a Property 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 its/their subsequent valuation, or the ability of such a Receiver to realise the value of the property(ies) in either of these scenarios.
18. No allowance will be made for rights, obligations or liabilities arising under the Defective Premises Act 1972, and it will be assumed that all fixed plant and machinery and the installation thereof complies with the relevant UK and EEC legislation.
19. 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 our Report, we are unable to warrant that the information on which we have relied is correct.

Appendix 3: Further General Assumptions applicable to residential Valuations only

The following general assumptions apply to residential property valuations and are in addition to the general assumptions at Appendix 2.

- 1 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 of 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.
- 2 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.
- 3 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.

BASES OF VALUE & GENERAL ASSUMPTIONS AND CONDITIONS

1. Basis of Valuation - definitions

Depreciated Replacement Cost: The current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimisation.

Existing Use Value: 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 acted knowledgeably, prudently and without compulsion, assuming that the buyer is granted vacant possession of all parts of the asset required by the business and disregarding potential alternative uses and any other characteristics of the asset that would cause its market value to differ from that needed to replace the remaining service potential at least cost.

Existing Use Value is to be used only for valuing property that is owner occupied by a business, or other entity, for inclusion in financial statements.

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 property 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 data 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 requirement
- 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"

Fair Value: Valuations based on Fair Value will adopt one of two definitions – depending upon the purpose, namely:

The IVS 2013 definition: The estimated price for the transfer of an asset or liability between identified knowledgeable and willing parties that reflects the respective interests of those parties, or

The IFRS 13 definition: 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.

Gross development value (GDV): The aggregate Market Value of the proposed development assessed on the special assumption that the development is complete as at the date of valuation in the market conditions prevailing at that date.

Investment value: Investment value is the value of an asset to the owner or prospective owner for individual investment or operational purposes.

Market Rent: 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.

Market Value: 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.

2. General assumptions and conditions applicable to all valuations

Unless otherwise agreed in writing, our Valuation will be carried out on the basis of the following general assumptions and conditions in relation to each Property that is the subject of our 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.

1. That the Property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings contained in the Freehold Title. Should there be any mortgages or charges, we have assumed that the property would be sold free of them. We have not inspected the Title Deeds or Land Registry Certificate.
2. That we have been supplied with all information likely to have an effect on the value of the Property, and that the information supplied to us and summarised in this Report is both complete and correct.
3. That the building(s) has/have been constructed and is/are used in accordance with all statutory and bye-law requirements, and that there are no breaches of planning control and any future construction or use will be lawful.
4. That the Property is not adversely affected, nor 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).
5. That the building(s) is/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 parts of the building(s) 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 Property and our Report do not constitute a building survey or any warranty as to the state of repair of the Property.
6. That the Property is connected, or capable of being connected without undue expense, to the public services of gas, electricity, water, telephones and sewerage.
7. That in the construction or alteration of the building(s) no use was made of any deleterious or hazardous materials or techniques, such as high alumina cement, calcium chloride additives, wood wool 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.

8. That the Property has not suffered any land contamination in the past, nor is it 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.
9. That any lessee(s) is/are capable of meeting its/their obligations, and that there are no arrears of rent or undisclosed breaches of covenant.
10. In the case of a Property where we have been asked to value the site under the special assumption that the Property will be developed, there are no adverse site or soil conditions, that the Property is not adversely affected by the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988, 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.
11. We will not make any allowance for any Capital Gains Tax or other taxation liability that might arise upon a sale of the Property.
12. Our Valuation will be exclusive of VAT (if applicable).
13. No allowance will be made for any expenses of realisation.
14. Excluded from our Valuation will be any additional value attributable to goodwill, or to fixtures and fittings which are only of value in situ to the present occupier.
15. 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.
16. In the case of a Property 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 its/their subsequent valuation, or the ability of such a Receiver to realise the value of the properties in either of these scenarios.
17. No allowance will have been made for rights, obligations or liabilities arising under the Defective Premises Act 1972, and it will be assumed that all fixed plant and machinery and the installation thereof complies with the relevant UK and EEC legislation.
18. 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 our Report, we are unable to warrant that the information on which we have relied is correct.

3. Further General Assumptions applicable to residential Valuations only

The following general assumptions apply to residential property valuations. For the avoidance of doubt, these are in addition to the general assumptions at Appendix 2.

1. Where the Property comprises leasehold flats or maisonettes, unless instructed or otherwise aware to the contrary, we will assume that:
 - a) The costs of repairs and maintenance of the building and grounds are shared equitably between the flats and maisonettes.
 - b) There are suitable enforceable covenants between all leaseholders 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 of assumed 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.
2. Where the dwelling is leasehold and it is not possible to inspect the lease or details have not been provided to us, the following further assumptions will be made, unless instructed to the contrary:
 - a) The unexpired term of the lease is 70 years, and no action has been 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 covenants 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 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 2006, 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.
3. 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 make separate insurance arrangements, the leases make provision for mutual enforceability of insurance and repairing obligations.
 - 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.

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