| ELEPHANT & CASTLE - PHA AREA SCHEDULE 25 April 2012 | ASE 2 EXISTING BUILDING | | | | |
|--|--|--|---|--|-------|
| Claydon Residential | GEA (FIGH. Littlessy (86) (62 | Roof Anna | Perimeter Projekt Anna (m²) | Apartment Type Total Crys Cry | 11352 |
| Ashenden Residential Levis Uso Steady Red Septiment Se | GEA (PSI) (VI) (VI) (VI) (VI) (VI) (VI) (VI) (V | Roof-ference Entermel (m2) Balcanies (m2) | Ferinade Selight Ferinade | Apastment Type The 12 to 3 ind 12 ar 10 ar | 11098 |
| Marston Residential Level Uso Residenti Residential Level Residential Good Car Perion Source Reside | GEA (62) (84) (84) | Parof Area (m.2) Extent Welcomp (m.2) Batternier (m.2) | Pisionies (m) Faight (m) Facodo Apes (m) Faight (m) Faight (m) Facodo Apes (m) Facodo | Apartment Type | 5376 |
| Kingshili Residential Leel Use Neider Fred Neider | 6EA (Fig.) Unicody (84) (12) (12) (13) (14) (15) (15) (15) (15) (15) (15) (15) (15 | Roof Ann (n2) Extent (n2) | Petimete | Apprintment type | 11865 |
| Swanborne Residential Level Jan Production NL Bod Level II Residented Level II Residented Level Residented Recurd Cat Previous Residented Recurd Cat Previous Residented Recurd Residented Re | GEA (22) (96) (94) | 755 755 755 756 756 756 756 757 757 758 758 758 | Pentineter Pen | Apastment Type | 5962 |
| Wansey Street Residential Levil Use Residenti Bori Level 3 Residential Level 2 Residential | | | Pscimeter Holgist Fecade Area (n0) (n1) (n2) (n2) (n2) (n3) (n2) (n3) | Apartmann Type | |

| ELEPHAN | T & CASTLE | = PH/AS | E 2 EXI | STING | BUILI | DINGS | | | | | | | | | | | | |
|------------------------------|--|------------------------|--------------------|----------------------------|------------------------------------|--|-------------------|---|-------------------------|---|--------------------|-------------------------|-----------------|--------|-----------------------|---------------------------------------|----------------|---------|
| AREA SCHEI 25 April 2012 | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| Level 1 Graind | Residental Residental | | 10.7 17.12 | | ļ | [| | | <u> </u> | 151 | 2.70 | 40B 502 | [|] | | | 0 | |
| TOTAL | | 1,679 | 2,713 | (000 a)(6) | | 0 | 713 | 100 | | | | 3,725 | | | 35 (2) | | | 1348 |
| | | | | | | | | | | | | | , | | | | | |
| Risborough | l/a | Residential | Residental | Gerages & Plant | Stair Cores & Lift Lobby | Lifts | Roof Area | External Watereys | Bakonies | Perimoter | Height | Facada Arca | 1 bed | | Shed 21 | bed Abed | Total | |
| | | NIA | GÉA | (m2) | (Rir) | (Nr) | (m2) | (m2) | (m2) | (m) | (m) | (m2) | (Typ) 42.0m2 | (f)(F) | (dkb) (dki) | bad 41/ed yp) (Typ) 50m2 (197/e | Units | |
| Roof | <u></u> | | | | | | 1,114 | | | | | | | | 7. | | 1. 1 | |
| Level 3 Level 2 | Residentel Residentel | | 756 758 | | | | | 187 | 204 | 227 227 227 | 2.70 2.70 | 613 613 | | | | | 0 | |
| Lavel 1 Ground TOTAL | Rasidaqte Rasidantal | 3.012 | 991 1912 | | 10 | 0 | 3,113 | 40 | D | 336 | 2,70 2,70 41 | 907 2746 | 15/6700 | | 100 | | 0 | 2892 |
| | | 1 | | | | | | | | | 1 | - Committee | | | | | | <i></i> |
| Chearsley | *************************************** | | | | | | | | | | , | | | Apart | ment Type | |], | |
| Level | îseÜ | Residentel NJA | Residential GEA | Gareges & Plan1 (m2) | Stair Cores & Liž Labby (Nr) | Lifts (Nr) | Roof Area [m2] | Extensil Wateways (m2) | Bolasnies (m2) | Perimalar (m) | Height (m) | Fecade Aree (m2) | 1 bed (Typ) | | ibed 31 (Typ) (T | ed 4)med ye) (Typ) | Total Units | |
| | | | | | | | | | | | | | 42.0m2 | 67,0m2 | 72.0m2 BC | 10m2 107.0; | 7 | |
| Roof Lovel 3 | Residentel | | 1,900 | | | | 2,018 | | | 455 | 2.70 | 1,229 | | | | | | |
| Level 2 Level 1 | Residentel Residental | | 150 362 | | | | | 274 | 514 | 455 455 | 2.70 2.70 | 1,229 1,229 | 3.11 | 1. | İ | | 0 | |
| Ground TOTAL (| Academiel m/l | 1336 | 2(1)? 8,877 | | | | 2,710 | 7/4 | \$14 | 644 | 2.70 01 | 1,739 3,424 | | S21 6 | | 4 77 | 22 | 5946 |
| E | | , | r: | | | | | | | | 1 | | - | | | | المسط | |
| Cuddington | | Residential | Residential | Garages & | Stair Cores& | Lifts | Rocil Area | External | Bakonles | Perimster | Height | Focade | 1 bed | | ment Type I bud 31 | -d 38-1 | Yetat | |
| Lavel | Uso. | NIA | GEA | Plant (m2) | Lift Lobby (Nr) | (Nr) | (m2) | Watevpys (mZ) | (m2) | (m) | (m) | Area (m2) | (Typ) 42.0m2 | {Typ} | [[yp] [[| wd Abac yp) (Typ) 10m2 (1770) | Urits | |
| Roof | | | | | | . | 2,181 | | [| | | | | | | | 1 | |
| Lavel 2 | Residental Residental | | 1572 | | | | | 311 | 577 | 49B 49B | 270 270 | 1,345 1,345 | | | . | | | |
| Lovel 1 Ground TOTAL 1 | Residental Residental | 5.781 | 295) 7,450 | वरकारमञ्जू | | | 2,111 | 311 | \$17 | 498 731 | 2.70 2.70 | 1,345 1,974 5,508 | | 19 | | 9 172 | 0 0 | |
| - Section Section | IIIA) Estatuinia liineesia la | 9.A.A. | | 3500 1 2333 | 5000 10 M SQ AA / A | ************************************** | A,191 | | \$050 90.K 25(0) | 100000000000000000000000000000000000000 | 20000110000 | | | | | | | |
| Brandon St - | Shops / Surgery | / Club Roo | m / Boiler F | louse | | | | | | | | | | | | | | |
| Level | Um | Boiler House | Retail | Surgery | Соголия. Най | Lifts (Nr) | Roof Area (m2) | External Walkvays (mZ) | Balconies (m2) | Pletimoter (m) | Halght (m) | Facade Area (m2) | | | | | | |
| Leve 2 | Community halt Surgery | | | 573 | 573 | j | | 100000000000000000000000000000000000000 | | 59 39 | 2.70 3.00 | 240 267 | | | | | | |
| Level 1 Ground | Retail Retail | | 1,145 573 | | | | | | l | 176 89 | 2.70 2.70 | 475 240 | | | | | | |
| Ground TDTAL (| Boiler House and | 573 573 | 4,746 | //SI3 | 573 | • • • • • • • • • • • • • • • • • • • | 0 | | | 63 | 2.70 | 240 | | | | | | |
| L | | J | 1 | | 1 - 1 | | | | | i | | <u> </u> | | | | | | |
| Other Areas | | 1 | 1 | Corages & | Slair Cores & | Lits | Roof Area | External | Bakonies | Perimeter | Hoight | Facade | | | | | | |
| Level | Usa | Service Station | Housing Office | Plant (m2) | Lift Lobby (Nr) | (Hr) | (m2) | Waliways (m2) | Bakonies (m2) | (m) | (m) | Area (m2) | | | | | | |
| Level 1 Ground | Walkways Petrol Fitting Station Shop | 79 | | | | | | 3918 | | 0 36 | 2.70 3.00 | 108 | | | | | | |
| Ground | Petrol Filling Station Forecourt | 289 | | | | | | | | | | | | | | | | |
| Ground Ground | Housing Office Garage Blooks | | 699 | 2,843 | | | | | | 1162 | 3.00 2.70 | 342 3,137 | | | | | | |
| TOTAL (I | 100 | 360 | 599 | 2843 | 0 | | 0 | 2011 | | | 3010 | 3,387 | | | | | | |
| External Area | a s | | | | | | | | | | | | | | | | | |
| Lavel Ground | Use -Estato Roads | Exteta Roads 17,107 | Soft Landszape | | | | | | | | | | | | | | | |
| Ground SETACL | Soft Landscaping | 17,107 | 75,401 75,401 | 4 | .0 | 3 | 0 | | | | | | | | | | | |
| | | l | | | | | | | | | | | | | | | | |

statement commercial

Heygate - Indicative EUV 04.05.2012 Pricing Schedule

At full rent caps. Low voids.

Assumed Sizes so as to reach circa 62,537 as per the area schedule dated 25.04.2012

| 912-111-12-12-12-12-12-12-12-12-12-12-12- | | , | | _ | | | _ | | | _ | | | _ | , |
|--|----------|----------|------------|----------|-------------|-------------|-------------|-------------|---|---|------|------|---|----------|
| Aggregate MV | | | £4,000,000 | | | £71,940,000 | 622,000,000 | £11,480,000 | | | | | | |
| Est histe | £339 | £348 | £314 | £284 | 6283 | £348 | £314 | £284 | | | | | | |
| - 10 To 10 T | £170,000 | £220,000 | £250,000 | £280,000 | £170,000 | £220,000 | 5269,000 | £280,000 | | | | | | |
| | 4272,00 | 3600,00 | 1184.00 | 720,00 | 22944,00 | 19620,00 | 6512.00 | 3690.00 | | | | | | 62542.00 |
| AMES 23 | 516,67 | 645.83 | 796,53 | 968.75 | 516,67 | 645,83 | 796.53 | 968,75 | | | | | | |
| AraSqR | 48 | 09 | 74 | 06 | 48 | 09 | 74 | 90 | | | | | | |
| Parkovs | 2 | 4 | ş | . 9 | 2 | 4 | 2 | 9 | | | | | | |
| Number of Sedrooms | -1 | 2 | n | 4 | * - | 2 | e e | 4 | • | | | | | |
| Tentre | Priyate | Private | Private | Prívate | Social Rent | Social Rent | Social Rent | Social Rent | | | | | | |
| ağışı. | 89 1b2p | 60 2b4p | 16 3b5p | 8 4p6p | 478 1b2p | 327 2b4p | 88 355 | 41 4p6p | | | | | | |
| Count | В | فا | 1 | | 47 | 32 | 8 | 4 | | | | | | |

Silvers Silvers

Average Rent pu pw 2010/11

Assumed GEA at 79.16% 717,494

| | RENT C/ pu pw zoro/11 | £127.5 | £135.0F | . £142.5 | 6.150.0 | | Average |
|---|---|--|-------------|----------------|-------------|---|------------------------------------|
| | TARGET RENT pu | 1 | £106.23 | 118,41 | 6130.59 | | |
| | TARGET RENT UPLIFT TO 2008/09 | 1,5110 | 1.5110 | 1,5110 | 1,5110 | | |
| | TARGET RENT pu | 559,66 | £70,30 | £78.36 | £86,43 | | |
| | BEDROOM | 6,0 | 1,0 | 1,1 | 1.2 | 1 | |
| | Greater London EPW 1897- 1999 | E354,1 | E354.1 | E354.1 | E354.1 | | |
| | DISCOUNTED (1999) MARKET VALUE PU | 000'893 | 000'863 | £100,000 | £112,000 · | | |
| | DISCOUNT | 40% | 40% | 40% | 40% | | |
| | CURRENT MARKET VALUE PU | DIAMES AND ADDRESS OF THE PARTY | | 建筑 经收益额 | | | £186,880,000 £199,872 |
| | Build Area per Unit | 22,944sq m | 19,620sq m | 6,512sq.m | 3,690sq.m | | MV VP All Slock Average MV (VP) |
| | r Sa FT per unit | 517sg ft | 646sq ft | 797sq ft | 969sg ft | | 567968 |
| | SGM per unit | 48sq.m | 60sq m | 74sn m | 90sq m | | |
| SEL KENIS | Beds | 1 | | 113 | * | | |
| VIED GROSS DEVELOPMENT VALUE - LARGET KENTS | Unit type | Social Rent | Social Rent | Social Rent | Social Rent | | |
| GRUSS DEVELOR | Flat Number | | | | | | |
| 9 | funite | 478 | 327 | 88 | 41 | | 934 |

Target Rent Calculation

| | 2008/16 2018/14 2018 | 2011/2012 19.89 126.70 136.73 14.7.81 15.4.85 | 2012/2013 127.57 135.06 142.57 150.07 157.57 | | | NIA 567,968 | Assumed GE/ 717,494 |
|--|--|--|---|----------------|----------------|----------------|------------------------------|
| Hab Rooms Multipliers Rooms Multipliers Rooms 2. | | | | | | | |
| W 4 2 1 | Target Rent Uplifts Year | Sept | RPI | * | Change | April Rent | Upliff |
| ٥ | 1999 | 166,2 | 1.1% | 1.00% | 2.10% | | |
| Bedroom Weightings Number of Bed Weighting | 2000 2001 | 171.7 | 3.3% 1.7% | 1.00% 0.50% | 4,30% 2,20% | | 3000 - 2001 1.0 |
| 8 C | 2002 2003 | 177.6 182.5 | 1.7% 2.8% | 0.50% | 3.30% | 58,23 59,51 | |
| 2 | 2004 | 188.1 | 3.1% | 0.50% | 3,60% | E 61.47 | 2004-2005 1.1 |
| | 2008 | 200.1 | 3.6% | 0.50% | 4,10% | 65,72 | |
| 5. 1.3 6+ | 2007 2008 | 208.0 218.4 | 5.0% | 0.50% | 4.40% 5.50% | 68.42 71.43 | 007-2008 1.2 008-2009 1.3 |
| | 2009 | 218.4 | -1.4% | 0.50% | %06°0~ | 75.35 | |
| | 2010 | | 4,6% | 0,50% | 5.10% | 74.68 | |
| | 2011 | | 2.5% | 0.50% | 3.00% | £ 78.48 | |
| | 2012 2013 | | 2,5% | 0,50% | 3.00% | £ 80.84 | 2012 - 2013 1.5 |
| | 2014 | | 2,5% | 0.50% | 3.00% | £ 85,76 | |

| | | INFLATED a TARGET RENT TOTAL DW E9,227,82 E16,735,23 | 4277.10 | £36,653.79 £129.52 | | | | | | |
|--|--|--|--------------------------|---|--|-----------------------------------|--------------------------------------|--|--|---|
| | | 10/2-10-10-10-10-10-10-10-10-10-10-10-10-10- | ┦┨┩ ┩┪ | 1 | | | | | | |
| | | RENT GAP pu.pw 2012/2014 £127.57 | £142.67 | Average Rent pu pw 2010/11 | | | | | | |
| | | TARGET RENT PU PW 2012/20131 £111.18 £111.18 | £159.69 | Avera | | | | | | |
| | | TARGET RENT DPLIST ZBORGS 1,61 | 1.51 | | | | Uplift Factor | 1,0000 1,0210 1,0649 1,0883 | | 1,3958 1,4670 1,5110 1,5563 1,6363 |
| | : | 7.44GET RENT 50 1839 25.3.58 25.25 25.25 | £105,68 | | | | | 1999 - 2000 2000 - 2001 2001 - 2002 2002 -2003 2003 - 2004 | 2004 - 2005 2005 - 2006 2006 - 2007 2007 - 2008 2008 - 2009 2009 - 2010 | 2010-2011 2011-2012 2012-2013 2013-2012 2014-2012 |
| | | BEDROOM WEIGHT 0.3 | 1-1 | | | | April Rent | | £ 61.47 £ 63.68 £ 65.72 £ 68.42 £ 71.43 | £ 74.68 £ 78.48 £ 80.84 £ 83,26 £ 85,78 |
| | : | Community (BEDRODI) FEWAY BEATRIES (WEIGHT F2864 1 | £354.1 | | | | Change | 2.10% 4.30% 2.20% 3.30% | 3.50% 3.20% 4.10% 5.50% -0.90% | 5,10% 3,00% 3,00% 3,00% 3,00% |
| | į | DISCOUNTED (1999) MARKET VALUEPU) E111-150 E111-150 | £184,680 | | | | % + | 1,00% 1,00% 0,50% 0,50% | 0.50% 0.50% 0.50% 0.50% 0.50% | 0,50% 0,50% 0,50% 0,50% 0,50% |
| | DISBBDWY, #ACTOR 40% 40% 40% 40% | 40% | £108,861,500 £377,602 | 2012/2013 127.67 135.06 142.57 150.07 157.67 165.07 | | RPI | 1.1% 3,3% 1.7% 1.7% 2.8% | 9.1% 9.5% 9.9% 5.0% | 4,6% 2.5% 2.5% 2.5% | |
| | | CURRENT WARKET VALUE FOUR E282.500 E282.500 E280.000 E280.000 | £486,000 | MV VP All Stock Average MV (VP) | (1988) (1988) (1987) (1987) (1978) (1978) | | Sept 164.4 | 166.2 171.7 174.6 177.6 182.5 | 188.1 193.1 200.1 218.4 218.4 | |
| | | Hulld Avar per Uhlf 4.233sg m 8.496sg m 4.472sg m | 3,197sq m | 219557 | 20,044 116.27 125.31 185.26 186.24 188.27 | | Target Rent Upliffs Year 1998 | 1999 2000 2001 2002 2003 | 2004 2005 2006 2007 2008 2008 | 2010 2011 2012 2013 2014 |
| W | | 50 FT pm Unit 549sq ft 775sq ft 926sq ft | 1,147sq ft | | 11273 11273 11636 12586 15281 14527 | | Ţ <u></u> | | | |
| at SC level | GET RENTS | SCM: per unit 51.00 72.00 86.00 | 106,65 | 20397,5 | 407.86 47.57.86 105.96 105.90 105.90 105.90 | | | | | |
| ial Rent + SO a | R MENT VALUE - TAF | 8 6 7 7 6 8 6 9 6 9 6 9 6 9 6 9 6 9 6 9 6 9 9 9 9 | | | 10208 10286 113.68 113.68 12.43 12.44 | | | | | |
| Heygate Masterplan 20,04,2012 Policy Compliant - Social Rent + SO at SC levels | Target Rent Calculation RENTED GROSS DEVELOPMENT VALUE - TARGET RENTS | No ef units Unit type 83 118 2040 62 3869 | 3b townhouse6p | | 200607 07.63 10.36 116.38 116.08 120.83 | fullibilers Multipliers 2 2 3 | - a . a . o | Unlings Welgheng 0.8 0.9 | 1.3 | |
| Heygate 20.04,20 Policy C | Target R RENTED | No of units 83 118 118 52 | 3 | 697 | Rent Cabs | Hab Rooms Mulifibliers Rooms Muli | 4 4 | Bedroom Weightings Number of Bed Weightings 0 0 0 | 0 4 m + | |