



## YORKSHIRE HOUSING FINANCE PLC

(incorporated in England and Wales with limited liability under the Companies Act 2006, registered number 9227343)

**£200,000,000 4.125 per cent. Secured Bonds due 2044**

**(including £60,000,000 in principal amount of Retained Bonds)**

**Issue Price: 98.175 per cent.**

The £200,000,000 4.125 per cent. Secured Bonds due 2044 (including £60,000,000 in principal amount of Retained Bonds) (the "**Bonds**") are issued by Yorkshire Housing Finance plc (the "**Issuer**").

Application has been made to the Financial Conduct Authority in its capacity as competent authority (the "**UK Listing Authority**") for the whole class of Bonds (including any Retained Bonds) to be admitted to the Official List of the UK Listing Authority and to the London Stock Exchange plc (the "**London Stock Exchange**") for the whole class of Bonds (including any Retained Bonds) to be admitted to trading on the London Stock Exchange's regulated market. The London Stock Exchange's regulated market is a regulated market for the purposes of Directive 2004/39/EC (the "**Markets in Financial Instruments Directive**").

**An investment in the Bonds involves certain risks. For a discussion of these risks see "Risk Factors".**

Subject as set out below, the net proceeds from the issue of the Bonds, or in the case of £60,000,000 in principal amount of the Bonds (the "**Retained Bonds**") which will be immediately purchased by the Issuer on the Issue Date (as defined below) the net proceeds of the sale of the Bonds to a third party, will be advanced by the Issuer to Yorkshire Housing Limited (formerly known as Yorkshire Community Housing Limited) (the "**Original Borrower**") pursuant to a bond loan agreement between the Original Borrower and the Issuer to be dated on or around the Issue Date (the "**Original Loan Agreement**") to be applied in accordance with the Original Borrower's charitable objects. The Aggregate Funded Commitment (as defined in the Original Loan Agreement) may be drawn in one or more drawings, each in a principal amount up to an amount which corresponds to the sum of (i) the Minimum Value of the Initial Properties (as defined below) and (ii) the Minimum Value of any Additional Properties (as defined below) which have been charged in favour of the Security Trustee (as defined below), for the benefit of the Issuer, (the "**Additional Properties**") less the principal amount of all previous drawings in respect of the Aggregate Funded Commitment (subject, in the case of each Borrower (as defined below) to the maximum of its respective Commitment (as defined below)). For so long as insufficient security has been granted by the Original Borrower in favour of the Security Trustee for the benefit of the Issuer to permit the drawing of the Aggregate Funded Commitment in full or the Original Borrower has not otherwise drawn any part of the Aggregate Funded Commitment, the amount of the Aggregate Funded Commitment that remains undrawn shall be retained in a charged account (the "**Initial Cash Security Account**") of the Issuer in accordance with the terms of the Account Agreement (and may be invested in Permitted Investments (as defined below) (the "**Retained Proceeds**"). For the avoidance of doubt, in the event that the Original Borrower has not drawn any part of the Aggregate Funded Commitment on the Issue Date, the Retained Proceeds at that date shall be the entire amount of the Aggregate Funded Commitment. Any Retained Proceeds (including any net sale proceeds from a sale by the Issuer of Retained Bonds (less any Retained Bond Premium Amount (as defined below) once received by the Issuer) and any net issue proceeds from a further issue of Bonds pursuant to Condition 19 (*Further Issues*)) shall be advanced to the Original Borrower and/or any other charitable Registered Provider of Social Housing of the Original Borrower Group (as defined below) that have acceded to the Security Trust Deed as a borrower in accordance with the terms thereto (together, the "**Additional Borrowers**" and each an "**Additional Borrower**", and together with the Original Borrowers the "**Borrowers**", and each a "**Borrower**") at a later date pursuant to the Original Loan Agreement or an additional bond loan agreement between an Additional Borrower and the Issuer (each an "**Additional Loan Agreement**" and together with the Original Loan Agreement the "**Loan Agreements**" and each a "**Loan Agreement**", to the extent that Properties of a corresponding value have been charged in favour of the Security Trustee for the benefit of the Issuer and, if applicable, subject to the sale by the Issuer of Retained Bonds and/or the issue by the Issuer of further Bonds.

Interest on the Bonds is payable semi-annually in arrear in equal instalments on 30 April and 31 October (each an "**Interest Payment Date**") in each year at the rate of 4.125 per cent. per annum, commencing on 30 April 2015, as described in Condition 7 (*Interest*). Payments of principal of, and interest on, the Bonds will be made without withholding or deduction on account of United Kingdom taxes unless required by law. In the event that any such withholding or deduction is so required, the Issuer may opt to gross up payments due to the Bondholders in respect thereof as described in Condition 10 (*Taxation*).

The Bonds may be redeemed at any time, in whole or in part, upon the prepayment by a Borrower of the corresponding portion of its loan (each a "**Loan**") in accordance with the terms of its Loan Agreement at the higher of par and an amount calculated by reference to the sum of (i) the yield on the relevant outstanding United Kingdom government benchmark gilt having the nearest maturity to that of the Bonds and (ii) 0.20 per cent., together with accrued interest. The Bonds will also be redeemed in full at their principal amount, plus accrued interest, (i) in the event of a mandatory prepayment of a Loan following the relevant Borrower ceasing to be a Registered Provider of Social Housing (other than if such Borrower regains its status as a Registered Provider of Social Housing within 180 days, or an equivalent Commitment is put in place with another Borrower, and the Bondholders do not elect to exercise the Bondholder Put Option (as described below) or a Loan becoming repayable as a result of a Loan Event of Default (as defined in each Loan Agreement) or (ii) in the event of any withholding or deduction on account of United Kingdom taxes being required and the Issuer not opting to pay (or having so opted to pay, having subsequently notified the Bond Trustee (as defined below) of its intention to cease to pay) additional amounts in respect of such withholding or deduction. In addition, Bondholders may require the Issuer to procure that a member of the Original Borrower Group (as defined herein) purchases their Bonds, subject to and in accordance with Condition 9.10 (*Bondholder Put Option*), following a breach by the Borrowers of the Interest Cover Test (as defined in the Loan Agreements) or if a Commitment is put in place with a different Borrower, following an existing Borrower ceasing to be a Registered Provider of Social Housing.

Unless previously redeemed, or purchased and cancelled, the Bonds will be redeemed at their principal amount on 31 October 2044 (the "**Maturity Date**").

The Original Borrower has been assigned a credit rating of "A2" by Moody's Investors Service Limited ("**Moody's**"), and it is expected that the Bonds will also be rated "A2" by Moody's. These ratings may not reflect the potential impact of all risks related to the structure, market and other factors that may affect the value of the Bonds. A rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension or withdrawal at any time by the assigning rating organisation. Moody's is established in the European Union and registered under Regulation (EC) No. 1060/2009 (as amended). As such Moody's is included in the list of credit rating agencies published by the European Securities and Markets Authority on its website in accordance with such Regulation.

The Bonds will be issued in denominations of £100,000 and integral multiples of £1,000 in excess thereof.

The Bonds will initially be represented by a temporary global bond (the "**Temporary Global Bond**"), without interest coupons, which will be deposited on or about 31 October 2014 (the "**Closing Date**") with a common safekeeper for Euroclear Bank S.A./N.V. ("**Euroclear**") and Clearstream Banking, *société anonyme* ("**Clearstream, Luxembourg**"). Interests in the Temporary Global Bond will be exchangeable for interests in a permanent global bond (the "**Permanent Global Bond**") and, together with the Temporary Global Bond, the "**Global Bonds**"), without interest coupons, on or after 10 December 2014 (the "**Exchange Date**"), upon certification as to non-U.S. beneficial ownership. Interests in the Permanent Global Bond will be exchangeable for definitive Bonds only in certain limited circumstances. See "*Form of the Bonds and Summary of Provisions relating to the Bonds while in Global Form*".

### **Joint Bookrunners**

**Santander Global Banking & Markets**

**The Royal Bank of Scotland**

The date of this Prospectus is 29 October 2014.

This Prospectus comprises a prospectus for the purposes of Directive 2003/71/EC, as amended (the "Prospectus Directive").

The Issuer accepts responsibility for the information contained in this Prospectus. To the best of the knowledge of the Issuer (having taken all reasonable care to ensure that such is the case) the information contained in this Prospectus is in accordance with the facts and does not omit anything likely to affect the import of such information. The quotes and figures given by the Nationwide House Price Index referred to in the risk factor entitled "*Housing Market Downturn Risk*" in the section "*Risk Factors*" were obtained from [www.nationwide.co.uk/hpi/](http://www.nationwide.co.uk/hpi/). The Issuer confirms that such quotes and figures have been accurately reproduced and that, as far as the Issuer is aware and is able to ascertain from information published by Nationwide, no facts have been omitted which would render the reproduced figures inaccurate or misleading. The figures referred to in the Valuation Report in the sections entitled "*The Property Market – General Market Summary*", "*Existing Use Value for Social Housing – Valuation Approach*" and "*Market Commentary*" were obtained from the Halifax House Price Index, HM Revenue & Customs, the Homes and Communities Agency, Hometrack, the Nationwide House Price Index, the Royal Institution of Chartered Surveyors and Social Housing. The Issuer confirms that such figures have been accurately reproduced and that, as far as the Issuer is aware and is able to ascertain from information published by Halifax House Price Index, HM Revenue & Customs, the Homes and Communities Agency, Hometrack, the Nationwide House Price Index, the Royal Institution of Chartered Surveyors and Social Housing Magazine, no facts have been omitted which would render the reproduced figures inaccurate or misleading.

The Original Borrower accepts responsibility for the information contained in the sections "*Description of the Original Borrower*" and "*Financial Statements of the Original Borrower*", the information contained under the heading "*Factors which may affect the Original Borrower's ability to fulfil its obligations under the Original Loan Agreement*" in the section headed "*Risk Factors*" and the information relating to it under the headings of "*Material or Significant Change*" and "*Litigation*" in the section headed "*General Information*" and, to the best of its knowledge (having

No person is or has been authorised by the Issuer, the Original Borrower, the Joint Bookrunners or the Bond Trustee to give any information or to make any representation not contained in or not consistent with this Prospectus or any other information supplied in connection with the offering of the Bonds and, if given or made, such information or representation must not be relied upon as having been authorised by the Issuer, the Original Borrower, the Joint Bookrunners or the Bond Trustee.

To the fullest extent permitted by law, none of the Joint Bookrunners or the Bond Trustee accepts any responsibility for the contents of this Prospectus or for any other statement made or purported to be made by it or on its behalf in connection with the Issuer, the Original Borrower or the issue and offering of the Bonds. Each of the Joint Bookrunners and the Bond Trustee accordingly disclaims all and any liability whether arising in tort or contract or otherwise which it might otherwise have in respect of this Prospectus or any such statement.

Neither this Prospectus nor any other information supplied in connection with the Bonds (a) is intended to provide the basis of any credit or other evaluation or (b) should be considered as a recommendation by the Issuer, the Original Borrower, the Joint Bookrunners or the Bond Trustee that any recipient of this Prospectus or any other information supplied in connection with the Bonds should purchase any Bonds. Each investor contemplating purchasing any Bonds should make its own independent investigation of the financial condition and affairs, and its own appraisal of the creditworthiness, of the Issuer and the Original Borrower. Neither this Prospectus nor any other information supplied in connection with the offering of the Bonds constitutes an offer or invitation by or on behalf of the Issuer, the Original Borrower, the Joint Bookrunners or the Bond Trustee to any person to subscribe for or to purchase the Bonds.

Neither the delivery of this Prospectus nor the offering, sale or delivery of the Bonds shall in any circumstances imply that the information contained herein concerning the Issuer or the Original Borrower is correct at any time subsequent to the date hereof or that any other information supplied in connection with the offering of the Bonds is correct as of any time subsequent to the date indicated in the document containing the same. The Joint Bookrunners and the Bond Trustee expressly do not undertake to review the financial condition or affairs of the Issuer or the Original Borrower during the life of the Bonds or to advise any investor in the Bonds of any information coming to their attention.

The Bonds have not been and will not be registered under the United States Securities Act of 1933, as amended (the "Securities Act") and are subject to U.S. tax law requirements. Subject to certain exceptions, the Bonds may not be offered, sold or delivered within the United States or to, or for the account or benefit of, U.S. persons. For a further description of certain restrictions on the offering and sale of the Bonds and on distribution of this document, see "*Subscription and Sale*" below.

This Prospectus does not constitute an offer to sell or the solicitation of an offer to buy any Bonds in any jurisdiction to any person to whom it is unlawful to make the offer or solicitation in such jurisdiction. The distribution of this Prospectus and the offer or sale of Bonds may be restricted by law in certain jurisdictions. The Issuer, the Original Borrower, the Joint Bookrunners and the Bond Trustee do not represent that this Prospectus may be lawfully distributed, or that the Bonds may be lawfully offered or sold, in compliance with any applicable registration or other requirements in any such jurisdiction, or pursuant to an exemption available thereunder, or assume any responsibility for facilitating any such distribution or offering. In particular, no action has been taken by the Issuer, the Original Borrower, the Joint Bookrunners or the Bond Trustee which is intended to permit a public offering of any Bonds or the distribution of this Prospectus in any jurisdiction where action for that purpose is required. Accordingly, no Bonds may be offered or sold, directly or indirectly, and neither this Prospectus nor any advertisement or other offering material may be distributed or published in any jurisdiction, except under circumstances that will result in compliance with any applicable laws and regulations. Persons into whose possession this Prospectus or any Bonds may come must inform themselves about, and observe, any such restrictions on the distribution of this Prospectus and the offering and sale of Bonds. In particular, there are restrictions on the distribution of this Prospectus and the offer or sale of Bonds in the United States and the United Kingdom (see "*Subscription and Sale*").

Prospective purchasers of Bonds should ensure that they understand the nature of the Bonds and the extent of their exposure to risk, that they have sufficient knowledge, experience and access to

professional advisers to make their own legal, tax, accounting and financial evaluation of the merits and the risks of investment in the Bonds and that they consider the suitability of the Bonds as an investment in light of their own circumstances and financial condition.

**IN CONNECTION WITH THE ISSUE OF THE BONDS, BANCO SANTANDER, S.A. AS STABILISING MANAGER (THE "STABILISING MANAGER") (OR PERSONS ACTING ON BEHALF OF THE STABILISING MANAGER) MAY OVER-ALLOT BONDS OR EFFECT TRANSACTIONS WITH A VIEW TO SUPPORTING THE MARKET PRICE OF THE BONDS AT A LEVEL HIGHER THAN THAT WHICH MIGHT OTHERWISE PREVAIL. HOWEVER, THERE IS NO ASSURANCE THAT THE STABILISING MANAGER (OR PERSONS ACTING ON BEHALF OF THE STABILISING MANAGER) WILL UNDERTAKE STABILISATION ACTION. ANY STABILISATION ACTION MAY BEGIN ON OR AFTER THE DATE ON WHICH ADEQUATE PUBLIC DISCLOSURE OF THE TERMS OF THE OFFER OF THE BONDS IS MADE AND, IF BEGUN, MAY BE ENDED AT ANY TIME, BUT IT MUST END NO LATER THAN THE EARLIER OF 30 DAYS AFTER THE ISSUE DATE OF THE BONDS AND 60 DAYS AFTER THE DATE OF THE ALLOTMENT OF THE BONDS. ANY STABILISATION ACTION OR OVER-ALLOTMENT MUST BE CONDUCTED BY THE STABILISING MANAGER (OR PERSONS ACTING ON BEHALF OF THE STABILISING MANAGER) IN ACCORDANCE WITH ALL APPLICABLE LAWS AND RULES.**

All references in this Prospectus to "Sterling" and "£" refer to pounds sterling.

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## OVERVIEW

relevant Loan Agreement at the higher of par and an amount calculated by reference to the sum of (i) the yield on the relevant outstanding UK Government benchmark conventional gilt having the nearest maturity to that of the Bonds and (ii) 0.20 per cent., together with accrued interest.

Early Redemption for Tax Reasons:

The Issuer shall redeem the Bonds in whole, but not in part, at their principal amount, together with any interest accrued, if, as a result of any actual or proposed change in tax law, the Issuer determines that it would be required to make a withholding or deduction on account of tax in respect of payments to be made by it in respect of the Bonds and the Issuer does not opt to pay additional amounts pursuant to Condition 10.2 (*No obligation to pay additional amounts*) or, having so opted, notifies the Bond Trustee of its intention to cease paying such additional amounts.

Mandatory Early Redemption:

If a Loan becomes repayable:

- (a) as a result of a Loan Event of Default; or
- (b) following a Borrower ceasing to be a Registered Provider of Social Housing (other than if the relevant Borrower regains its status as a Registered Provider of Social Housing within 180 days),

then (unless the Issuer has agreed with another Borrower to increase its Commitment by the relevant amount of the Loan to be prepaid not later than the date on which the relevant amount of Bonds would otherwise be redeemed), the Issuer shall redeem the Bonds in an aggregate principal amount equal to the principal amount of the relevant Loan at their principal amount, plus accrued interest.

A "**Loan Event of Default**" includes non-payment, breach of other obligations, cross-acceleration in an amount equal to or in excess of £10,000,000 or its equivalent in other currencies, winding-up, cessation of business, insolvency, unlawfulness and breach of the asset cover ratio, as set out in Clause 16 (*Default*) of the Original Loan Agreement (or as will be set out in the corresponding clause of each Additional Loan Agreement) and described further in "*Description of the Loan Agreements*".

Bondholder Put Option:

Within 30 days of (i) the Issuer becoming aware of any failure of the Borrowers to comply with the Interest Cover Test or (ii) the Issuer agreeing with a Borrower to increase its Commitment, following another Borrower ceasing to be a Registered Provider of Social Housing, the Issuer shall convene a meeting of Bondholders to consider, by Extraordinary Resolution and in accordance with Condition 17 (*Meetings of Bondholders, Modification and Waiver*), whether or not to approve the ability of Bondholders to exercise the put option described in Condition 9.10 (*Bondholder Put Option*).

If the Bondholders approve such Extraordinary Resolution, then any Bondholder may, within 30 days of such approval, give an irrevocable notice to the Issuer of such Bondholder's decision to require the Issuer to procure that a member of the Original Borrower Group purchases all of the Bonds owned by such Bondholder on the day falling 45 days after the date on which

the Extraordinary Resolution was so approved (the "**Put Option Date**").

On the Put Option Date, the Issuer shall procure that a member of the Original Borrower Group purchases, in whole (but not in part), all of the Bonds in respect of which the relevant Bondholders have exercised the Bondholder Put Option, at their principal amount plus an amount equal to accrued interest to (but excluding) the Put Option Date.

Purchase:

The Retained Bonds will be immediately purchased by the Issuer on the Issue Date.

The Issuer, any Borrower and any other member of the Original Borrower Group may also purchase Bonds at any time in the open market or otherwise at any price.

Any Bonds so purchased by a Borrower or any other member of the Original Borrower Group may be surrendered to the Issuer for cancellation in consideration for an amount equal to the principal amount of the Bonds being surrendered being deemed to be prepaid under the Loan Agreement specified by such Borrower or other member of the Original Borrower Group or, to the extent that the relevant Loan is not then outstanding, an amount of the Undrawn Commitment (as defined below) equal to the principal amount of the Bonds surrendered being deemed to be cancelled.

Retained Bonds:

Pursuant to the terms of the Retained Bond Custody Agreement, the Retained Bond Custodian will hold the Retained Bonds on the Issuer's behalf (see "*Account Agreement, Custody Agreement and Retained Bond Custody Agreement*" below), and the Issuer has instructed the Retained Bond Custodian to waive its rights to receive payments (of interest, principal or otherwise) on the Retained Bonds for so long as the Retained Bonds are held on the Issuer's behalf. Such waiver may not be revoked without the consent of the Bond Trustee.

Pursuant to the Bond Trust Deed, the Issuer has covenanted with the Bond Trustee that it will, immediately prior to a sale of any Retained Bonds by the Issuer, deliver to the Bond Trustee a certificate in writing signed by two directors of the Issuer addressed to the Bond Trustee confirming that, immediately following the sale of such Retained Bonds, the Borrowers will be in compliance with the Asset Cover Test. For the purpose of giving such confirmation, the Issuer will require the Borrowers to deliver a Retained Bond Compliance Certificate pursuant to each Loan Agreement, as described further in "*Description of the Loan Agreements*".

The Retained Bonds may only be held on the Issuer's behalf until (but not including) the date falling five years after the Issue Date, and the Issuer must therefore sell the Retained Bonds within that five-year period, or else any Retained Bonds that have not been so sold will be cancelled in accordance with Condition 9.9 (*Cancellation of purchased or redeemed Bonds*).

Events of Default:

Following an Event of Default, the Bond Trustee may, and if so requested by the holders of at least one-fourth in principal amount of the Bonds then outstanding shall (subject to it being secured and/or indemnified and/or pre-funded to its satisfaction



and, upon certain events, the Bond Trustee having certified to the Issuer that such event is, in its opinion, materially prejudicial to the interests of the Bondholders), give notice to the Issuer and the Bonds shall become immediately due and repayable at their aggregate principal amount together with accrued interest.

The Events of Default include, *inter alia*, non-payment of any principal and interest due in respect of the Bonds, failure of the Issuer to perform or observe any of its other obligations under the Conditions and the Bond Trust Deed, insolvency, unlawfulness and acceleration, or non-payment, in respect of other indebtedness in an aggregate amount equal to or in excess of £10,000,000 (or its equivalent).

Upon the Bonds becoming repayable prior to the Maturity Date (other than as a result of a prepayment or termination of a Loan Agreement), each Borrower is required to prepay its Loan in full together with accrued interest and commitment fee to and including the date of redemption. The Borrowers are also required to pay to the Issuer, within three Business Days of demand, the Issuer's costs, expenses and liabilities throughout the life of the Bonds.

Issuer Security:

The Issuer's obligations in respect of the Bonds are secured pursuant to the Issuer Security Deed in favour of the Bond Trustee for the benefit of itself and the Bondholders and the other Issuer Secured Creditors by the following (the "**Issuer Security**"):

- (a) an assignment by way of security of the Issuer's rights, title and interest arising under the Loan Agreements, the Accession Deed, the Security Trust Deed, the Legal Mortgages, the Agency Agreement, the Custody Agreement and the Account Agreement;
- (b) a charge by way of first fixed charge over all moneys and/or securities from time to time standing to the credit of the Transaction Account, the Ongoing Cash Security Account, the Initial Cash Security Account and the Custody Account and all debts represented thereby; and
- (c) a charge by way of first fixed charge over the Paying Agents' obligation to repay to the Issuer all sums held from time to time by the Paying Agents for the payment of principal or interest in respect of the Bonds and not otherwise claimed.

Initial Cash Security Account:

For so long as insufficient security has been granted by the Borrowers in favour of the Security Trustee for the benefit of the Issuer to permit the drawing of the Aggregate Funded Commitment in full or the Borrowers have not otherwise drawn any part of the Aggregate Funded Commitment, the amount of the Aggregate Funded Commitment that remains undrawn shall

For the avoidance of doubt, in the event that the Original Borrower has not drawn any part of the Original Commitment on the Issue Date, the Retained Proceeds at that date shall be the entire amount of the Original Commitment (less any amount which is to be funded by a sale of Retained Bonds). Any Retained Proceeds shall be advanced to one or more Borrowers at a later date pursuant to the relevant Loan Agreement to the extent that Properties of a corresponding value have been charged in favour of the Security Trustee for the benefit of the Issuer and, if applicable, subject to the sale by the Issuer of Retained Bonds.

Funds standing to the credit of the Initial Cash Security Account may: (a) be held on deposit, in which case they shall accrue interest at a rate notified from time to time by the Account Bank to the Issuer pursuant to the Account Agreement or (b) be invested in Permitted Investments in accordance with the Custody Agreement. See "*Permitted Investments*" below.

Pursuant to the Loan Agreements, each Borrower shall pay to the Issuer a commitment fee in respect of its Undrawn Commitment on each Loan Payment Date in an amount equal to its *pro rata* share of (a) the aggregate of the interest payable by the Issuer under the Bonds on the following Interest Payment Date less (b) the interest received from the Borrowers under the Loan Agreements on such Loan Payment Date and the interest otherwise received by the Issuer in respect of the Retained Proceeds during that period (including, but not limited to, any income received in respect of any Permitted Investments in which any Retained Proceeds are, for the time being, invested).

See "*Description of the Loan Agreements*" below.

Ongoing Cash Security Account:

Pursuant to the Loan Agreements, each Borrower is required to procure that, *inter alia*, the specified asset cover ratio is maintained (see "*Description of the Loan Agreements*" below). In the event that the value of any Mortgaged Property is insufficient to maintain the asset cover ratio, the Borrowers may deposit moneys into the Ongoing Cash Security Account. Such moneys will be charged in favour of the Bond Trustee pursuant to the terms of the Issuer Security Deed.

Funds standing to the credit of the Ongoing Cash Security Account may: (a) be held on deposit, in which case they shall accrue interest at a rate notified from time to time by the Account Bank to the Issuer pursuant to the Account Agreement or (b) be invested in Permitted Investments in accordance with the Custody Agreement. See "*Permitted Investments*" below.

Moneys standing to the credit of the Ongoing Cash Security Account may be withdrawn (a) to be applied in the acquisition of Property to be charged in favour of the Security Trustee for the benefit of the Issuer or (b) to the extent that the asset cover ratio would not be breached immediately after such withdrawal.

Permitted Investments:

Permitted Investments shall consist of:

- (a) deposits with any United Kingdom bank or building society subject to such bank or building society having long term senior unsecured debt credit ratings of not

less than "A" from Standard & Poor's Credit Market Services Europe Limited ("**S&P**"), "A" from Fitch Ratings Ltd ("**Fitch**") or "A2" from Moody's;

- (b) deposits with any non-United Kingdom bank subject to such bank having long term senior unsecured debt credit ratings of not less than "AA" from S&P or "Aa2" from Moody's;
- (c) full recourse debt instruments with a maturity no later than the earlier of (i) the date falling 5 years after the date of purchase and (ii) 31 October 2044 that are issued by EU credit institutions having long term senior unsecured debt credit ratings of not less than "AAA" from S&P or "Aaa" from Moody's that are fully secured or "covered" by a pool of on-balance sheet collateral;
- (d) securities with a maturity no later than the earlier of (i) the date falling 5 years after the date of purchase and (ii) 31 October 2044 that are issued by supranational agencies having long term senior unsecured debt credit ratings of not less than "AAA" from S&P or "Aaa" from Moody's;
- (e) money market funds having long term senior unsecured debt credit ratings of not less than "AAAm" from S&P, "Aaa-mf" from Moody's or "AAAmf" from Fitch; and
- (f) direct obligations of the United Kingdom or of any agency or instrumentality of the United Kingdom which are guaranteed by the United Kingdom with a maturity no later than 31 October 2044,

**provided that** (i) in all cases, such investment shall be an investment which is denominated in Sterling and (ii) in the case of (a) to (e), no more than £20,000,000 shall be deposited with any one institution or invested in any one security.

In the event that any Permitted Investments are sold to fund a drawing by a Borrower pursuant to a Loan Agreement and such sale results in a loss realised by the Issuer, such drawing to be made by the Issuer to the relevant Borrower pursuant to the relevant Loan Agreement shall be advanced in an amount equal to the Actual Advance Amount (as defined in each Loan Agreement) (which may be a discount to the principal amount requested).

In the event that any Permitted Investments are sold to fund an advance to a Borrower pursuant to a Loan Agreement and such sale results in a gain realised by the Issuer (such gain, the "**Permitted Investment Profit**"), the Issuer shall advance moneys to such Borrower at the principal amount requested and shall make one or more gift aid payments to a charitable member of the Original Borrower Group (a "**Charitable Group Member**") in an amount equal to the Permitted Investment Profit.

Immediately prior to the end of each accounting period, to the extent that the Issuer would otherwise be required to recognise

a profit for tax purposes in respect of its Permitted Investments and/or Retained Bonds as a result of the movement in the fair value recognised in its accounts of such Permitted Investments and/or Retained Bonds for that accounting period, the Issuer shall sell Permitted Investments in an aggregate amount equal to the Accounting Profit (as defined in each Loan Agreement) and shall, make a gift aid payment or any Charitable Group Member in an amount equal to the Accounting Profit.

See "*Description of the Loan Agreements – Facility*".

Account Agreement, Custody Agreement and Retained Bond Custody Agreement:

The Issuer has appointed Citibank, N.A., London Branch as its Account Bank pursuant to the Account Agreement, its Custodian pursuant to the Custody Agreement and its Retained Bond Custodian in respect of the Retained Bonds pursuant to the Retained Bond Custody Agreement.

Pursuant to the Account Agreement, the Account Bank shall maintain three accounts for the Issuer in respect of the Bonds: the Transaction Account, the Initial Cash Security Account and the Ongoing Cash Security Account. Pursuant to the Account Agreement and the Bond Trust Deed, the Issuer has entered into certain covenants in respect of the moneys which may be credited to and debited from each Account.

Pursuant to the Custody Agreement, the Custodian shall, subject to receipt of such documents as it may require, open the Custody Account (consisting of the Ongoing Cash Security Custody Sub-Account, the Initial Cash Security Custody Sub-Account, the Ongoing Cash Security Cash Sub-Account and the Initial Cash Security Cash Sub-Account). The Issuer has authorised the Custodian to make payments and delivery out of the Custody Account only for the purpose of any acquisition or sale of Permitted Investments or as set out therein as directed by the Issuer.

Pursuant to the Retained Bond Custody Agreement, the Retained Bond Custodian shall, subject to receipt of such documents as it may require, open the Retained Bond Custody Account (consisting of the Retained Bond Custody Sub-Account and the Retained Bond Cash Sub-Account). The Retained Bond Custodian has agreed not to effect a transfer of any Retained Bonds except with the prior written consent of the Bond Trustee, and the Issuer has authorised the Retained Bond Custodian to make other payments and delivery out of the Retained Bond Custody Account only as set out therein.

See "*Description of the Account Agreement, the Custody Agreement and the Retained Bond Custody Agreement*" below.

Guarantee and Indemnity:

Pursuant to the Loan Agreements, the Original Borrower has (and each Additional Borrower will have) irrevocably and unconditionally:

- (a) guaranteed to the Issuer the punctual performance by each other Borrower of all such Borrowers' obligations under, *inter alia*, their respective Loan Agreements, the Security Trust Deed and their respective Legal Mortgages, other than each other Borrower's obligations to repay principal and any prepayment premium thereon pursuant to their respective Loan

Agreements (such amounts being, the **Guaranteed Interest and Fee Amounts**);

- (b) undertaken with the Issuer that, whenever any other Borrower does not pay any Guaranteed Interest and Fee Amounts when due under, its respective Loan Agreement, the Security Trust Deed or its respective Legal Mortgages, it must, immediately on demand by the Security Trustee and/or the Issuer, pay the Guaranteed Interest and Fee Amounts as if it were the principal obligor;
- (c) undertaken with the Issuer that, to the extent that the proceeds of the enforcement of the Underlying Security are insufficient to satisfy the Borrowers' obligations under their respective Loan Agreements in full (the shortfall being, the **Guaranteed Principal Amount**), it must, immediately on demand by the Security Trustee and/or the Issuer, pay the Guaranteed Principal Amount as if it were the principal obligor; and
- (d) agreed to indemnify the Issuer immediately on demand against any loss or liability suffered by the Issuer if any obligation guaranteed by it is or becomes illegal or invalid.

Underlying Security:

Pursuant to the Legal Mortgages and the Security Trust Deed, the Original Borrower has (and each of the other Borrowers will, if agreed with the Issuer, and in the case of the Borrowers other than the Original Borrower upon such entities becoming Borrowers in accordance with the terms of the Security Trust Deed, have) created first legal mortgages over all of the Borrower's right, title and interest from time to time in the Mortgaged Property (as defined in the Legal Mortgages) in favour of the Security Trustee for the benefit of itself and the Issuer (the "**Underlying Security**"). Until a Loan Event of Default has occurred and is outstanding, each Borrower shall be entitled to exercise all its rights under or in connection with the Mortgaged Properties save to the extent expressly provided pursuant to the Legal Mortgages and the Security Trust Deed.

The Issuer has secured its rights, title and interest in respect of the Underlying Security in favour of the Bond Trustee pursuant to the Issuer Security Deed.

See "*Description of the Legal Mortgages and the Security Trust Deed*" below.

Addition, substitution and release of Charged Properties:

The Security Trust Deed provides that the Borrowers and the Issuer shall agree the allocation of properties which shall comprise the Issuer's Designated Security in respect of each Loan Agreement. All properties which are not Designated Security shall form the Undesignated Security.

Pursuant to the Loan Agreements, the Borrowers have agreed that they shall not enter into any further Legal Mortgage in respect of any Property for the benefit of the Issuer (or allocate any Property as part of the Issuer's Designated Security), unless, in respect of such security, the relevant Borrower provides to the Issuer and the Security Trustee a completed

Additional Property Certificate confirming that, *inter alia*, the proposed Additional Properties are residential properties of a type and nature that are usually owned by Registered Providers of Social Housing, Full Valuation Reports in respect of each Additional Property, a Certificate of Title in respect of each tranche of Additional Properties charged and the other Additional Property conditions precedent set out in the relevant Loan Agreement.

At the request and expense of a Borrower, the Security Trustee shall (subject to receiving instructions from the Issuer to effect such release, and an amended Designated Properties Schedule from, *inter alios*, the relevant Borrower and the Issuer in accordance with the Security Trust Deed) release from the relevant Security Documents (and/or reallocate, if applicable) such of the Properties forming part of the Issuer's Designated Security and substitute such of the Properties as may be selected by such Borrower. The Issuer will be required to give instructions to the Security Trustee approving such release, **provided that** the relevant Borrower satisfies the conditions precedent specified in the relevant Loan Agreement in relation to the Substitute Properties. Such conditions precedent include, *inter alia*, a completed Substitute Property Certificate certifying, *inter alia*, that each Substitute Property is a residential property of a type and nature that is usually owned by Registered Providers of Social Housing, that, immediately following such release (and/or reallocation, if applicable), the Asset Cover Test will not be breached as a result of the substitution of the relevant Properties and that no Event of Default or Potential Event of Default has occurred and is continuing, a Valuation in respect of each Substitute Property and a Certificate of Title in respect of the Substitute Properties.

At the request and expense of a Borrower, the Security Trustee shall release (subject to receiving instructions from the Issuer to effect such release, and an amended Designated Properties Schedule from, *inter alios*, the relevant Borrower and the Issuer in accordance with the Security Trust Deed) from the relevant Security Documents (and/or reallocate, if applicable) from the relevant Security Documents (and/or reallocate, if applicable) such Properties forming part of the Issuer's Designated Security as may be selected by the relevant Borrower. The Issuer will be required to give instructions to the Security Trustee approving such release, **provided that** the relevant Borrower delivers to the Issuer and the Security Trustee a completed Property Release Certificate, certifying that, immediately following such release (and/or reallocation, if applicable), the Asset Cover Test will not be breached as a result of the release (and/or reallocation, if applicable) of such part of the security and that no Event of Default or Potential Event of Default has occurred and is continuing.

Notwithstanding the above, where any disposal is a Statutory Disposal a Borrower shall have the right to withdraw such Property from the Issuer's Designated Security. In such circumstances the relevant Borrower is obliged to deliver, as soon as reasonably practicable after it has received notice of such Statutory Disposal, a completed Statutory Disposal Certificate to the Issuer and the Security Trustee certifying that the relevant withdrawal relates to a Statutory Disposal and, if the Statutory Disposal would result in a breach of the Asset

Cover Test, confirming that it shall procure that additional Properties are charged pursuant to the Security Trust Deed and/or agree with the Security Trustee an adjustment to the Issuer's Designated Security and/or moneys are deposited into the Ongoing Cash Security Account, in accordance with the Loan Agreements, such that any breach of the Asset Cover Test will be cured.

Enforcement of the Underlying Security and the Issuer Security:

Following a Loan Event of Default, the Issuer may declare the Underlying Security immediately enforceable and/or declare the relevant Loan immediately due and repayable. Pursuant to the Security Trust Deed, the Security Trustee shall only be required to take action to enforce or protect the security in respect of the Loan Agreements if so instructed in writing by the Issuer (and then only if it has been indemnified and/or secured and/or prefunded to its satisfaction).

The Issuer has assigned its rights under, *inter alia*, the Legal Mortgages and the Security Trust Deed, and, pursuant to Condition 6.3 (*Loan Agreements, Legal Mortgages and Security Trust Deed Consents Covenant*), has covenanted not to take any action or direct the Security Trustee to take any action pursuant thereto except with the prior consent of the Bond Trustee. The Bond Trustee may seek the consent of the Bondholders in accordance with the Bond Trust Deed prior to giving any such consent.

In enforcing the Issuer Security (including the Issuer's rights, title and interests in the Legal Mortgages and the Security Trust Deed insofar as they relate to the Bonds) the Bond Trustee may act in its discretion. It is, however, required to take action, pursuant to Condition 12.2 (*Enforcement*), where so directed by the requisite majority of the Bondholders **provided, however, that** it is secured and/or indemnified and/or pre-funded to its satisfaction.

See "*Description of the Legal Mortgages and the Security Trust Deed*" below.

Priorities of Payments:

Prior to the enforcement of the Issuer Security, the Issuer shall apply the moneys standing to the credit of the Transaction Account on each Interest Payment Date and such other dates on which a payment is due in respect of the Bonds in the following order of priority (the "**Pre-enforcement Priority of Payment**"):

- (a) *first*, in payment of any taxes due and owing by the Issuer to any taxing authority (insofar as they relate to the Bonds);
- (b) *second*, in payment of any Liabilities incurred by the Bond Trustee and any Appointee (including remuneration payable to it and any Appointee) in carrying out its functions under the Bond Trust Deed and the Issuer Security Deed;
- (c) *third*, in payment of any unpaid fees, expenses and liabilities of the Issuer owing to the Paying Agents under the Agency Agreement, the Account Bank under the Account Agreement, the Custodian under the Custody Agreement and the Retained Bond Custodian

under the Retained Bond Custody Agreement on a *pro rata* and *pari passu* basis;

- (d) *fourth*, in payment of any other unpaid fees, expenses and liabilities of the Issuer (in so far as they relate to the Bonds) on a *pro rata* and *pari passu* basis;
- (e) *fifth*, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any interest due and payable in respect of the Bonds;
- (f) *sixth*, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any principal due and payable in respect of the Bonds;
- (g) *seventh*, in payment to the Borrowers, on a *pro rata* and *pari passu* basis, of any amount due and payable under the terms of the Loan Agreements; and
- (h) *eighth*, in payment of any Permitted Investment Profit, Accounting Profit or Retained Bond Premium Amount, as the case may be, to any Charitable Group Member.

Following the enforcement of the Issuer Security, all moneys standing to the credit of the Transaction Account, the Ongoing Cash Security Account and the Initial Cash Security Account and the net proceeds of enforcement of the Issuer Security shall be applied in the following order of priority (the "**Post-enforcement Priority of Payment**"):

- (a) *first*, in payment of any Liabilities incurred by the Bond Trustee or any Receiver or Appointee in preparing and executing the trusts under the Bond Trust Deed and the Issuer Security Deed (including the costs of realising any Issuer Security and the Bond Trustee's and such Appointee's remuneration);
- (b) *second*, in payment of all amounts owing to the Paying Agents under the Agency Agreement, the Account Bank under the Account Agreement, the Custodian under the Custody Agreement and the Retained Bond Custodian under the Retained Bond Custody Agreement on a *pro rata* and *pari passu* basis;
- (c) *third*, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any interest due and payable in respect of the Bonds;
- (d) *fourth*, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any principal due and payable in respect of the Bonds;
- (e) *fifth*, in payment of any other unpaid fees and expenses of the Issuer (in each case insofar as they relate to the Bonds) on a *pro rata* and *pari passu* basis;
- (f) *sixth*, in payment to the Borrowers, on a *pro rata* and *pari passu* basis, of any amount due and payable under the terms of the Loan Agreement; and
- (g) *seventh*, in payment of any Permitted Investment Profit, Accounting Profit or Retained Bond Premium



Amount, as the case may be, to any Charitable Group Member.

Status of the Bonds: The Bonds and Coupons will constitute direct, secured, unsubordinated obligations of the Issuer and will rank *pari passu* among themselves.

Covenants: Pursuant to Condition 6 (*Covenants*), the Issuer has covenanted not to engage in any activity or do anything other than carry out the business of a company which has as its purpose raising finance and on-lending such finance for the benefit of the Borrowers or another charitable Registered Provider of Social Housing that is a member of the Original Borrower Group or perform any act incidental to or necessary in connection with the aforesaid, without the consent of the Bond Trustee.

The Issuer has also covenanted to deliver to the Bond Trustee and, upon request by a Bondholder to the Issuer, to make available to any of the Bondholders, a copy of the Compliance Certificates and Security Adjustment Certificates received from the Borrowers pursuant to the terms of the Loan Agreements and a copy of the consolidated annual reports of the Original Borrower following publication of the same. In addition to the rights of Bondholders to convene a meeting pursuant to Condition 17 (*Meetings of Bondholders, Modification and Waiver*), at the request of no less than 50% in aggregate principal amount of the Bondholders, the Issuer shall hold a meeting of the Bondholders to discuss the financial position of the Issuer and the Original Borrower Group, **provided that** the Issuer shall not be required to hold any such meeting more than once in any calendar year.

In addition, the Issuer has covenanted that, for so long as any of the Bonds remain outstanding, it shall not consent to any waiver, amendment or modification of, or take any action or direct the Security Trustee to take any action pursuant to, any Loan Agreement, the Legal Mortgages or the Security Trust Deed except with the prior consent of the Bond Trustee. The Bond Trustee may seek the consent of the Bondholders in accordance with the Bond Trust Deed prior to giving any such consent.

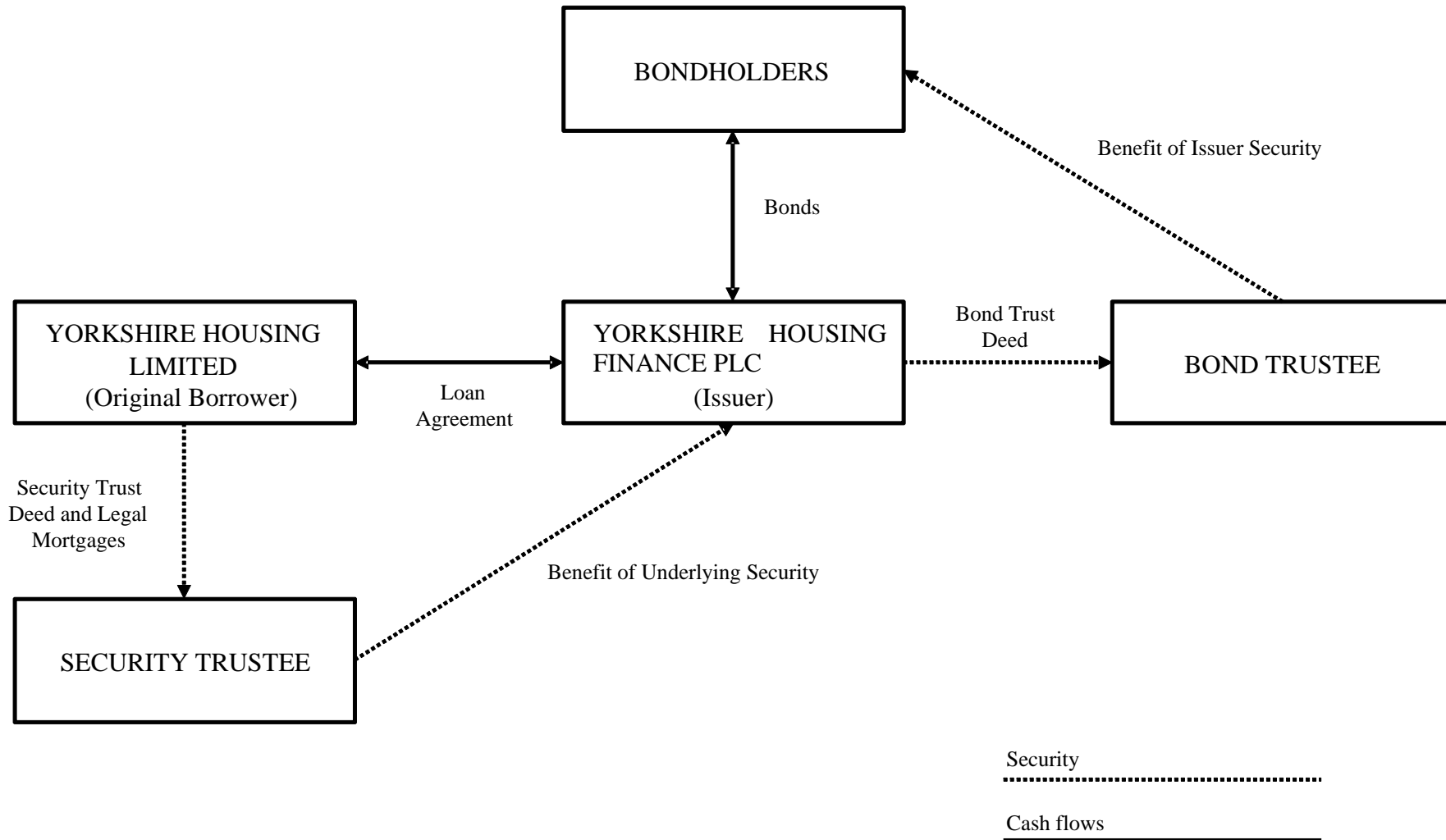
Taxation: All payments in respect of the Bonds will be made without withholding or deduction for or on account of any taxes unless a tax deduction is required by law. In the event that any such withholding or deduction is required, the Issuer may at its option, but will not be obliged to, pay to Bondholders such additional amounts as may be necessary in order that the net amounts received by the Bondholders after such withholding or deduction will equal the amounts of principal and interest which would have been received in respect of the Bonds in the absence of such withholding or deduction. In the event that the Issuer does not opt to pay, or opts to pay and thereafter notifies the Bond Trustee and the Bondholders of its intention to cease paying, such additional amounts the Bonds shall be redeemed at their principal amount, together with any accrued interest, in accordance with Condition 9.3 (*Early Redemption for Tax Reasons*).

Meetings of Bondholders: The Conditions of the Bonds and the Bond Trust Deed contain provisions for calling meetings of Bondholders to consider

matters affecting their interests generally. These provisions permit defined majorities to bind all Bondholders including Bondholders who did not attend and vote at the relevant meeting and Bondholders who voted in a manner contrary to the majority.

Risk Factors:	<p>There are certain factors that may affect the Issuer's ability to fulfil its obligations under the Bonds. These are set out under "<i>Risk Factors</i>" below and include factors which may affect the Issuer's and/or the Original Borrower's ability to fulfil their obligations under the Bonds, the Loan Agreements and/or the Legal Mortgages, respectively, factors which are material for the purpose of assessing the market risks associated with the Bonds, risks relating to the security for the Bonds and risks relating to the market generally.</p> <p>See "<i>Risk Factors</i>" below.</p>
Rating:	<p>It is expected that the Bonds will be rated "A2" by Moody's. Moody's is established in the European Union and registered under Regulation (EC) No. 1060/2009 (as amended). As such Moody's is included in the list of credit rating agencies published by the European Securities and Markets Authority on its website in accordance with such Regulation.</p>
Listing and admission to trading:	<p>Application has been made to the UK Listing Authority for the whole class of Bonds (including any Retained Bonds) to be admitted to the Official List and to the London Stock Exchange for the whole class of Bonds (including any Retained Bonds) to be admitted to trading on the London Stock Exchange's regulated market.</p>
Joint Bookrunners	<p>Banco Santander, S.A. The Royal Bank of Scotland plc</p>
Principal Paying Agent:	<p>Citibank, N.A., London Branch</p>
Account Bank:	<p>Citibank, N.A., London Branch</p>
Custodian:	<p>Citibank, N.A., London Branch</p>
Retained Bond Custodian:	<p>Citibank, N.A., London Branch</p>
Bond Trustee:	<p>Prudential Trustee Company Limited</p>
Security Trustee:	<p>Prudential Trustee Company Limited</p>
Original Borrower:	<p>Yorkshire Housing Limited (formerly known as Yorkshire Community Housing Limited)</p>
Selling Restrictions:	<p>There are restrictions on the offer, sale and transfer of the Bonds in the United States and the United Kingdom, see "<i>Subscription and Sale</i>".</p>
Governing Law:	<p>The Bonds, the Transaction Documents and any non-contractual obligations arising out of or in connection with them shall be governed by, and construed in accordance with, English law.</p>

**INITIAL STRUCTURE DIAGRAM OF TRANSACTION**



## **RISK FACTORS**

*The Issuer believes that the following factors (which include factors which may affect the ability of the Original Borrower to fulfil its obligations under the Original Loan Agreement) may affect its ability to fulfil its obligations under the Bonds. Most of these factors are contingencies which may or may not occur and the Issuer is not in a position to express a view on the likelihood of any such contingency occurring.*

*In addition, factors which are material for the purpose of assessing the market risks associated with the Bonds issued are also described below.*

*The Issuer believes that the factors described below represent the principal risks inherent in investing in the Bonds, but the inability of the Issuer to pay interest, principal or other amounts on or in connection with the Bonds may occur for other reasons which may not be considered significant risks by the Issuer based on information currently available to it or which it may not currently be able to anticipate. This section is not intended to be exhaustive and prospective investors should also read the detailed information set out elsewhere in this Prospectus and reach their own views prior to making any investment decision. If any of the following risks actually materialise, the Issuer's and/or the Original Borrower's business, financial condition and prospects could be materially and adversely affected. No assurance can be given that prospective Bondholders will receive full and/or timely payment of interest and principal or ultimate recovery in relation to the Bonds.*

### **Factors which may affect the Issuer's ability to fulfil its obligations under the Bonds**

#### ***Special Purpose Vehicle Issuer***

The Issuer is a special purpose finance entity with no business operations other than the incurrence of financial indebtedness, including the issuance of the Bonds. As such the Issuer is entirely dependent upon receipt of funds received from the Borrowers in order to fulfil its obligations under the Bonds.

#### ***Credit Risk***

The Issuer, and therefore payments by the Issuer in respect of the Bonds, will be subject to the credit risk of the Borrowers. The Issuer will be subject to the risk of delays in the receipt, or risk of defaults in the making, of payments due from the Borrowers in respect of the Loan Agreements. Delays in the receipt of payments due from the Borrowers under any of the Loan Agreements could adversely affect the ability of the Issuer to fulfil its payment obligations under the Bonds.

#### ***Effect of Losses on Loan on Interest Payments and Repayments on the Bonds***

There can be no absolute assurance that the levels or timeliness of payments of collections received in respect of the Loans will be adequate to ensure fulfilment of the Issuer's obligations in respect of the Bonds on each Interest Payment Date (including the Maturity Date). In addition, a default under a Loan Agreement could ultimately result in the enforcement of the Underlying Security. The proceeds of any such enforcement may be insufficient to cover the full amount due from the Borrowers resulting in a shortfall in funds available to repay the Bonds.

### **Factors which may affect the Original Borrower's ability to fulfil its obligations under the Original Loan Agreement**

#### ***Rental Income and Housing Benefit***

Welfare reform represents a change in the operating environment for the Original Borrower (and therefore indirectly for the Issuer) and potentially introduces several risks to its net income. These include potential increases in the amount of arrears and bad debts, increased rent collection times and an additional length of time to fill void properties arising as a result of the under-occupation reform.

A proportion of the rent received by the Original Borrower is derived from housing benefit payable by local authorities. If the Government were to reduce or cease to pay housing benefit, then this may accordingly have an adverse impact on the payment of rent, as the tenants would have to pay a higher proportion of the rent themselves. Payments of housing benefit by local authorities may be delayed as a result of, among other things, the need to establish a new claimant's entitlement thereto. The receipt of

rental payments by the Original Borrower, as landlord, may be delayed by the failure of the claimant to regularly pay rent which is due in addition to the housing benefit and/or, in circumstances where the housing benefit is not paid directly to the landlord, a failure to pass on the housing benefit payments to the landlord.

The Welfare Reform Act 2012 confirmed a number of changes to the benefits system to take place between 2013 and 2017. Certain welfare benefits have been capped at a maximum level of around £26,000 per year for couples and lone parents or £18,200 per year for single people without children since April 2013. A publication from the Department of Work and Pensions (the "DWP") on 8<sup>th</sup> May 2014 has found that since the introduction of the benefit cap on 15<sup>th</sup> April 2013 through to March 2014, over 42,200 households had their housing benefit capped (of which only 5% were in Yorkshire and Humber and therefore relevant to the Original Borrower), but that for the same period just over 14,500 homes that had previously been capped were no longer capped as of March 2014. The Government's impact assessment on the introduction of the benefit cap (in July 2012) indicated that around 58,000 households will have their benefits cut by the new policy in 2014/2015. As at 31 March 2014, the Original Borrower had identified only 33 households that were affected by the benefit cap.

New occupation size criteria have applied to working age applicants' housing benefit claims relating to social housing since 1st April, 2013. The current arrangements allow each of certain defined categories of people (such defined categories being, (a) a couple, (b) an adult (over 16), (c) two children of the same sex, (d) two children under the age of 10, (e) any other child and (f) a non-resident overnight carer) to be entitled to one bedroom. Where a household has one extra bedroom, their housing benefit is reduced by 14 per cent. Where there are two or more extra rooms the reduction is 25 per cent. An estimated 660,000 claimants were expected to be affected by the new measure, with some households expected to go into arrears as a result of this reduction in housing benefit entitlement, which could have a knock-on effect on levels of rent arrears for Registered Providers of Social Housing. The Original Borrower has estimated that 10% of its tenants are affected by reductions in benefit due to occupation size criteria. As at 31 March 2014, one year after implementation of the occupation size criteria, the rent arrears for the Original Borrower's tenants affected by the criteria was 4.6% (calculated on a four-weekly rolling average basis) compared to an equivalent figure of 3.1% for all of the Original Borrower's tenants.

The roll out programme for Universal Credit completed its extended pathfinder stage in March 2014, with the national implementation phase beginning in April 2014 and due to complete in 2017. Universal Credit is a single means-tested benefit paid to those of working age (in and out of work) which includes an amount in respect of housing costs which replaces housing benefit. Currently it is possible for tenants to consent to their housing benefit being paid directly to their landlord and it has been acknowledged by the Government that some households may go into rent arrears as a consequence of the introduction of Universal Credit and the related plans to introduce direct payment of the housing element of Universal Credit to claimants as the default position. The Universal Credit Regulations 2013 also provide for an overall benefit cap within Universal Credit. In order to allay the fears of Registered Providers of Social Housing and their lenders, the DWP has agreed to safeguard landlords' income by putting in place protection mechanisms to allow for the payment of rent direct to landlords if tenants are vulnerable or fall into arrears of rent above a certain level. The DWP has set up a support and exceptions working group to look at which vulnerable claimants will fall within the support group and will be assessing the results of the pilot projects to identify the approach to arrears, which could be based on the length of time for which arrears have been outstanding or the amount of arrears.

Whilst existing social tenancies and rent levels remain unchanged, the regulatory framework for social housing in England from April 2012 issued by the Homes and Communities Agency ("HCA") introduced a new category of social housing rent which allows Registered Providers of Social Housing to charge rents of up to a maximum of 80 per cent of the market rent level on both newly developed stock and on new lettings of a proportion of existing stock as long as there is a development programme in place with the HCA. This new rent and tenancy combination is known as Affordable Rent. As the rent is linked to market levels, this has the potential to increase cashflow volatility because rent will fluctuate as the market does. As at 31 March 2014 the Original Borrower had 1,769 Affordable Rent tenancies in place.

As a result of the reforms proposed by the Government, certain rating agencies have published reports which comment on the likely effect, and Moody's Investors Service Limited ("Moody's") has downgraded the credit ratings of many Registered Providers of Social Housing and some councils. On 9 September 2014, Moody's issued a further special comment stating that the most potentially disruptive new measure, namely universal credit, has yet to take effect and that the UK Government's own

projections point to increased rent collection risk. Moody's continues to regard the proposed welfare reforms as a negative factor for the creditworthiness of the sector. These changes may increase the risks associated with an investment in the Bonds. However, it should be noted in this respect that Moody's Investors Service Limited ("**Moody's**") have, subsequent to the date of these reports, issued a credit rating of "A2" in respect of the Original Borrower and a credit rating of A2 in respect of the Bonds.

The Original Borrower's total rent arrears at 31 March 2014 were £4.587m and it has prudent assumptions around rent collection rates generally. The Original Borrower also has the following mechanisms in place to mitigate the above risks:

- The Original Borrower has done sensitivity testing on its long term financial model, looking at the impact of further austerity measures including constraints on rent increases, worsening arrears and higher collection costs, with the results demonstrating that such impacts are manageable.
- The Original Borrower has specialist income management staff, including a centralised team to facilitate early intervention via telephone services; benefits and money management advisors to help tenants maximise their income; and business enterprise coaches supporting tenants into work.
- The Original Borrower's lettings and rent policies consider affordability at the point a new tenancy is established. Social rents are held below local housing allowances so the full amount of rent is eligible for housing benefit. Tenants paying affordable rents are subject to credit checks.
- The Welfare Reform proposals only affect working age people; over one third of the Original Borrower's tenants are over retirement age and are therefore not affected.
- The Original Borrower undertakes a robust risk management process whereby key risks are formally appraised annually, with emerging risks added as required, and improvement actions and risk indicators are monitored regularly by the Senior Management Team and the Audit & Risk Committee (both as defined in the section headed "*Description of the Borrower*" below).

### ***Rental Growth Risk***

Government regulations mean that rental income in England can be increased each year in April by reference to the Retail Price Index ("**RPI**") for the December of the preceding year plus 0.5 per cent. plus £2 per week. In April 2011 the Government implemented plans to increase welfare benefits (including housing benefit) in line with the Consumer Price Index ("**CPI**") rather than RPI. The CPI is typically lower than RPI and does not currently include housing costs.

On 26 June 2013 the Chancellor announced that social rents in England will increase in line with the CPI plus one per cent. from 2015 until 2025. This formula will replace the current formula of RPI plus 0.5 per cent plus £2. There is no certainty as to the likely permitted annual increase in rents after 2025. This future uncertainty in rental income increases post 2025 could affect the Borrowers' ability to meet their payment obligations on a timely basis under the Loan Agreements and/or its other debt financing arrangements. The Original Borrower has undertaken sensitivity analysis on its long term financial model, looking at the impact of a rent freeze from April 2025 which demonstrates that there would be sufficient time to make any necessary adjustments to the business operations.

### ***Housing Grant Risk***

The Original Borrower receives grant funding from a variety of sources, including the HCA, the government housing and regeneration agency that provides funding for affordable housing development in England. Due to the nature of grant funding, there is a risk that the amount of funding available and the terms of grants will vary. Following approval of a grant there is a risk that the HCA may revise the terms of a grant and reduce entitlement, suspend or cancel any instalment of such a grant. In certain circumstances, set out in the HCA regulatory framework, including but not limited to, failure to comply with conditions associated with the grant or a disposal of the property funded by a grant, the grant may be required to be repaid or reused. Any such reduction in, withdrawal of, repayment or re-use of grant funding could adversely impact the future development plans of the Original Borrower. The HCA

undertakes regular compliance audits against its conditions; the Original Borrower has always had satisfactory results from these audits.

The Original Borrower has a development programme of 1,350 affordable rent homes, of which 750 will be entirely self-funded and 600 will be funded partly by social housing grant. The Original Borrower has recently received an allocation of £15m of social housing grant from the HCA.

Since 2005, bids for social housing grants to supply new affordable housing have been accepted from unregistered bodies in addition to Registered Providers of Social Housing. This includes private developers and arm's length management organisations established by local authorities. One of the aims of the measure was to increase competition. In September 2008, as part of a package of measures announced to stimulate the housing market and deliver new social housing, the previous Government announced that local authorities who directly manage houses will also be invited to bid for grants.

In 2010 the Government announced a new funding framework: the 2011-2015 Affordable Homes Programme (the "**Framework**"). The Framework largely replaced the previous social housing grant programme, although outstanding grants agreed under the previous arrangements will be paid to Registered Providers of Social Housing. The Framework is designed to offer more flexibility to registered housing providers, enabling them to use existing assets to support new development programmes, and to offer a wider range of housing options to people accessing social housing.

Under the Framework, the level of Government grant has been reduced significantly. To compensate for this, Registered Providers of Social Housing are able to charge Affordable Rents which are capped at 80 per cent. of market rents and, as such, are generally higher than existing target social housing rents. This additional rental income can be used to service additional funding requirements as a result of the reduced grant levels. The consequence of this for Registered Providers of Social Housing is an increase in debt and gearing levels, the scale of which varies depending on the areas of operation.

The 2015-2018 Affordable Homes Programme (the "**New Framework**") was launched in January 2014. The primary change brought about under the New Framework is that not all of the available funding is allocated from the outset. Instead, up to 75 per cent. has been allocated, with the remainder being made available via on-going market engagement. This will allow bidders the opportunity to bid for the remaining funding for development opportunities as these arise during the programme, where those can deliver within the programme timescales. The grant allocations as published in July 2014 show a reduced overall amount of grant funding being allocated to Registered Providers of Social Housing between 2015 and 2018. This is a natural result of increased competition and the increased need for bidders to provide evidence regarding timescale compliance.

The reduced amount of grant available means the Original Borrower has, in theory, an increased exposure to rental income and housing benefit risk which could affect its ability to meet its payment obligations on a timely basis under its Loan Agreement.

### ***Regulatory Risk***

The Housing and Regeneration Act 2008 as amended by the Localism Act 2011 (the "**Act**") makes provision for the regulation of social housing provision in England.

Pursuant to the Act, the HCA acts as the regulator of social housing (the "**Regulator**"). The HCA exercises its functions as Regulator acting through a separate committee established to undertake this regulatory role. This arrangement came into force on 1st April, 2012. The statutory powers available to the Regulator are largely unchanged from those previously in place between April 2010 and April 2012, during which time the Tenant Services Authority (**TSA**) acted as the regulator of Registered Providers of Social Housing. The Regulator continues to provide economic regulation for Registered Providers of Social Housing in order to ensure they are financially viable and well governed and to support the confidence of private lenders to provide funds at competitive rates.

The Regulator regulates Registered Providers of Social Housing in England in accordance with the publication entitled "The regulatory framework for social housing in England from April 2012" (the "**Regulatory Framework**"), setting out the standards which apply to Registered Providers from 1st April, 2012. The standards are: "Tenant Involvement and Empowerment", "Home standard", "Neighbourhood and Community", "Value for Money", "Governance and Financial Viability" and the "Rent standard".

Registered Providers of Social Housing are expected to comply with the standards, although the Regulator's approach is that providers should have freedom to enable them to innovate in the best interests of their tenants. In May 2013 the Regulator published a Regulatory Judgement for the Borrower which concluded that both the viability and governance standards were met and graded the Borrower as "G1" for governance and "V1" for viability. Further detail on this is provided in the section headed "*Description of the Original Borrower*" below.

The enforcement by the Regulator of the standards other than those relating to governance and financial viability, rent and value for money is restricted to cases in which there is, or there is a risk of, serious detriment to tenants. The Regulatory Framework includes guidance as to how the Regulator will assess whether serious detriment may arise.

On 9th April, 2013 the Regulator published a discussion paper entitled "Protecting social housing assets in a more diverse sector" (the "**Discussion Paper**"), as part of a consultation regarding proposed changes to the way in which the Regulator regulates Registered Providers of Social Housing. The Discussion Paper set out certain proposals, being: for the Regulatory Framework to address the ring-fencing of the social housing businesses of Registered Providers of Social Housing from other businesses carried on by them or by other members of their corporate groups; to require Registered Providers of Social Housing to establish registers of information relating to their social housing businesses; and to restrict the ability of Registered Providers of Social Housing which are registered as profit-making organisations from applying profits arising on the disposal of social housing assets otherwise than for social housing purposes.

Responses to the Discussion Paper were invited up to 4th June, 2013, and a summary of responses received was published in October 2013. A further consultation was issued in May 2014 with responses requested by 19 August 2014. The consultation sets out the Regulator's formal proposals in light of the responses to the Discussion Paper. The Regulator's revised proposals attempt to strike a balance between strengthening the Regulatory Framework while minimising burdens on the sector. The consultation covers the elements of the Regulatory Framework which are subject to statutory consultation. Following this consultation, the wider Regulatory Framework will be reviewed and revised where appropriate.

The nature and extent of regulation could change in the future and expose the Borrowers to greater risk if there is a diversification of their business.

### ***Housing Market Downturn Risk***

The majority of the properties of the Original Borrower are social rented (general needs, housing for elderly people and intermediate rent), all of which have a limited exposure to housing market downturn risk. Rental income from these properties provides the major source of the Original Borrower's income. The Original Borrower has limited exposure to housing market downturn risk through its property sales and staircasings of shared ownership properties as explained in the section headed "*Shared Ownership Tenures*" below.

### ***Market Related Risk***

While the Original Borrower is primarily a provider of affordable housing, it is subject to commercial pressures and therefore undertakes diversified activities within the Group (as defined below) where income is subject to such commercial pressure. For the financial year 2013/2014, these activities represented 5.8% of the turnover of the Group.

The Original Borrower has plans to develop a small number (146) of properties for sale on the open market and a small number (75) of homes for market rent. The Original Borrower's wholly owned subsidiary, Y H Residential Limited, owns properties for rent on the open market. The Original Borrower is therefore exposed to a limited extent to market risk in relation to housing for sale, including both demand and pricing risks. Market risks which may impact upon both the rental market and the development of residential properties include the risk of changes to UK government regulation, including, but not limited to, regulation relating to planning, taxation, landlords and tenants and welfare benefits.

The Original Borrower owns a third of the shares (33,333 out of 100,000 shares) in Yorkshire Transformations Holdings Limited (YTHL), the other shareholders being Aberdeen Infrastructure (No 3) Ltd. and DIF Infra 3 UK Ltd. YTHL has one wholly owned subsidiary, Yorkshire Transformations



Limited (YTL). There is a PFI contract between YTL and Leeds City Council which requires YTL to finance, refurbish and maintain around 1,500 homes on the Swarcliffe Estate in Leeds. The refurbishment programme completed its capital phase in 2010. The Original Borrower holds the subcontract for the provision of facilities management services. Neither YTL nor YTHL have any recourse to the Original Borrower.

Among other things, these market risks may impact upon the expenses incurred by the Original Borrower associated with existing residential properties, rental income produced by these properties, the value of its existing investments, its ability to develop land that it has acquired and its ability to acquire additional sites. This could, in turn, impact upon the Original Borrower's cash flow and its ability to satisfy any covenants which it is required to maintain pursuant to the terms of its Loan Agreement, any existing financing arrangements or the Bonds.

### ***Shared Ownership Tenures***

The Original Borrower also generates revenue from shared ownership sales. Shared ownership income is generated on the initial sale of the property (known as the "first tranche") which is sold to the "shared owner"; on subsequent sales of further "tranches" or portions of the property to the shared owner (known as "staircasings"); and in the form of subsidised rent on the part of the property which the shared owner does not own until the property is fully owned by the shared owner.

There is a risk that if a tenant of a shared ownership property borrows monies through a mortgage from a commercial lender (having obtained consent from the Original Borrower) then that lender's mortgage may take priority ahead of any security arrangements that are in place. However, if that commercial lender were to enforce its security following a tenant defaulting on its mortgage, such lender could staircase (i.e. purchase a portion of the freehold property) up to 100 per cent. in order to be able to sell the whole leasehold interest in which case the Original Borrower as landlord would receive such staircasing payments from the commercial lender. If the price for the full 100 per cent. receivable on sale is not sufficient to meet the principal outstanding (plus 12 months interest and other statutorily permitted costs) then the shortfall will remain as a debt due to the landlord from the defaulting leaseholder. Under current HCA rules, any shortfall not recovered is borne first by the provider of any grant in respect of the property, and thus the Original Borrower would only be affected to the extent that the shortfall could not be covered by grant monies. This would only apply to those shared ownership units that are grant-funded. If a commercial lender did enforce its security by staircasing up to 100 per cent. and there was such a shortfall, the Original Borrower would no longer receive rent for its retained share of the property which could have an impact upon its rental income.

This risk is mitigated by the fact that the Original Borrower's shared ownership properties comprise less than 3% (by number) of its total properties.

### ***Operations Risks***

Operational risks may result from major systems failure or breaches in systems security (although the Original Borrower has prepared business continuity plans in order to mitigate against this, it is dependent upon its technology in order to deliver business processes) and the consequences of theft, fraud, health and safety and environmental issues, natural disaster and acts of terrorism. These events could result in financial loss to the Original Borrower and hence the Issuer. To mitigate this risk, the Original Borrower has a comprehensive programme of insurance in place, including property stock, public liability and employer's liability insurance.

Notwithstanding anything in this risk factor, this risk factor should not be taken as implying that the Issuer will be unable to comply with its obligations as an entity with securities admitted to the Official List.

### ***Legal and Compliance Risk***

The Original Borrower knows the significance to its operations of, and is focused on, adhering to all legal and compliance legislation. The Original Borrower is not currently aware of any material failure to adhere to applicable health and safety or environmental laws, litigation or breach of regulatory laws, or failure to comply with corporate, employee or taxation laws. If any of this were to occur in the future, this could have an adverse impact on the Original Borrower's results of its operations.

Litigation claims made against the Original Borrower have not had a material impact on the revenue or business of the Original Borrower, although there can be no assurance that the Original Borrower will not, in the future, be subject to a claim which may have a material impact upon its revenue or business.

Furthermore, the Original Borrower has the benefit of insurance for, among others, employer's liability, public liability and directors' and officers' liability at levels which the Original Borrower's management considers to be prudent for the type of business in which the Original Borrower is engaged and commensurate with Registered Providers of Social Housing of a similar size.

### ***Permitted Reorganisations***

The terms and conditions of each Loan Agreement permits the Borrowers to undertake Permitted Reorganisations. In such circumstances, the resulting entity's credit risk may change.

### ***Capital Resources and Treasury Risk***

To mitigate liquidity risk and augment its capital resources, the Original Borrower currently relies on financing through secured term and revolving credit facilities. However, the Original Borrower could find itself unable to access sources of financing if bank or building society lines become unavailable to the Original Borrower (for example, if banks and building societies are unable to provide new facilities, or extend existing facilities, or are unable to meet commitments to provide funds under existing committed lines) or if a reduction in the Original Borrower's credit rating makes the cost of accessing the public and private debt markets prohibitive.

The Original Borrower is also subject to interest rate risk in respect of its variable rate borrowing although the Original Borrower's hedging strategy seeks to reduce interest rate risk volatility and uncertainty by allowing for a balance of fixed, floating and other hedged debt. As at 31 March 2014, 64% per cent. of the Original Borrower's borrowings were hedged through embedded hedges. Accessing the capital markets through the issue of the Bonds will reduce the reliance of the Original Borrower on funding from banks and building societies and thereby mitigate funding risk. Upon issue of the Bonds, a much higher proportion of debt will be at fixed rates of interest, mitigating interest rate risk.

### ***Accounting Risk***

From the start of the financial year commencing 1 April 2015, most Registered Providers of Social Housing (including the Original Borrower) will be required to adopt Financial Reporting Standard 102 ("**FRS 102**"). Adoption of FRS 102 will have a profound effect on Registered Providers' audited accounts. For example, FRS 102 will have an impact on the Original Borrower's assets and liabilities, including housing grant, pension liabilities, financial instruments, asset classification and impairment of assets. This may result in a need to renegotiate certain financial covenant definitions and ratios within existing loan documentation, if that loan documentation does not permit continued calculation of financial covenants using existing accounting policies.

However, in order to mitigate the risk of potential breaches of financial covenants, the Original Borrower has entered into early discussions with lenders. The Original Borrower also has in place a robust internal checking procedure to monitor ongoing compliance with covenants.

### ***Pensions Risk***

The Original Borrower participates in the following pension schemes:

- Local Government Pension Scheme ("**LGPS**") administered by North Yorkshire County Council, the North Yorkshire Pension Fund ("**NYPF**");
- Social Housing Pension Scheme ("**SHPS**") administered by the Pensions Trust; and
- Growth Plan ("**GP**") administered by the Pensions Trust.

## *LGPS*

The NYPF is administered by North Yorkshire County Council. Despite being one employer, the Original Borrower participates in the NYPF under two separate admission agreements in the names of Yorkshire Housing and Craven Housing (now the Original Borrower) reflecting its historic group structure.

### *Yorkshire Housing*

Under the Yorkshire Housing admission agreement the Original Borrower had 90 active, 77 deferred and 41 pensioner members participating in the NYPF as at 29 May 2014. The employer contributions paid to NYPF by the Original Borrower under this admission agreement were £626,000 in the accounting period ending 31 March 2014. The current employer contribution rate payable by the Original Borrower under this admission agreement is 17.4% of pensionable salaries plus a lump sum payable towards deficit recovery. The lump sum for the financial year 2014/15 is £147,800 rising to a lump sum of £160,200 in 2016/17. Members pay an employee contribution rate of between 5.5% and 12.5%.

The deficit of the Original Borrower in the NYPF under this admission agreement, assessed on an FRS17 basis, was £1,297,000 in the financial year ending 31st March 2014.

### *Craven Housing*

Under the Craven Housing admission agreement the Original Borrower had 29 active, 32 deferred and 31 pensioner members participating in NYPF as at 29 May 2014. The employer contributions paid to NYPF by the Original Borrower under this admission agreement were £121,000 in the accounting period ending 31 March 2014. The current employer contribution rate payable by the Original Borrower under this admission agreement is 19.7% of pensionable salaries less a lump sum of £57,500 in the financial year 2014/15 increasing to a deduction of £62,300 in 2016/17. Members pay an employee contribution rate of between 5.5% and 12.5%.

The funding position of the Original Borrower in the NYPF under this admission agreement, assessed on a FRS17 basis, was in surplus of £694,000 in the financial year ending 31st March 2014.

The Original Borrower's deficit under both admission agreements are reported together in the Original Borrower's financial statements and in the year ending 31 March 2014, the deficit of the Original Borrower assessed on an FRS17 basis was assessed to be £603,000.

On the date that each admission agreement ceases to have effect, which will ordinarily be the date that the last active member leaves, a valuation will be undertaken by the actuary to NYPF. Following this valuation, a rates and adjustment certificate will be issued showing the liabilities and obligations of the Original Borrower to the NYPF. This liability, the 'exit debt', will then become payable.

The NYPF is subject to a triennial valuation in which the Original Borrower's liabilities, contribution rate and deficit recover payments are reassessed. The scheme actuary determines the actuarial assumptions and valuation basis that will be applied in liaison with the NYPF. The Original Borrower's liabilities can be subject to more frequent valuations as determined by the scheme actuary with a view to reducing the exit debt. The Original Borrower's exit debt under each admission agreement will be valued based on the assumptions used by NYPF's actuary and the funding basis applied.

## *SHPS*

SHPS is an industry wide, multi-employer, multi-benefit structure pension scheme. The Original Borrower participates in the following benefit structures:

- Final salary with a 1/60th accrual rate ("**Final Salary structure**");
- Career average revalued earnings ("**CARE**") with a 1/60th accrual rate ("**CARE structure**") and;
- Defined Contribution ("**DC**").

As at 30 May 2014 the Original Borrower had 92 active members in the Final Salary structure which is closed to new members. The Original Borrower currently pays an employer contribution of 9.7% for

active members to fund future service with members paying an employee contribution of between 8.1% and 10.1%.

As at 30 May 2014 the Original Borrower had 40 active members in the CARE structure which is closed to new members. The Original Borrower currently pays an employer contribution of 11.1% for active members to fund future service with members paying an employee contribution of between 5.4% and 7.4%.

As at 30 May 2014 the Original Borrower had 340 active members in the defined contribution structure. The defined contribution structure is open to new members and is the Original Borrower's qualifying scheme for the purposes of the Pensions Act 2008. The Original Borrower currently pays a matched employer contribution of between 1% and 9% to fund future service, dependent on the contribution of the member, which can be between 1% and 100% of salary.

In addition to the employer contributions to fund future service the Original Borrower is required to pay a total annual deficit contribution of £649,665 from 1 April 2014, in monthly instalments of £54,139 to fund past service deficit.

#### *Growth Plan*

Growth Plan is a multi-employer scheme. There are 4 Series of Growth Plan. Series 1 to 3 give rise to underlying guarantees. As at 30 May 2014 the Original Borrower had 1 active member in Series 4 of Growth Plan which is closed to new members. The Original Borrower does not pay an employer contribution to fund future service but the Original Borrower is required to pay a total annual deficit contribution of £19,670 from 1 April 2014 to fund past service deficit.

#### *General*

There may be certain circumstances in which the sponsoring employers of the pension arrangements listed above are required to make good the funding deficit in short order. Certain forms of re-structuring of the Original Borrower may result in circumstances in which a funding deficit has to be met. For example, a transfer of engagements or a transfer under the Transfer of Undertakings (Protection of Employment) Regulations 2006 (SI 2006/246) could lead to a crystallisation of a net pension liability. However, the Original Borrower always carefully considers the pension implications of restructuring proposals and wherever possible ensures that such restructurings are organised to avoid material pension liabilities crystallising.

The Pensions Regulator may require certain parties to make contributions to certain pension schemes that have a deficit. A contribution notice could be served on the Original Borrower if it is, or is connected/associated with, a defined benefit scheme (which could include SHPS), and if it was a party to an act, or a deliberate failure to act, the main purpose or one of the main purposes of which was either: (i) to prevent the recovery of the whole or any part of a debt which was, or might become, due from the employer under Section 75 of the Pensions Act 1995; (ii) to prevent such a debt becoming due, to compromise or otherwise settle such a debt, or to reduce the amount of such a debt which would otherwise become due; or (iii) where the effect (regardless of intention) of the act was to materially weaken the respective pension scheme by detrimentally affecting in a material way the likelihood of accrued scheme benefits being received by or in respect of members unless the Pensions Regulator is satisfied that the Original Borrower has a statutory defence. A contribution notice can only be served where the Pensions Regulator considers it reasonable to do so.

A financial support direction could be served on the Original Borrower if the Original Borrower is connected to/associated with a defined benefit pension scheme (which could include SHPS) which is insufficiently resourced. An employer is insufficiently resourced if the value of its resources is less than 50 per cent of the pension scheme's deficit calculated on an annuity buy-out basis and the aggregate value of the resources of the persons who are connected to or associated with the employer and each other, when added to the value of the employer's resources, would be 50 per cent or more of the combined pension scheme deficit calculated on an annuity buy-out basis. A financial support direction can only be served where the Pensions Regulator considers it reasonable to do so.

If a contribution notice or financial support direction were to be served on the Original Borrower this could result in a shortfall of funds available to repay the Bonds.

The Original Borrower could find itself liable to pay amounts to these schemes that are not attributable to its current or former employees.

**Factors which are material for the purpose of assessing the market risks associated with the Bonds**

***Liability under the Bonds***

The Bonds are obligations of the Issuer only and do not establish any liability or other obligation of any other person mentioned in this Prospectus. The Bonds will constitute direct, general, secured obligations of the Issuer and will rank equally among themselves.

***Interest rate risks***

The Bonds bear interest at a fixed rate and therefore involve the risk that subsequent changes in market interest rates may adversely affect the value of the Bonds.

***Redemption prior to maturity***

In the event that the Bonds become repayable prior to maturity either following a Loan becoming repayable as a result of a Loan Event of Default (which includes, *inter alia*, failure by a Borrower to make payments of interest under the relevant Loan Agreement) or an Event of Default (as defined in Condition 12 (*Events of Default and Enforcement*)) or due to taxation (pursuant to Condition 9.3 (*Early Redemption for Tax Reasons*)), the Bonds will be redeemed in full at their principal amount, plus accrued interest. In such circumstances it may not be possible for an investor to reinvest the redemption proceeds at an effective rate of interest comparable to the Bonds. The Bonds are issued in multiples of £1,000. It is possible that the Bonds will be redeemed in a sum which is not a multiple of £1,000. In such a case a holder who, as a



A number of non-EU countries and certain dependent or associated territories of certain Member States have adopted similar measures (either provision of information or transitional withholding) in relation to payments made by a person within its jurisdiction to, or collected by such a person for, an individual resident or certain limited types of entity established in a Member State. In addition, the Member States

is or becomes contaminated. The Borrowers may therefore be liable for the entire amount of the clean-up and redemption costs for a contaminated site regardless of whether the contamination was caused by them or not. These costs may be significant and may affect the ability of the Borrowers to meet their payment obligations under the Loan Agreements.

In addition, the presence of hazardous or toxic substances, or the failure to adequately remedy adverse environmental conditions at a Mortgaged Property, may adversely affect the market value of the Mortgaged Property, as well as the Borrowers' ability to sell, lease or refinance the Mortgaged Property. Any environmental liability imposed on a Borrower could also affect the ability of the relevant Borrower to meet its payment obligations under its Loan Agreement.

### ***Sufficiency of Insurance***

Although each Mortgaged Property is required to be insured at appropriate levels and against customary risks, there can be no assurance that any loss incurred will be of a type covered by such insurance, nor can there be any assurance that the loss will not exceed the limits of such insurance. Any reduction in income or any loss or damage caused to a Mortgaged Property not adequately covered by insurance could result in a shortfall in funds available to meet the Borrowers' payment obligations under the Loan Agreements.

### ***Investment of Retained Proceeds in Permitted Investments***

For so long as any part of the net proceeds of the issue of the Bonds remains undrawn pursuant to the Loan Agreements, the Issuer may invest such amounts in Permitted Investments in accordance with the Custody Agreement. The Issuer may also invest the Charged Cash in Permitted Investments in accordance with the Custody Agreement.

Although Permitted Investments are limited to highly rated securities which satisfy certain specified criteria (which, other than with respect to any investment in money market funds, deposits or direct obligations of the United Kingdom or of any agency or instrumentality of the United Kingdom which are guaranteed by the United Kingdom (which must have a maturity date of no later than 31 October 2044), includes a requirement that the investments have a maturity date which is no later than the earlier of (i) the date falling 5 years after the date of purchase and (ii) 31 October 2044), the Issuer may be required to liquidate such Permitted Investments (a) prior to the enforcement of the Issuer Security, (in the case of the Permitted Investments purchased with Retained Proceeds) to fund advances to a Borrower pursuant to a Loan Agreement or to fund redemptions of the Bonds in accordance with the Conditions or (b) following the enforcement of the Issuer Security, to make payments in accordance with the Post-enforcement Priority of Payment, in either case at a time when the disposal proceeds of such Permitted Investments is less than the price paid by the Issuer upon the acquisition thereof.

Prior to the enforcement of the Issuer Security, any losses realised by the Issuer in respect of a sale of Permitted Investments purchased with Retained Proceeds is passed on to the Borrowers pursuant to the terms of the Loan Agreements as a result of (i) the Issuer's obligation to fund a principal amount of an advance being such that it may be satisfied by funding such advance at a discount in proportion to any such losses and (ii) each Borrower's obligation to make further payments to the Issuer in respect of any prepayment of the loan in full to enable the Issuer to fund any shortfall on a redemption of the Bonds. However, following the enforcement of the Issuer Security, any losses in respect of the Permitted Investments will reduce the amounts available to the Issuer to satisfy its payment obligations in respect of the Bonds. For the purpose of calculating the Borrowers' compliance with the Asset Cover Test, the value of such Permitted Investments will be the purchase price thereof and the Borrowers shall not be required to monitor the market value of such Permitted Investments. Consequently, the value attributed to the Permitted Investments for this purpose may be more than the realisable value from time to time.

In the event that the enforcement of the Issuer Security takes place prior to the Initial Properties and the Additional Properties being charged with an aggregate Minimum Value equal to the principal amount of the Bonds, and/or at a time when the Permitted Investments have been acquired with the disposal proceeds or otherwise charged by a Borrower as security, the value of the proceeds of enforcement of the Underlying Security, together with such amounts, may be insufficient to enable the Issuer to pay its obligations under the Bonds in full.



### ***Addition of new Borrowers***

To the extent that the Issuer is able to make further advances to the Borrowers under the Loan Agreements in respect of Retained Proceeds or following a further issue of bonds, further members of the Original Borrower Group may become Additional Borrowers, ***provided that*** (a) such new borrower is charitable and a Registered Provider of Social Housing, (b) such member has entered into a Loan Agreement and acceded to the Security Trust Deed (c) such member has entered into a legal mortgage in substantially the form set out in the existing Security Trust Deed (together with such security documents as it is required to enter into pursuant to such legal mortgage), and (d) certain other conditions precedent are complied with in accordance with the terms of the Security Trust Deed.

In such circumstances, if the new Borrower's credit risk were weaker than that of the rest of the existing Borrowers, the Issuer would become subject to increased credit risk in respect of the Original Borrower Group.

### ***The Issuer's ability to meet its obligations under the Bonds after enforcement under the Loan***

Following default by a Borrower, the Security Trustee shall be entitled to call for payments of any unpaid sums by such Borrower to be made by one or more of the other Borrowers (if any) under and in accordance with the guarantee given by such other Borrowers pursuant to their respective Loan Agreements (subject to the limitations of each guarantee). If there are no other Borrowers or the other Borrowers do not make payment (or are not required to make payment as a result of the limitation of the relevant guarantee) of such amounts to the Issuer pursuant to their respective Loan Agreements, the Security Trustee may enforce the Underlying Security and appoint a Receiver pursuant to its powers under the Security Trust Deed.

The Issuer's ability to continue to pay principal and interest on the Bonds following default by a Borrower under a Loan is dependent upon the ability of the Issuer to receive from the Security Trustee pursuant to the collection of rental income or a disposal of the Underlying Security, sufficient funds to make such payment.

### ***Fixed charges may take effect under English law as floating charges***

Pursuant to the Issuer Security Deed, the Issuer has purported to grant fixed charges over, amongst other things, all rights and benefits under the Transaction

Security Trust Deed the Issuer and the Borrowers, respectively, are required to indemnify the Security Trustee against all liabilities and expenses suffered or incurred by it and pursuant to the relevant Loan Agreement, the Borrowers are required to indemnify the Issuer and the Security Trustee on demand against any loss or liability incurred in connection with the Loan Agreements. The obligation to indemnify the Security Trustee may mean that there is a shortfall in funds available to pay all amounts due and owing under the Bonds and/or the Loan Agreements.

### ***Moratorium***

In order to protect the interests of tenants and to preserve the housing stock of a Registered Provider of Social Housing within the social housing sector and within the regulatory regime, a 28 working day moratorium on the disposal of land (including the enforcement of any security) by an insolvent non-profit Registered Provider of Social Housing will apply, upon certain steps being taken in relation to that provider such as presenting a winding up petition or appointing an administrator. The Regulator will then seek to agree proposals about the future ownership and management of the provider's land with its secured creditors. The moratorium procedure may adversely affect the Issuer's ability to enforce its security over the Mortgaged Properties, as the procedure stipulates actions that must be taken by a secured creditor prior to that secured creditor being able to enforce its security and gives powers to the Regulator in respect of certain secured assets.

There may also be a moratorium on enforcement against the Issuer pursuant to the relevant provisions of the Insolvency Act 1986, if an administrator were to be appointed to the Issuer. This may limit or delay the Bond Trustee's ability to enforce security against the Issuer under the Issuer Security Deed (and therefore, in turn, to direct the Issuer to enforce the security granted by the Borrowers over the Mortgaged Properties), for so long as the Issuer remains subject to administration.

### **Risks Relating to the Market Generally**

#### ***Potential Limited Liquidity***

The Bonds may not have an established market when issued. There can be no assurance of a secondary market for the Bonds or the continued liquidity of such market if one develops. The development or continued liquidity of any secondary market for the Bonds will be affected by a number of factors such as the state of credit markets in general and the Borrowers' creditworthiness, as well as other factors such as the time remaining to the maturity of the Bonds.

#### ***Global economic disruption***

In addition, Bondholders should be aware of the prevailing and widely reported global credit market conditions (which continue to some extent at the date hereof), whereby there is a general lack of liquidity in the secondary market for instruments similar to the Bonds, concerns over the liquidity of major banks and building societies and the consequent effects on the general economy and the housing market. The Issuer cannot predict when these circumstances will change and, if and when they do, whether conditions of general market illiquidity for the Bonds and instruments similar to the Bonds will be available in the future.

#### ***Credit ratings may not reflect all risks***

The Original Borrower is currently rated A2 by Moody's and the Bonds are expected to be rated A2 by Moody's. These ratings may not reflect the potential impact of all risks related to the structure, market and other factors that may affect the value of the Bonds. A credit rating is not a recommendation to buy, sell or hold securities and may be revised, suspended or withdrawn by the assigning rating agency at any time. Moody's is established in the European Union and is registered under Regulation (EC) No. 1060/2009 (as amended). As such, Moody's is included in the list of credit rating agencies published by the European Securities and Markets Authority on its website in accordance with such Regulation.

On 17<sup>th</sup> May 2013, Moody's downgraded the debt ratings of all but one rated housing association in the UK following a revision of the level of extraordinary government support factored into their ratings and an acknowledgement of the challenges for the HCA to step in and protect entities and their creditors in situations of extreme financial distress. Although the Original Borrower's A2 rating from Moody's was awarded after this time (in July 2014), this nevertheless shows that rated issuers may be susceptible to

further adjustments (whether upward or downward) and in particular any adjustments which may be made as a result of a credit rating agency's methodology.

## CONDITIONS OF THE BONDS

*The following are the Conditions of the Bonds which will be endorsed on each Bond in definitive form (if issued).*

The £200,000,000 4.125 per cent. Secured Bonds due 2044 (the "**Bonds**", which expression shall in these Conditions, unless the context otherwise requires, include any further bonds issued pursuant to Condition 19 (*Further Issues*) and forming a single series with the Bonds) of Yorkshire Housing Finance plc (the "**Issuer**") are constituted by a Bond Trust Deed (as modified and/or amended and/or supplemented and/or restated from time to time, the "**Bond Trust Deed**") dated 31 October 2014 and made between the Issuer and Prudential Trustee Company Limited (the "**Bond Trustee**", which expression shall include any successor as Bond Trustee) as trustee for the holders of the Bonds (the "**Bondholders**") and the holders of the interest coupons appertaining to the Bonds (the "**Couponholders**" and the "**Coupons**" respectively, which expressions shall, unless the context otherwise requires, include the talons for further interest coupons (the "**Talons**") and the holders of the Talons).

The Bonds have the benefit of a paying agency agreement (as amended and/or supplemented and/or restated from time to time, the "**Agency Agreement**") dated 31 October 2014 and made between the Issuer, the Bond Trustee, Citibank, N.A., London Branch as principal paying agent (the "**Principal Paying Agent**", which expression shall include any successor agent) and the other paying agents named therein (together with the Principal Paying Agent, the "**Paying Agents**", which expression shall include any additional or successor paying agents and together with the Principal Paying Agent, the "**Agents**").

Copies of the Bond Trust Deed, the Agency Agreement, the Loan Agreements, the Legal Mortgages, the Accession Deed and the Security Trust Deed are available for inspection during normal business hours at the registered office for the time being of the Bond Trustee being at the date of the issue of the Bonds at Laurence Pountney Hill, London EC4R 0HH and at the specified office of each of the Paying Agents. The Bondholders and the Couponholders are deemed to have notice of, and are entitled to the benefit of, all the provisions of the Bond Trust Deed and the Agency Agreement. The statements in these Conditions include summaries of, and are subject to, the detailed provisions of and definitions in the Bond Trust Deed, which includes the form of the Bonds, and/or the Agency Agreement.

### 1. DEFINITIONS

Words and expressions defined in the Bond Trust Deed or the Agency Agreement shall have the same meanings where used in the Conditions unless the context otherwise requires or unless otherwise stated.

In these Conditions:

"**Accession Deed**" means the Accession Deed dated 31 October 2014 relating to the Security Trust Deed and made between the Issuer, the Original Borrower and the Security Trustee;

"**Account Agreement**" means the Account Agreement dated 31 October 2014 and made between the Issuer, the Bond Trustee and the Account Bank, as amended and/or supplemented and/or restated from time to time;

"**Account Bank**" means Citibank, N.A., London Branch as account bank pursuant to the Account Agreement or any successor account bank appointed thereunder;

"**Accounting Profit**" means, in respect of each accounting period of the Issuer, the aggregate amount which the Issuer would be required to recognise for corporation tax purposes as profit in respect of its Permitted Investments and/or Retained Bonds as a result of (i) the movement in the fair value recognised in its accounts of such Permitted Investments and/or Retained Bonds for that accounting period and plus (ii) any further profit arising from the sale of Permitted Investments (ignoring, for this purpose, any Gift Aid Payment to be made pursuant to a Loan Agreement);

"**Additional Borrower**" means any entity which (i) is charitable; (ii) is a Registered Provider of Social Housing; and (iii) has acceded to the Security Trust Deed as a Borrower;

**"Additional Loan Agreement"** means a loan agreement between the Issuer, an Additional Borrower and the Security Trustee;

**"Appointee"** means any attorney, manager, agent, delegate, nominee, custodian, receiver, co-trustee or other person appointed by the Bond Trustee under, or pursuant to, these Conditions, the Bond Trust Deed or the Issuer Security Deed;

**"Asset Cover Test"** has the meaning given to it in the Loan Agreements;

**"Bondholder Put Amount"** has the meaning given to it in Condition 9.10 (*Bondholder Put Option*);

**"Bondholder Put Option"** means the option for Bondholders to require the Issuer to procure that a member of the Original Borrower Group purchases their Bonds following (i) a breach of the Interest Cover Test or (ii) the Issuer agreeing with a Borrower to increase its Commitment, following another Borrower ceasing to be a Registered Provider of Social Housing, as described in Condition 9.10 (*Bondholder Put Option*);

**"Bondholder Specific Withholding"** means any withholding or deduction of Taxes which is required in respect of any payment in respect of any Bond or Coupon:

- (a) presented for payment by or on behalf of a holder who is liable to the Taxes in respect of the Bond or Coupon by reason of his having some connection with the Relevant Jurisdiction other than the mere holding of the Bond or Coupon; or
- (b) where such withholding or deduction is imposed on a payment to an individual and is required to be made pursuant to European Council Directive 2003/48/EC or any law implementing or complying with, or introduced in order to conform to, such Directive; or
- (c) presented for payment by or on behalf of a holder who would have been able to avoid such withholding or deduction by presenting the relevant Bond or Coupon to another Paying Agent in a Member State of the European Union; or
- (d) presented for payment more than 30 days after the Relevant Date except to the extent that a holder would have been entitled to additional amounts on presenting the same for payment on the last day of the period of 30 days assuming, whether or not such is in fact the case, that day to have been a Payment Day (as defined in Condition 8.5 (*Payment Day*));

**"Borrowers"** means the Original Borrower and any Additional Borrower, in each case for so long as it is a borrower under a Loan Agreement;

**"Business Day"** means, for the purposes of Condition 9 (Redemption and Purchase), a day (other than a Saturday, Sunday or public holiday) on which commercial banks are open for general business in London;

**"Cancelled Retained Proceeds"** means, in respect of any Bonds purchased by a Borrower or any other member of the Original Borrower Group which have been surrendered to the Issuer for cancellation (other than, for the avoidance of doubt, any cancellation of Retained Bonds by the Issuer), a portion of the Retained Proceeds corresponding to the percentage of the Undrawn Commitment which has been cancelled, in accordance with the relevant Loan Agreement, pursuant to the surrender for cancellation of such Bonds;

**"Charged Cash"** means, at any time, the aggregate of all amounts (whether representing proceeds of disposal or other moneys) standing to the credit of the Ongoing Cash Security Account and, to the extent invested in Permitted Investments in accordance with the Custody Agreement, such Permitted Investments and any income received by the Issuer in respect of such Permitted Investments, provided however that, for the purpose of determining the compliance of the Borrowers with the Asset Cover Test, the value to be attributed to such Permitted Investments shall be the purchase price thereof;

**"Charitable Group Member"** means the Original Borrower and any charitable member of the Original Borrower Group which is connected with the Original Borrower for the purposes of section 939G of the Corporation Tax Act 2010;

**"Commitment"** means the Original Commitment and any further commitment entered into by the Issuer in relation to the making of further Loans to one or more Borrowers;

**"Compliance Certificate"** means a certificate, signed by two authorised signatories of a Borrower, substantially in the form contained in the Loan Agreements setting out, inter alia, calculations in respect of the Asset Cover Test and the Interest Cover Test;

**"Custodian"** means Citibank, N.A., London Branch as custodian pursuant to the Custody Agreement or any successor custodian appointed thereunder;

**"Custody Account"** means the account of the Issuer set up with the Custodian in respect of the Permitted Investments in accordance with the Custody Agreement;

**"Custody Agreement"** means the Custody Agreement dated 31 October 2014 and made between the Issuer, the Bond Trustee and the Custodian, as amended and/or supplemented and/or restated from time to time;

**"Event of Default"** has the meaning given to it in Condition 12.1 (Events of Default);

**"Finance Documents"** means:

- (a) the Loan Agreements;
- (b) each Security Document; and
- (c) any other document designated as such by the Issuer and the Borrower;

**"Fitch"** means Fitch Ratings Ltd or any successor thereto;

**"Gift Aid Payment"** means a qualifying charitable donation for the purposes of Part 6 of the Corporation Tax Act 2010;

**"Incorporated Terms Memorandum"** means the incorporated terms memorandum dated 31 October 2014 and made between, *inter alios*, the Issuer, and the Bond Trustee, as amended and/or supplemented and/or restated from time to time;

**"Initial Cash Security Account"** means the account of the Issuer set up with the Account Bank in respect of the Retained Proceeds in accordance with the Account Agreement;

**"Interest Cover Test"** has the meaning given to it in the Loan Agreements;

**"Interest Payment Date"** has the meaning given to it in Condition 7.1 (Interest Rate and Interest Payment Dates);

**"Issue Date"** means 31 October 2014;

**"Issuer Charged Property"** has the meaning given to it in Condition 4 (Security);

**"Issuer Secured Creditors"** means the Bond Trustee in its own capacity and as trustee on behalf of those persons listed as entitled to payment in the Issuer Security Deed, the Bondholders, the Paying Agents, the Custodian, the Retained Bond Custodian and the Account Bank;

**"Issuer Security"** has the meaning given to it in Condition 4 (Security);

**"Issuer Security Deed"** means the security deed dated 31 October 2014 and entered into by the Issuer in favour of the Bond Trustee, constituting the Issuer Security;

**"Legal Mortgages"** means (a) the Legal Mortgage dated 31 October 2014 and made between the Original Borrower and the Security Trustee pursuant to which the Original Borrower provides

security in respect of its obligations under the Loan Agreement and (b) any additional legal mortgage entered into between a Borrower and the Security Trustee pursuant to which the relevant Borrower provides security in respect of its obligations under a Loan Agreement;

**"Liabilities"** means, in respect of any person, any losses, damages, costs, charges, awards, claims, demands, expenses, judgments, actions, proceedings, indemnity payments or other liabilities whatsoever including legal fees and any Taxes and penalties incurred by that person;

**"Loan"** means a loan made by the Issuer to a Borrower pursuant to the terms of a Loan Agreement;

**"Loan Agreements"** means the Original Loan Agreement and each Additional Loan Agreement;

**"Loan Event of Default"** has the meaning given to it in the Loan Agreements;

**"Loan Payment Day"** means a day on which principal or interest in respect of a Loan is due and payable by a Borrower to the Issuer in accordance with the terms of a Loan Agreement;

**"Maturity Date"** means 31 October 2044;

**"Moody's"** means Moody's Investors Service Limited or any successor thereto;

**"Ongoing Cash Security Account"** means the account of the Issuer set up with the Account Bank in respect of the Charged Cash in accordance with the Account Agreement;

**"Original Borrower"** means Yorkshire Housing Limited (formerly known as Yorkshire Community Housing Limited);

**"Original Borrower Group"** means the Original Borrower and any present or future, direct or indirect, Subsidiaries of the Original Borrower (which includes, for the avoidance of doubt, any entity with which any Borrower may merge or be consolidated or amalgamated with at any time including as a result of a Permitted Reorganisation);

**"Original Commitment"** has the meaning given to it in the Original Loan Agreement;

**"Original Loan Agreement"** means the loan agreement dated the Issue Date between the Issuer, the Original Borrower and the Security Trustee;

**"Permitted Investments"** means one or more of the following obligations or securities (including, without limitation, any investments for which the Custodian or an affiliate provides services):

- (a) deposits with any United Kingdom bank or building society subject to such bank or building society having long term senior unsecured debt credit ratings of not less than "A" from S&P, "A" from Fitch or "A2" from Moody's;
- (b) deposits with any non-United Kingdom bank subject to such bank having long term senior unsecured debt credit ratings of not less than "AA" from S&P or "Aa2" from Moody's;
- (c) full recourse debt instruments with a maturity no later than the earlier of (i) the date falling 5 years after the date of purchase and (ii) 31 October 2044 that are issued by EU credit institutions having long term senior unsecured debt credit ratings of not less than "AAA" from S&P or "Aaa" from Moody's that are fully secured or "covered" by a pool of on-balance sheet collateral;
- (d) securities with a maturity no later than the earlier of (i) the date falling 5 years after the date of purchase and (ii) 31 October 2044 that are issued by supranational agencies having long term senior unsecured debt credit ratings of not less than "AAA" from S&P or "Aaa" from Moody's;
- (e) money market funds having long term senior unsecured debt credit ratings of not less than "AAAm" from S&P, "Aaa-mf" from Moody's or "AAAmf" from Fitch; and

- (f) direct obligations of the United Kingdom or of any agency or instrumentality of the United Kingdom which are guaranteed by the United Kingdom with a maturity no later than the 31 October 2044,

**provided that** (i) in all cases, such investment shall be an investment which is denominated in Sterling and (ii) in the case of (a) to (e), no more than £20,000,000 shall be deposited with any one institution or invested in any one security;

**"Permitted Investment Profit"** means, in respect of any sale of Permitted Investments, the amount of any net profits or gains arising from such sale which are within the charge to corporation tax (if any);

**"Permitted Reorganisation"** means any amalgamation, merger, consolidation or transfer of engagements (whether entering into or acceptance thereof) of the whole of a Borrower's property (including, for the avoidance of doubt, any statutory procedure as provided for under the Co-operative and Community Benefit Societies Act 2014) made between such Borrower ("**Party A**") and any other entity ("**Party B**") provided that (i) any new amalgamated entity to be created as a result thereof will be a Registered Provider of Social Housing; (ii) following any such amalgamation, merger, consolidation or transfer of engagements in respect of which the property of Party A (including, for the avoidance of doubt, any liabilities) shall become vested in Party B or a new amalgamated entity, Party B or such new amalgamated entity will thereafter be responsible for all the liabilities of Party A pursuant to the Co-operative and Community Benefit Societies Act 2014; and (iii) a certificate executed by two authorised signatories of Party A or Party B confirming the above is provided to the Bond Trustee;

**"Potential Event of Default"** means any act, event or circumstance which with the expiry of a grace period, the giving of notice, determination of materiality or other determination would constitute an Event of Default;

**"Put Option Date"** has the meaning given to it in Condition 9.10 (*Bondholder Put Option*);

**"Registered Provider of Social Housing"** means a person listed in the register of providers of social housing established under Chapter 3 of Part 2 of the Housing and Regeneration Act 2008 (as amended from time to time) or a person having a status which, in the opinion of the Issuer and the Bond Trustee, is substantially equivalent under any replacement or successor legislation thereto;

**"Relevant Date"** means, in respect of any payment, the date on which the payment first becomes due but, if the full amount of the money payable has not been received by the Principal Paying Agent or the Bond Trustee on or before the due date, it means the date on which, the full amount of the money having been so received, notice to that effect has been duly given to the Bondholders in accordance with Condition 15 (*Notices*);

**"Relevant Jurisdiction"** means the United Kingdom or any political subdivision or any authority thereof or therein having power to tax or any other jurisdiction or any political subdivision or any authority thereof or therein having power to tax to which the Issuer becomes subject in respect of payments made by it of principal and interest on the Bonds or Coupons;

**"Retained Bond Custodian"** means Citibank, N.A., London Branch as custodian pursuant to the Retained Bond Custody Agreement or any successor custodian appointed thereunder;

**"Retained Bond Custody Agreement"** means the custody agreement relating to the Retained Bonds dated 31 October 2014 and made between the Issuer, the Bond Trustee and the Retained Bond Custodian, as amended and/or supplemented and/or restated from time to time;

**"Retained Bond Premium Amount"** means, in respect of any sale by the Issuer of Retained Bonds, the amount of any net profits or gains arising from such sale which are within the charge to corporation tax (if any);

**"Retained Bonds"** means £60,000,000 in principal amount of the Bonds purchased by the Issuer on the Issue Date;



**"Retained Proceeds"** means, at any time, (a) an amount of the net issue proceeds of the Bonds (other than the Retained Bonds) which have not been advanced to a Borrower pursuant to a Loan Agreement at such time (if any) plus (b) an amount of the net sale proceeds of the Retained Bonds (less any Retained Bond Premium Amount) which are not advanced to a Borrower pursuant to a Loan Agreement immediately following receipt thereof by the Issuer and have not subsequently been advanced to the Borrower (if any);

**"Security Adjustment Certificate"** means a certificate, signed by two authorised signatories of a Borrower, substantially in the form contained in the Loan Agreements setting out, inter alia, a summary of the additions, withdrawals and substitutions of properties which have taken place during the preceding financial year;

**"Security Documents"** means (a) the Legal Mortgages, (b) the Accession Deed, (c) the Security Trust Deed and (d) any other document creating, evidencing or granting any guarantee or security in support of the obligations of the Borrowers under the Finance Documents;

**"Security Trust Deed"** means the Security Trust Deed originally dated 5 November 1999 between, *inter alios*, the Original Borrower and the Security Trustee (as may be amended and/or supplemented and/or restated from time to time);

**"Security Trustee"** means Prudential Trustee Company Limited as security trustee under the Security Trust Deed for, *inter alios*, the Issuer;

**"Subsidiary"** has the meaning given to that term in section 271 of the Housing and Regeneration Act 2008 or section 1159 of the Companies Act 2006, as applicable;

**"S&P"** means Standard & Poor's Ratings Services or any successor thereto;

**"Taxes"** has the meaning given to it in Condition 10.1 (*Payments without withholding*);

**"Transaction Account"** means the account of the Issuer set up with the Account Bank in respect of the Bonds in accordance with the Account Agreement;

**"Transaction Documents"** means the Loan Agreements, the Bond Trust Deed, the Issuer Security Deed, the Accession Deed, the Legal Mortgages, the Security Trust Deed, the Agency Agreement, the Account Agreement, the Custody Agreement, the Incorporated Terms Memorandum and the Retained Bond Custody Agreement;

**"Transaction Parties"** means any person who is party to a Transaction Document;

**"UK Government Gilt"** means Sterling denominated gilts or stock issued by or on behalf of Her Majesty's Treasury;

**"Undrawn Commitment"** means, at any time, a Commitment which has not been advanced to the relevant Borrower or previously cancelled pursuant to a Loan Agreement;

**"Valuation Report"** has the meaning given to it in the Loan Agreements; and

**"Valuer"** has the meaning given to it in the Loan Agreements.

## 2. **FORM, DENOMINATION AND TITLE**

The Bonds are in bearer form, serially numbered, in the denomination of £100,000 and integral multiples of £1,000 in excess thereof up to and including £199,000, with Coupons and Talons attached on issue. No Bonds will be issued with a denomination above £199,000.

Title to the Bonds and Coupons will pass by delivery. The Issuer, any Paying Agent and the Bond Trustee will (except as otherwise required by law) deem and treat the bearer of any Bond or Coupon as the absolute owner thereof (whether or not overdue and notwithstanding any notice of ownership or writing thereon or notice of any previous loss or theft thereof) for all purposes.

## 3. **STATUS**

The Bonds and Coupons are direct obligations of the Issuer, secured in the manner set out in Condition 4 (*Security*), and rank *pari passu* without preference or priority amongst themselves.

#### 4. SECURITY

The Issuer's obligations in respect of the Bonds are secured (subject as provided in these Conditions and the Issuer Security Deed) pursuant to the Issuer Security Deed in favour of the Bond Trustee for the benefit of itself and the Bondholders and the other Issuer Secured Creditors as follows:

- (a) by an assignment by way of security of the Issuer's rights, title and interest arising under the Loan Agreements, the Security Trust Deed, the Accession Deed, the Legal Mortgages, the Agency Agreement, the Custody Agreement and the Account Agreement;
- (b) by a charge by way of first fixed charge over all moneys and/or securities from time to time standing to the credit of the Transaction Account, the Ongoing Cash Security Account, the Initial Cash Security Account and the Custody Account and all debts represented thereby; and
- (c) by a charge by way of first fixed charge over the Paying Agents' obligation to repay to the Issuer all sums held from time to time by the Paying Agents for the payment of principal or interest in respect of the Bonds and not otherwise claimed.

The property charged and assigned pursuant to the Issuer Security Deed listed in (a) to (c) above, together with any other property or assets held by and/or assigned to the Bond Trustee and/or any deed or document supplemental thereto, is referred to herein as the "**Issuer Charged Property**" and the security created thereby, the "**Issuer Security**".

The Issuer Security shall become enforceable:

- (i) upon the delivery of an Acceleration Notice in accordance with Condition 12 (*Events of Default and Enforcement*); or
- (ii) if a person who is entitled to do so presents an application to the court for the appointment of an administrator of the Issuer, gives notice of intention to appoint an administrator of the Issuer or files such notice with the court.

#### 5. ORDER OF PAYMENTS

##### 5.1 Pre-enforcement

Prior to the enforcement of the Issuer Security, the Issuer shall apply the moneys standing to the credit of the Transaction Account on each Interest Payment Date and such other dates on which a payment is due in respect of the Bonds in the following order of priority (the "**Pre-enforcement Priority of Payment**"):

- (a) *first*, in payment of any taxes due and owing by the Issuer to any taxing authority (insofar as they relate to the Bonds);
- (b) *second*, in payment of any Liabilities incurred by the Bond Trustee and any Appointee (including remuneration payable to it and any Appointee) in carrying out its functions under the Bond Trust Deed and the Issuer Security Deed;
- (c) *third*, in payment of any unpaid fees, expenses and liabilities of the Issuer owing to the Paying Agents under the Agency Agreement, the Account Bank under the Account Agreement, the Custodian under the Custody Agreement and the Retained Bond Custodian under the Retained Bond Custody Agreement on a *pro rata* and *pari passu* basis;
- (d) *fourth*, in payment of any other unpaid fees, expenses and liabilities of the Issuer (in so far as they relate to the Bonds) on a *pro rata* and *pari passu* basis;

- (e) *fifth*, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any interest due and payable in respect of the Bonds;
- (f) *sixth*, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any principal due and payable in respect of the Bonds;
- (g) *seventh*, in payment, on a *pro rata* and *pari passu* basis, to the Borrowers of any amounts due and payable under the terms of the Loan Agreements; and
- (h) *eighth*, in payment of any Permitted Investment Profit, Accounting Profit or Retained Bond Premium Amount, as the case may be, to any Charitable Group Member.

## 5.2 **Post-enforcement**

Following the enforcement of the Issuer Security, all moneys standing to the credit of the Transaction Account, the Ongoing Cash Security Account and the Initial Cash Security Account and the net proceeds of enforcement of the Issuer Security shall be applied in the following order of priority (the "**Post-enforcement Priority of Payment**"):

- (a) *first*, in payment or satisfaction of the Liabilities incurred by the Bond Trustee or any Receiver or Appointee in preparing and executing the trusts under the Bond Trust Deed and the Issuer Security Deed (including the costs of realising any Issuer Security and the Bond Trustee's and such Appointee's remuneration);
- (b) *second*, in payment of all amounts owing to the Paying Agents under the Agency Agreement, the Account Bank under the Account Agreement, the Custodian under the Custody Agreement and the Retained Bond Custodian under the Retained Bond Custody Agreement on a *pro rata* and *pari passu* basis;
- (c) *third*, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any interest due and payable in respect of the Bonds;
- (d) *fourth*, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any principal due and payable in respect of the Bonds;
- (e) *fifth*, in payment of any other unpaid fees and expenses of the Issuer (in each case insofar as they relate to the Bonds) on a *pro rata* and *pari passu* basis;
- (f) *sixth*, in payment, on a *pro rata* and *pari passu* basis, to the Borrowers of any amounts due and payable under the terms of the Loan Agreements; and
- (g) *seventh*, in payment of any Permitted Investment Profit, Accounting Profit or Retained Bond Premium Amount, as the case may be, to any Charitable Group Member.

## 6. **COVENANTS**

### 6.1 **General Covenants**

In addition to the covenants of the Issuer set out in the Bond Trust Deed, for so long as any of the Bonds remain outstanding, the Issuer covenants that it will not, without the consent in writing of the Bond Trustee, engage in any activity or do anything other than:

- (a) carry out the business of a company which has as its purpose raising finance and on-lending such finance for the benefit of the Borrowers (including, without limitation, as envisaged by the Transaction Documents); and
- (b) perform any act incidental to or necessary in connection with (a) above.

The Issuer also covenants, for so long as any of the Bonds remain outstanding, not to create or permit to subsist, over any of the security constituted by or created pursuant to the Issuer Security Deed, any mortgage or charge or any other security interest ranking in priority to, or *pari passu* with, the security created by or pursuant to the Issuer Security Deed.

## 6.2 Information Covenants

For so long as any of the Bonds remain outstanding, the Issuer shall:

- (a) send to the Bond Trustee and, upon request by any Bondholder to the Issuer, make available to such Bondholder at the Issuer's registered office during normal business hours, a copy of the Compliance Certificates (and, subject to the consent of the relevant Valuer(s), the Valuation Report(s) delivered for the purpose of preparing such Compliance Certificates) and the Security Adjustment Certificates promptly upon receipt of the same from the Borrowers pursuant to the terms of the Loan Agreements;
- (b) send to the Bond Trustee and, upon request by any Bondholder to the Issuer, make available to such Bondholder at the Issuer's registered office during normal business hours, a copy of the audited financial statements of the each Borrower promptly upon publication of the same by the Borrowers;
- (c) at the request of Bondholders holding not less than 50 per cent. in principal amount of the Bonds for the time being outstanding, convene a meeting of the Bondholders to discuss the financial position of the Issuer and the Original Borrower Group, **provided, however, that** the Issuer shall not be required to convene any such meeting pursuant to this Condition 6.2(c) more than once in any calendar year. Upon the request of Bondholders to convene any such meeting, as aforesaid, the Issuer shall notify all Bondholders of the date (which such date shall be no more than 21 days following such request), time and place of the meeting in accordance with Condition 15 (*Notices*). The Issuer shall act in good faith in addressing any questions regarding the financial position of itself or any other member of the Original Borrower Group raised at any such meeting, **provided, however, that** the Issuer shall not be obliged to disclose any information which it, in its absolute discretion, considers to be of a confidential nature. For the avoidance of doubt, the provisions of this Condition 6.2(c) are in addition to the meetings provisions set out in Condition 17 (*Meetings of Bondholders, Modification and Waiver*); and
- (d) at any time (if so instructed by any Bondholder) procure that the Borrowers deliver, or procure the delivery, to the Issuer and the Bond Trustee of a Full Valuation Report or a Desk Top Valuation, as so requested, prepared by a Valuer, subject to such indemnity or pre-funding as to the costs of preparing the same as the Issuer (on behalf of itself and the Borrowers) shall require from the relevant Bondholder.

## 6.3 Loan Agreements, Legal Mortgages and Security Trust Deed Consents Covenant

For so long as any of the Bonds remain outstanding, the Issuer covenants that it shall not consent to any waiver, amendment or modification of, or take any action or direct the Security Trustee to take any action pursuant to, the Loan Agreements, the Legal Mortgages, the Accession Deed or the Security Trust Deed except with the prior written consent of the Bond Trustee. The Bond Trustee may seek the consent of the Bondholders in accordance with the Bond Trust Deed prior to giving any such consent.

## 7. INTEREST

### 7.1 Interest Rate and Interest Payment Dates

The Bonds bear interest from (and including) 31 October 2014 at the rate of 4.125 per cent. per annum, payable semi-annually in arrear in equal instalments on 30 April and 31 October in each year (each, an "**Interest Payment Date**").

### 7.2 Interest Accrual

Each Bond will cease to bear interest from (and including) its due date for redemption unless, upon due presentation, payment of the principal in respect of the Bond is improperly withheld or refused or unless default is otherwise made in respect of payment, in which event interest shall continue to accrue as provided in the Bond Trust Deed.

### 7.3 **Calculation of Broken Interest**

When interest is required to be calculated in respect of a period of less than a full half year, it shall be calculated on the basis of (a) the actual number of days in the period from (and including) the date from which interest begins to accrue (the "**Accrual Date**") to (but excluding) the date on which it falls due divided by (b) the actual number of days from and including the Accrual Date to (but excluding) the next following Interest Payment Date multiplied by 2, and multiplying this by the rate of interest specified in Condition 7.1 above and the relevant principal amount of the Bonds.

## 8. **PAYMENTS**

### 8.1 **Payments in respect of Bonds and Coupons**

Payments of principal and interest in respect of each Bond will be made against presentation and surrender (or, in the case of part payment only, endorsement) of the Bond, except that payments of interest on an Interest Payment Date will be made against presentation and surrender (or in the case of part payment only, endorsement) of the relevant Coupon, in each case at the specified office outside the United States of any of the Paying Agents.

### 8.2 **Method of Payment**

Payments will be made by credit or transfer to an account in Sterling maintained by the payee with, or, at the option of the payee, by a cheque in Sterling drawn on, a bank in London.

### 8.3 **Missing Unmatured Coupons**

Each Bond should be presented for payment together with all relative unmatured Coupons (which expression shall, for the avoidance of doubt, include Coupons falling to be issued on exchange of matured Talons), failing which the full amount of any relative missing unmatured Coupon (or, in the case of payment not being made in full, that proportion of the full amount of the missing unmatured Coupon which the amount so paid bears to the total amount due) will be deducted from the amount due for payment. Each amount so deducted will be paid in the manner mentioned above against presentation and surrender (or, in the case of part payment only, endorsement) of the relative missing Coupon at any time before the expiry of 10 years after the Relevant Date in respect of the relevant Bond (whether or not the Coupon would otherwise have become void pursuant to Condition 11 (*Prescription*)) or, if later, five years after the date on which the Coupon would have become due, but not thereafter.

### 8.4 **Payments subject to Applicable Laws**

Payments in respect of principal and interest on the Bonds are subject in all cases to any fiscal or other laws and regulations applicable thereto in the place of payment.

### 8.5 **Payment Day**

If the date for payment of any amount in respect of any Bond or Coupon is not a Payment Day, the holder thereof shall not be entitled to payment until the next following Payment Day in the relevant place and shall not be entitled to further interest or other payment in respect of such delay.

For these purposes, "**Payment Day**" means any day which (subject to Condition 11 (*Prescription*)):

- (a) is, or falls after, the relevant due date;
- (b) is, or falls at least one Business Day after, the corresponding Loan Payment Day;
- (c) is a Business Day in the place of the specified office of the Paying Agent at which the Bond or Coupon is presented for payment; and

- (d) in the case of payment by a credit or transfer to a Sterling account in London as referred to above, is a Business Day in London.

In this Condition, "**Business Day**" means, in relation to any place, a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in that place.

## 8.6 **Initial Paying Agents**

The names of the initial Paying Agents and their initial specified offices are set out at the end of these Conditions. The Issuer reserves the right, subject to the prior written approval of the Bond Trustee, at any time to vary or terminate the appointment of any Paying Agent and to appoint additional or other Paying Agents **provided that**:

- (a) there will at all times be a Principal Paying Agent;
- (b) there will at all times be at least one Paying Agent (which may be the Principal Paying Agent) having its specified office in a European city which, so long as the Bonds are admitted to official listing on the London Stock Exchange, shall be London or such other place as the Financial Conduct Authority may approve; and
- (c) the Issuer undertakes to maintain a Paying Agent in a Member State of the European Union that is not obliged to withhold or deduct tax pursuant to European Council Directive 2003/48/EC or any law implementing or complying with, or introduced in order to conform to, such Directive.

Notice of any termination or appointment and of any changes in specified offices will be given to the Bondholders promptly by the Issuer in accordance with Condition 15 (*Notices*).

In acting under the Agency Agreement, the Paying Agents act solely as agents of the Issuer and, in certain circumstances specified therein, of the Bond Trustee and do not assume any obligation to, or relationship of agency or trust with, any Bondholders or Couponholders. The Agency Agreement contains provisions permitting any entity into which any Paying Agent is merged or converted or with which it is consolidated or to which it transfers all or substantially all of its assets to become the successor paying agent.

## 8.7 **Interpretation of principal and interest**

Any reference in these Conditions to principal in respect of the Bonds shall be deemed to include, as applicable:

- (a) any additional amounts which may be payable with respect to principal under Condition 10 (*Taxation*); and
- (b) any specific redemption price referred to in Condition 9 (*Redemption and Purchase*) which may be payable by the Issuer under or in respect of the Bonds.

Any reference in these Conditions to interest in respect of the Bonds shall be deemed to include, as applicable, any additional amounts which may be payable with respect to interest under Condition 10 (*Taxation*).

## 9. **REDEMPTION AND PURCHASE**

### 9.1 **Redemption at Maturity**

Unless previously redeemed, or purchased and cancelled as specified in these Conditions, the Bonds will be redeemed by the Issuer at their principal amount on the Maturity Date.

### 9.2 **Early Redemption**

If, in accordance with the Loan Agreements, a Borrower elects to prepay its Loan in whole or in part prior to the repayment date specified in the relevant Loan Agreement, then (if no replacement Commitment is put in place with another Borrower) the Issuer shall redeem the

Bonds in whole or, in respect of a prepayment in part, in an aggregate principal amount equal to the principal amount of the Loan to be repaid on the date which is two Business Days after that on which payment is made by the relevant Borrower under the relevant Loan Agreement (the "**Loan Prepayment Date**").

Redemption of the Bonds pursuant to this Condition 9.2 shall be made at the higher of the following:

- (a) par; and
- (b) the amount (as calculated by a financial adviser nominated by the Issuer and approved by the Bond Trustee (the "**Nominated Financial Adviser**") and reported in writing to the Issuer and the Bond Trustee) which is equal to the principal amount of the Bonds to be redeemed multiplied by the price (expressed as a percentage and calculated by the Nominated Financial Adviser) (rounded to three decimal places (0.0005 being rounded upwards)) at which the Gross Redemption Yield on the Bonds (if the Bonds were to remain outstanding until their original maturity) on the Determination Date would be equal to the sum of (i) the Gross Redemption Yield at 3:00 pm (London time) on the Determination Date of the Benchmark Gilt and (ii) 0.20 per cent.,

together with any interest accrued up to (but excluding) the Loan Prepayment Date.

For the purposes of this Condition:

"**Benchmark Gilt**" means the 4.50 per cent. Treasury Gilt 2042 or such other conventional (i.e. not index-linked) UK Government Gilt as the Issuer (with the advice of the Nominated Financial Adviser) may determine (failing such determination, as determined by the Bond Trustee with such advice) to be the most appropriate benchmark conventional UK Government Gilt;

"**Determination Date**" means three Business Days prior to the Loan Prepayment Date; and

"**Gross Redemption Yield**" means a yield calculated by the Nominated Financial Adviser on the basis set out by the United Kingdom Debt Management Office in the paper "*Formulae for Calculating Gilt Prices from Yields*" page 5, Section One: Price/Yield Formulae (Conventional Gilts; Double-dated and Undated Gilts with Assumed (or Actual) Redemption on a Quasi-Coupon Date) (published on 8<sup>th</sup> June 1998 and updated on 15<sup>th</sup> January 2002 and 16<sup>th</sup> March 2005) (as amended or supplemented from time to time).

### 9.3 **Early Redemption for Tax Reasons**

If, as a result of any actual or proposed change in tax law, the Issuer determines (in its reasonable commercial judgement), and certifies to the Bond Trustee, that it would, on the next following Interest Payment Date, be required to make a withholding or deduction in respect of payments to be made on such Interest Payment Date (other than in respect of a Bondholder Specific Withholding) and the Issuer does not opt to pay additional amounts pursuant to Condition 10.2 (*No obligation to pay additional amounts*) or, having so opted, notifies the Bond Trustee and the Bondholders, in accordance with Condition 15 (*Notices*), of its intention to cease paying such additional amounts, the Issuer shall redeem the Bonds in whole, but not in part, at their principal amount, plus accrued interest to (but excluding) the date of redemption, as soon as reasonably practicable prior to the next following Interest Payment Date or, if it is not reasonably practicable for the Issuer to redeem the Bonds prior to the next following Interest Payment Date, within three Business Days thereafter. For the avoidance of doubt, any amounts in respect of accrued interest which fall due on any such redemption of the Bonds (and, where the redemption follows the next following Interest Payment Date, such Interest Payment Date) shall be paid subject to the required withholding or deduction and the Issuer shall not be obliged to pay any additional amounts in respect thereof.

### 9.4 **Mandatory Early Redemption**

If a Loan becomes repayable:

- (a) as a result of a Loan Event of Default; or

- (b) following a Borrower ceasing to be a Registered Provider of Social Housing (other than if the relevant Borrower regains its status as a Registered Provider of Social Housing within 180 days),

then (unless the Issuer has agreed with another Borrower to increase its Commitment by the relevant amount of the Loan to be prepaid not later than the date on which the relevant amount of Bonds would otherwise be redeemed), the Issuer shall redeem the Bonds in an aggregate principal amount equal to the principal amount of the relevant Loan at their principal amount, plus accrued interest to (but excluding) the date on which the Loan is repaid (the "**Loan Repayment Date**"), on the date which is two Business Days after the Loan Repayment Date.

#### 9.5 **Notice of Early Redemption**

Notice of any early redemption in accordance with Condition 9.2 (*Early Redemption*), Condition 9.3 (*Early Redemption for Tax Reasons*) or Condition 9.4 (*Mandatory Early Redemption*) above shall be given by the Issuer to the Bond Trustee, the Paying Agents and the Bondholders, in accordance with Condition 15 (*Notices*), as promptly as practicable.

In the case of a partial redemption of Bonds, Bonds to be redeemed will be selected in such place as the Bond Trustee may approve and in such manner and at such time as the Bond Trustee may deem appropriate and fair. Notice of any such selection will be given by the Issuer to the Bondholders as promptly as practicable. Each notice will specify the date fixed for redemption, the early redemption amount and the aggregate principal amount of the Bonds to be redeemed, the serial numbers of the Bonds called for redemption, the serial numbers of Bonds previously called for redemption and not presented for payment and the aggregate principal amount of the Bonds which will be outstanding after the partial redemption.

#### 9.6 **Calculations**

Each calculation, by or on behalf of the Issuer, for the purposes of this Condition 9 shall, in the absence of manifest error, be final and binding on all persons. If the Issuer does not at any time for any reason calculate amounts referred to in this Condition 9, such amounts may be calculated by the Bond Trustee, or an agent appointed (at the expense of the Issuer) by the Bond Trustee for this purpose, (without any liability accruing to the Bond Trustee as a result) based on information supplied to it by the Issuer and each such calculation shall be deemed to have been made by the Issuer.

#### 9.7 **Purchase of Bonds by a Borrower or members of the Original Borrower Group**

A Borrower and any other member of the Original Borrower Group (other than the Issuer) may at any time purchase Bonds in the open market or otherwise at any price. Following any such purchase, such Borrower or such member of the Original Borrower Group, as the case may be, may (but is not obliged to) surrender the Bonds to the Issuer for cancellation. An amount equal to the principal amount of the Bonds being surrendered shall be deemed to be prepaid under the Loan Agreement specified by such Borrower or member of the Original Borrower Group (but, for the avoidance of doubt, without triggering a redemption under Condition 9.2 (*Early Redemption*)) or, to the extent that the relevant Loan is not then outstanding, an amount of the Undrawn Commitment equal to the principal amount of the Bonds surrendered shall be deemed to be cancelled for the purposes of such Loan Agreement and an amount of Retained Proceeds equal to the Cancelled Retained Proceeds shall be paid by the Issuer to such Borrower or such member of the Original Borrower Group, as the case may be.

#### 9.8 **Purchase of Bonds by the Issuer**

The Issuer shall purchase the Retained Bonds on the Issue Date and may at any time purchase Bonds in the open market or otherwise at any price.

#### 9.9 **Cancellation of purchased or redeemed Bonds**

All Bonds redeemed by the Issuer pursuant to Condition 9.2 (*Early Redemption*), Condition 9.3 (*Early Redemption for Tax Reasons*)





intends to cease paying such additional amounts it may do so by giving notice to the Bondholders and the Bond Trustee of its intention to do so with effect from the next Interest Payment Date.

## 11. **PRESCRIPTION**

The Bonds and Coupons will become void unless presented for payment within a period of 10 years (in the case of principal) and five years (in the case of interest) after the Relevant Date therefor.

There shall not be included in any Coupon sheet issued on exchange of a Talon any Coupon the claim for payment in respect of which would be void pursuant to this Condition or Condition 8 (*Payments*) or any Talon which would be void pursuant to Condition 8 (*Payments*).

## 12. **EVENTS OF DEFAULT AND ENFORCEMENT**

### 12.1 **Events of Default**

The Bond Trustee at its discretion may, and if so requested in writing by the holders of at least one-fourth in principal amount of the Bonds then outstanding or if so directed by an Extraordinary Resolution shall (subject in each case to being secured and/or indemnified and/or pre-funded to its satisfaction) (but in the case of the happening of any of the events described in paragraphs 12.1(b), (c) and (i) below, only if the Bond Trustee shall have certified in writing to the Issuer that such event is, in its opinion, materially prejudicial to the interests of the Bondholders), give notice in writing to the Issuer (an "**Acceleration Notice**") that the Bonds are, and the Bonds shall thereupon immediately become, due and repayable at their principal amount together with accrued interest as provided in the Bond Trust Deed if any of the following events (each an "**Event of Default**") shall occur:

- (a) if default is made in the payment of any principal or interest due in respect of the Bonds or any of them and the default continues for a period of seven days in the case of principal and fourteen days in the case of interest; or
- (b) if the Issuer fails to perform or observe any of its other obligations under, or in respect of, the Conditions, the Bond Trust Deed or the Issuer Security Deed or if any representation given by the Issuer to the Bond Trustee in the Bond Trust Deed or the Issuer Security Deed is found to be untrue, incorrect or misleading as at the time it was given and (except in any case where, in the opinion of the Bond Trustee, the failure or inaccuracy is incapable of remedy when no such continuation or notice as is hereinafter mentioned will be required) the failure or inaccuracy continues for the period of 30 days next following the service by the Bond Trustee on the Issuer of notice requiring the same to be remedied; or
- (c) (A) any other present or future indebtedness of the Issuer for or in respect of moneys borrowed or raised becomes due and payable prior to its stated maturity by reason of any actual or potential default, event of default or the like (howsoever described), or (B) any such indebtedness is not paid when due or, as the case may be, within any originally applicable grace period, or (C) the Issuer fails to pay when due any amount payable by it under any present or future guarantee for, or indemnity in respect of, any moneys borrowed or raised **provided that** the aggregate amount of the relevant indebtedness, guarantees and indemnities in respect of which one or more of the events mentioned above in this paragraph (c) have occurred equals or exceeds £10,000,000 or its equivalent in other currencies (as reasonably determined by the Bond Trustee); or
- (d) if any order is made by any competent court or resolution passed for the winding up or dissolution of the Issuer save for the purposes of reorganisation on terms previously approved in writing by the Bond Trustee or by an Extraordinary Resolution; or
- (e) if the Issuer ceases or threatens to cease to carry on the whole or, in the opinion of the Bond Trustee, substantially all of its business, save for the purposes of a reorganisation on terms previously approved in writing by the Bond Trustee or by an Extraordinary Resolution; or

- (f) if the Issuer stops or threatens to stop payment of, or is unable to, or admits inability to, pay, its debts (or any class of its debts) as they fall due, or is deemed unable to pay its debts pursuant to or for the purposes of any applicable law, or is adjudicated or found bankrupt or insolvent; or
- (g) if (A) proceedings are initiated against the Issuer under any applicable liquidation, insolvency, composition, reorganisation or other similar laws, or an application is made (or documents filed with a court) for the appointment of an administrative or other receiver, liquidator, manager, administrator or other similar official, or an administrative or other receiver, liquidator, manager, administrator or other similar official is appointed, in relation to the Issuer or, as the case may be, in relation to all or substantially all of the Issuer's undertaking or assets, or an encumbrancer takes possession of all or substantially all of the Issuer's undertaking or assets, or a distress, execution, attachment, sequestration or other process is levied, enforced upon, sued out or put in force against all or substantially all of the Issuer's undertaking or assets and (B) in any such case (other than the appointment of an administrator) is not discharged within 14 days; or
- (h) if the Issuer initiates or consents to judicial proceedings relating to itself under any applicable liquidation, insolvency, composition, reorganisation or other similar laws (including the obtaining of a moratorium) or makes a conveyance or assignment for the benefit of, or enters into any composition or other arrangement with, its creditors generally (or any class of its creditors) or any meeting is convened to consider a proposal for an arrangement or composition with its creditors generally (or any class of its creditors); or
- (i) if it is or will become unlawful for the Issuer to perform or comply with any of its obligations under or in respect of the Bonds, the Bond Trust Deed, the Issuer Security Deed or any Loan Agreement.

## 12.2 **Enforcement**

The Bond Trustee may at any time, at its discretion and without notice, take such proceedings and/or other steps or action (including lodging an appeal in any proceedings) against or in relation to the Issuer as it may think fit to enforce the provisions of the Bond Trust Deed, the Bonds, the Coupons and/or any of the other Transaction Documents, but it shall not be bound to take any such proceedings or other steps or action unless (i) it shall have been so directed by an Extraordinary Resolution or so requested in writing by the holders of at least one-fourth in principal amount of the Bonds then outstanding and (ii) it shall have been secured and/or indemnified and/or pre-funded to its satisfaction.

The Bond Trustee may refrain from taking any action in any jurisdiction if the taking of such action in that jurisdiction would, in its opinion based upon legal advice in the relevant jurisdiction, be contrary to any law of that jurisdiction. Furthermore, the Bond Trustee may also refrain from taking such action if it would otherwise render it liable to any person in that jurisdiction or if, in its opinion based upon such legal advice, it would not have the power to do the relevant thing in that jurisdiction by virtue of any applicable law in that jurisdiction or if it is determined by any court or other competent authority in that jurisdiction that it does not have such power.

No Bondholder, Couponholder or any Issuer Secured Creditor (other than the Bond Trustee) shall be entitled (i) to take any steps or action against the Issuer to enforce the performance of any of the provisions of the Bond Trust Deed, the Bonds, the Coupons or any of the other Transaction Documents or (ii) to take any other action (including lodging an appeal in any proceedings) in respect of or concerning the Issuer, in each case unless the Bond Trustee, having become bound so to take any such steps, actions or proceedings, fails so to do within a reasonable period and the failure shall be continuing.

## 13. **REPLACEMENT OF BONDS, COUPONS AND TALONS**

Should any Bond, Coupon or Talon be lost, stolen, mutilated, defaced or destroyed, it may be replaced at the specified office of the Principal Paying Agent (subject to all applicable laws and

the requirements of the UK Listing Authority or the London Stock Exchange) upon payment by the claimant of such costs and expenses as may be incurred in connection therewith and on such terms as to evidence and indemnity as the Issuer may reasonably require. Mutilated or defaced Bonds, Coupons or Talons must be surrendered before replacements will be issued.

14. **EXCHANGE OF TALONS**

On and after the Interest Payment Date on which the final Coupon comprised in any Coupon sheet matures, the Talon (if any) forming part of such Coupon sheet may be surrendered at the specified office of the Principal Paying Agent or any other Paying Agent in exchange for a further Coupon sheet including (if such further Coupon sheet does not include Coupons to (and including) the final date for the payment of interest due in respect of the Bond to which it appertains) a further Talon, subject to the provisions of Condition 11 (*Prescription*).

15. **NOTICES**

All notices regarding the Bonds will be deemed to be validly given if published in a leading English language daily newspaper of general circulation in London. It is expected that any such publication in a newspaper will be made in the *Financial Times* in London. The Issuer shall also ensure that notices are duly published in a manner which complies with the rules and regulations of any stock exchange or other relevant authority on which the Bonds are for the time being listed or by which they have been admitted to trading. Any such notice will be deemed to have been given on the date of the first publication or, where required to be published in more than one newspaper, on the date of the first publication in all required newspapers. If, in the opinion of the Bond Trustee, publication as provided above is not practicable, a notice shall be validly given if published in another leading daily English language newspaper with general circulation in Europe.

Notices to be given by any Bondholder shall be in writing and given by lodging the same, together with the relative Bond or Bonds, with the Principal Paying Agent.

Couponholders shall be deemed for all purposes to have notice of the contents of any notice given to the holders of the Bonds in accordance with this Condition 15 (*Notices*).

16. **SUBSTITUTION**

The Bond Trust Deed contains provisions permitting the Bond Trustee, subject to any required amendment of the Bond Trust Deed, without the consent of the Bondholders or the Couponholders or any Issuer Secured Creditor, to agree with the Issuer to the substitution in place of the Issuer (or of any previous substitute under this Condition) as the principal debtor under the Bonds, the Coupons and the Bond Trust Deed of another company, registered society or other entity subject to:

- (a) the Bond Trustee being satisfied that the interests of the Bondholders will not be materially prejudiced by the substitution; and
- (b) certain other conditions set out in the Bond Trust Deed being complied with.

Any such substitution shall be notified to the Bondholders by the Issuer in accordance with Condition 15 (*Notices*) as soon as practicable thereafter.

17. **MEETINGS OF BONDHOLDERS, MODIFICATION AND WAIVER**

17.1 **Meetings of Bondholders**

The Bond Trust Deed contains provisions for convening meetings of the Bondholders to consider any matter affecting their interests, including the sanctioning by Extraordinary Resolution of a modification of the Bonds, the Coupons or any of the provisions of the Bond Trust Deed (as more particularly described in the Bond Trust Deed). Such a meeting may be convened by the Issuer or the Bond Trustee and shall be convened by the Issuer if required in writing by Bondholders holding not less than ten per cent. in principal amount of the Bonds for the time being remaining outstanding (other than in respect of a meeting requested by Bondholders to

discuss the financial position of the Issuer and the Original Borrower Group, which shall be requested in accordance with, and shall be subject to, Condition 6.2(c) (*Information Covenants*)). The quorum at any such meeting for passing an Extraordinary Resolution is one or more persons holding or representing in aggregate more than 50 per cent. in principal amount of the Bonds for the time being outstanding, or at any adjourned meeting one or more persons being or representing Bondholders whatever the principal amount of the Bonds so held or represented, except that at any meeting the business of which includes any matter defined in the Bond Trust Deed as a Reserved Matter, the quorum shall be one or more persons holding or representing in aggregate not less than 75 per cent. in principal amount of the Bonds for the time being outstanding, or at any such adjourned meeting one or more persons holding or representing in aggregate not less than 25 per cent. in principal amount of the Bonds for the time being outstanding. The Bond Trust Deed provides that (i) a resolution passed at a meeting duly convened and held in accordance with the Bond Trust Deed by a majority consisting of not less than 75 per cent. of the votes cast on such resolution or (ii) a resolution in writing signed by or on behalf of the holders of not less than 75 per cent. in principal amount of the Bonds for the time being outstanding, shall, in each case, be effective as an Extraordinary Resolution of the Bondholders. An Extraordinary Resolution passed by the Bondholders shall be binding on all the Bondholders, whether or not (in the case of Extraordinary Resolutions passed at any meeting) they are present at any meeting and whether or not they voted on the resolution, and on all Couponholders.

**17.2 Modification, Waiver, Authorisation and Determination**

The Bond Trustee may agree, without the consent of the Bondholders, the Couponholders or any Issuer Secured Creditor, to any modification (except as stated in the Bond Trust Deed) of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Bonds, the Bond Trust Deed, any Legal Mortgage or any other Transaction Document, or determine, without any such consent as aforesaid, that any Potential Event of Default or Event of Default shall not be treated as such, where, in any such case, it is not, in the opinion of the Bond Trustee, materially prejudicial to the interests of the Bondholders so to do or may agree, without any such consent as aforesaid, to any modification which, in the opinion of the Bond Trustee, is of a formal, minor or technical nature or to correct a manifest error. Any such modification, waiver, authorisation or determination shall be binding on the Bondholders, the Couponholders and the Issuer Secured Creditors and, unless the Bond Trustee agrees otherwise, shall be notified to the Bondholders in accordance with Condition 15 (*Notices*) as soon as practicable thereafter.

**17.3 Bond Trustee to have regard to interests of Bondholders as a class**

In connection with the exercise by it of any of its trusts, powers, authorities and discretions (including, without limitation, any modification, waiver, authorisation, determination or substitution), the Bond Trustee shall have regard to the general interests of the Bondholders (excluding the Issuer, for so long as it holds any Bonds) as a class (but shall not have regard to any interests arising from circumstances particular to individual Bondholders or Couponholders whatever their number) and, in particular but without limitation, shall not have regard to the consequences of any such exercise for individual Bondholders or Couponholders (whatever their number) resulting from their being for any purpose domiciled or resident in, or otherwise connected with, or subject to the jurisdiction of, any particular territory or any political sub-division thereof and the Bond Trustee shall not be entitled to require, nor shall any Bondholder or Couponholder be entitled to claim, from the Issuer, the Bond Trustee or any other person any indemnification or payment in respect of any tax consequences of any such exercise upon individual Bondholders or Couponholders.

**18. INDEMNIFICATION AND PROTECTION OF THE BOND TRUSTEE AND BOND TRUSTEE CONTRACTING WITH THE ISSUER**

The Bond Trust Deed contains provisions for the indemnification of the Bond Trustee and for its relief from responsibility and liability towards the Issuer, the Bondholders and the Couponholders, including (i) provisions relieving it from taking action unless secured and/or indemnified and/or pre-funded to its satisfaction and (ii) provisions limiting or excluding its liability in certain circumstances. The Bond Trustee is exempted from any liability in respect of any loss, diminution in value or theft of all or any part of the Issuer Charged Property, from any

obligation to insure all or any part of the Issuer Charged Property (including, in either such case, any documents evidencing, constituting or representing the same or transferring any rights, benefits and/or obligations thereunder), or to procure the same to be insured.

The Bond Trust Deed also contains provisions pursuant to which the Bond Trustee is entitled, *inter alia*, (a) to enter into or be interested in any contract or financial or other transaction or other arrangement with the Issuer and/or any other Transaction Party or any person or body corporate associated with the Issuer and/or any Transaction Party and (b) to accept or hold the trusteeship of any other trust deed constituting or securing any other securities issued by, or relating to, the Issuer and/or any Transaction Party or any such person or body corporate so associated or any other office of profit under the Issuer and/or any Transaction Party or any such person or body corporate so associated.

The Bond Trustee shall not be bound to take any step or action in connection with the Bond Trust Deed or the Bonds or obligations arising pursuant thereto or pursuant to the other Transaction Documents, where it is not satisfied that it is indemnified and/or secured and/or pre-funded against all its liabilities and costs incurred in connection with such step or action and may demand, prior to taking any such step or action, that there be paid to it in advance such sums as it considers (without prejudice to any further demand) shall be sufficient so as to indemnify it.

The Bond Trustee shall have no responsibility for the validity, sufficiency or enforceability of the Issuer Security. The Bond Trustee shall not be responsible for monitoring the compliance by any of the other Transaction Parties with their obligations under the Transaction Documents, neither shall the Bond Trustee be responsible for monitoring the compliance by the Borrowers or any of the other parties to the Legal Mortgages, the Accession Deed and the Security Trust Deed of their obligations under the Legal Mortgages, the Accession Deed, the Security Trust Deed or any other document.

19. **FURTHER ISSUES**

The Issuer shall be at liberty from time to time without the consent of the Bondholders or the Couponholders to create and issue further bonds having terms and conditions (and backed by the same assets) the same as the Bonds or the same in all respects save for the amount and date of the first payment of interest thereon and so that the same shall be consolidated and form a single series with the outstanding Bonds. Any further bonds so created and issued shall be constituted by a trust deed supplemental to the Bond Trust Deed.

20. **CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999**

No person shall have any right to enforce any term or condition of this Bond under the Contracts (Rights of Third Parties) Act 1999, but this does not affect any right or remedy of any person which exists or is available apart from that Act.

21. **GOVERNING LAW**

The Bond Trust Deed, the Loan Agreements, the Issuer Security Deed, the other Transaction Documents, the Bonds and the Coupons, and any non-contractual obligations or matters arising from or in connection with them, shall be governed by, and construed in accordance with, English law.

22. **SUBMISSION TO JURISDICTION**

The Issuer has, in the Bond Trust Deed, irrevocably agreed for the benefit of the Bond Trustee, the Bondholders and the Couponholders that the courts of England are to have exclusive jurisdiction to settle any disputes that may arise out of or in connection with the Bond Trust Deed, the Bonds or the Coupons (including a dispute relating to non-contractual obligations arising out of or in connection with the Bond Trust Deed, the Bonds or the Coupons) and accordingly has submitted to the exclusive jurisdiction of the English courts.

The Issuer has, in the Bond Trust Deed, waived any objection to the courts of England on the grounds that they are an inconvenient or inappropriate forum. The Bond Trustee, the Bondholders and the Couponholders may take any suit, action or proceeding arising out of or in

connection with the Bond Trust Deed, the Bonds or the Coupons respectively (including any suit, action or proceedings relating to any non-contractual obligations arising out of or in connection with the Bond Trust Deed, the Bonds or the Coupons) (together referred to as "**Proceedings**") against the Issuer in any other court of competent jurisdiction and concurrent Proceedings in any number of jurisdictions.

## FORM OF THE BONDS AND SUMMARY OF PROVISIONS RELATING TO THE BONDS WHILE IN GLOBAL FORM

### Form of the Bonds

#### *Form, Exchange and Payments*

The Bonds will be in bearer new global note ("NGN") form and will be initially issued in the form of a temporary global bond (a "**Temporary Global Bond**") which will be delivered on or prior to the issue date of the Bonds to a common safekeeper for Euroclear Bank S.A./N.V. ("**Euroclear**") and/or Clearstream Banking, *société anonyme* ("**Clearstream, Luxembourg**").

The Bonds are intended to be held in a manner which will allow Eurosystem eligibility. This means that the Bonds are intended upon issue to be deposited with Euroclear or Clearstream, Luxembourg as common safekeeper and does not necessarily mean that the Bonds will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Bondholders should note that the European Central Bank has applied a temporary extension of Eurosystem eligibility to Sterling denominated securities, the effective date for this temporary extension being 9<sup>th</sup> November 2012. However, should this extension cease at any time during the life of the Bonds, the Bonds will not be in a form which can be recognised as eligible collateral.

Whilst the Bonds are represented by the Temporary Global Bond, payments of principal, interest (if any) and any other amount payable in respect of the Bonds due prior to the Exchange Date (as defined below) will be made only to the extent that certification (in a form to be provided) to the effect that the beneficial owners of interests in the Temporary Global Bond are not U.S. persons or persons who have purchased for resale to any U.S. person, as required by U.S. Treasury regulations, has been received by Euroclear and/or Clearstream, Luxembourg and Euroclear and/or Clearstream, Luxembourg, as applicable, has given a like certification (based on the certifications it has received) to the Principal Paying Agent.

On and after the date (the "**Exchange Date**") which is 40 days after the Temporary Global Bond is issued, interests in the Temporary Global Bond will be exchangeable (free of charge) upon a request as described therein for interests recorded in the records of Euroclear or Clearstream, Luxembourg, as the case may be, in a permanent global bond (the "**Permanent Global Bond**" and, together with the Temporary Global Bond, the "**Global Bonds**"), against certification of beneficial ownership as described above unless such certification has already been given. The holder of the Temporary Global Bond will not be entitled to collect any payment of interest, principal or other amount due on or after the Exchange Date unless, upon due certification, exchange of the Temporary Global Bond for an interest in the Permanent Global Bond is improperly withheld or refused.

Payments of principal, interest (if any) or any other amounts on the Permanent Global Bond will be made through Euroclear and/or Clearstream, Luxembourg without any requirement for certification.

On each occasion of a payment in respect of a Global Bond the Principal Paying Agent shall instruct Euroclear and Clearstream, Luxembourg to make appropriate entries in their records to reflect such payment.

The Global Bonds will be exchangeable (free of charge), in whole but not in part, for definitive Bonds with interest coupons and talons attached only upon the occurrence of an Exchange Event. For these purposes, "**Exchange Event**" means that (i) an Event of Default (as defined in Condition 12.1 (*Events of Default*)) has occurred and is continuing, or (ii) the Issuer has been notified that both Euroclear and Clearstream, Luxembourg have been closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or have announced an intention permanently to cease business or have in fact done so and no successor clearing system is available or (iii) the Issuer has or will become subject to adverse tax consequences which would not be suffered were the Bonds represented by the relevant Global Bond in definitive form. The Issuer will promptly give notice to Bondholders in accordance with Condition 15 (*Notices*) if an Exchange Event occurs. In the event of the occurrence of an Exchange Event, Euroclear and/or Clearstream, Luxembourg (acting on the instructions of any holder of an interest in such Permanent Global Bond) or the Bond Trustee may give notice to the Principal Paying Agent requesting exchange and, in the event of the occurrence of an Exchange Event as described in (iii) above, the Issuer may also give notice to the Principal Paying Agent requesting exchange. Any



such exchange shall occur not later than 45 days after the date of receipt of the first relevant notice by the Principal Paying Agent.

#### ***Legend concerning United States persons***

The following legend will appear on all Bonds and interest coupons relating to the Bonds:

"ANY UNITED STATES PERSON WHO HOLDS THIS OBLIGATION WILL BE SUBJECT TO LIMITATIONS UNDER THE UNITED STATES INCOME TAX LAWS, INCLUDING THE LIMITATIONS PROVIDED IN SECTIONS 165(j) AND 1287(a) OF THE INTERNAL REVENUE CODE."

The sections referred to provide that United States holders, with certain exceptions, will not be entitled to deduct any loss on the Bonds or interest coupons and will not be entitled to capital gains treatment of any gain on any sale, disposition, redemption or payment of principal in respect of the Bonds or interest coupons.

#### **Summary of Provisions relating to the Bonds while in Global Form**

##### ***Notices***

For so long as all of the Bonds are represented by one or both of the Global Bonds and such Global Bond(s) is/are held on behalf of Euroclear and/or Clearstream, Luxembourg, notices to Bondholders (which includes, for this purpose, any Compliance Certificate, Security Adjustment Certificate or annual reports required to be made available pursuant to a request by any of the Bondholders pursuant to Condition 6.2 (*Information Covenants*)) may be given by delivery of the relevant notice to Euroclear and/or Clearstream, Luxembourg (as the case may be) for communication to the relative Accountholders (as defined below) rather than by publication as required by Condition 15 (*Notices*). Any such notice shall be deemed to have been given to the holders of the Bonds on the day after the day on which such notice was delivered to Euroclear and/or Clearstream, Luxembourg (as the case may be) as aforesaid.

For so long as all of the Bonds are represented by one or both of the Global Bonds and such Global Bond(s) is/are held on behalf of Euroclear and/or Clearstream, Luxembourg, notices to be given by any Bondholder may be given to the Principal Paying Agent through Euroclear and/or Clearstream, Luxembourg and otherwise in such manner as the Principal Paying Agent and Euroclear and/or Clearstream, Luxembourg, as the case may be, may approve for this purpose.

##### ***Accountholders***

For so long as any of the Bonds is represented by a Global Bond held on behalf of Euroclear and/or Clearstream, Luxembourg, each person (other than Euroclear or Clearstream, Luxembourg) who is for the time being shown in the records of Euroclear or of Clearstream, Luxembourg as the holder of a particular principal amount of such Bonds (the "**Accountholder**") (in which regard any certificate or other document issued by Euroclear or Clearstream, Luxembourg as to the principal amount of such Bonds standing to the account of any person shall be conclusive and binding for all purposes save in the case of manifest error) shall be treated as the holder of such principal amount of such Bonds for all purposes other than with respect to the payment of principal or interest on such principal amount of such Bonds, for which purpose the bearer of the relevant Global Bond shall be treated as the holder of such principal amount of such Bonds in accordance with and subject to the terms of the relevant Global Bond and the expressions "**Bondholder**" and "**holder of Bonds**" and related expressions shall be construed accordingly. In determining whether a particular person is entitled to a particular principal amount of Bonds as aforesaid, the Bond Trustee may rely on such evidence and/or information and/or certification as it shall, in its absolute discretion, think fit and, if it does so rely, such evidence and/or information and/or certification shall, in the absence of manifest error, be conclusive and binding on all concerned.

Bonds which are represented by a Global Bond will be transferable only in accordance with the rules and procedures for the time being of Euroclear and Clearstream, Luxembourg, as the case may be.

### ***Prescription***

Claims against the Issuer in respect of principal and interest on the Bonds represented by a Global Bond will be prescribed after 10 years (in the case of principal) and five years (in the case of interest) from the Relevant Date.

### ***Cancellation***

Cancellation of any Bond represented by a Global Bond and required by the Conditions of the Bonds to be cancelled following its redemption or purchase will be effected by entry in the records of Euroclear or Clearstream, Luxembourg, as the case may be.

### ***Partial Redemption***

For so long as all of the Bonds are represented by one or both of the Global Bonds and such Global Bond(s) is/are held on behalf of Euroclear and/or Clearstream, Luxembourg, no selection of Bonds will be required under Condition 9.5 (*Notice of Early Redemption*) in the event that the Bonds are to be redeemed in part pursuant to Condition 9.2 (*Early Redemption*). In such event, the standard procedures of Euroclear and/or Clearstream, Luxembourg shall operate to determine which interests in the Global Bond(s) are to be subject to such redemption.

### ***Payment Day***

In the case of a Global Bond, Condition 8.5(c) (*Payments – Payment Day*) shall not apply in relation to any payments in relation to such Global Bond.

### ***Exercise of Put Option***

In order to exercise the option contained in Condition 9.10 (*Bondholder Put Option*) the bearer of the Permanent Global Bond must, within the period specified in the Conditions for the deposit of the relevant Bond and put notice, give written notice of such exercise to the Principal Paying Agent specifying the principal amount of Bonds in respect of which such option is being exercised. Any such notice will be irrevocable and may not be withdrawn.

## USE OF PROCEEDS

Subject as set out below, the net proceeds from the issue of the Bonds or, in the case of the Retained Bonds, the net proceeds of the sale of the Bonds to a third party (after deduction of expenses payable by the Issuer) will be advanced by the Issuer to the Borrowers pursuant to the Loan Agreements to be applied in the achievement of the Borrowers' charitable objects (including, without limitation, on-lending to their subsidiaries and the repayment of any existing indebtedness of the Borrowers and any other amounts due and payable thereunder).

For so long as insufficient security has been granted by the Borrowers in favour of the Security Trustee for the benefit of the Issuer to permit the drawing of the Aggregate Funded Commitment in full, or the Borrowers have not otherwise drawn any part of the Aggregate Funded Commitment, the amount of the Aggregate Funded Commitment that remains undrawn (the "**Retained Proceeds**") shall be retained in a charged account of the Issuer in accordance with the terms of the Account Agreement and the Custody Agreement (and may be invested in Permitted Investments). Any Retained Proceeds (and any net sale proceeds from a sale by the Issuer of Retained Bonds (less any Retained Bond Premium Amount)) may be advanced to the Borrowers at a later date pursuant to the Loan Agreements to the extent that Properties of a corresponding value have been charged in favour of the Security Trustee and allocated as Designated Security for the benefit of the Issuer. In addition, in the event that any losses are made in respect of any Retained Proceeds which have been invested in Permitted Investments, each advance to be made by the Issuer to a Borrower pursuant to a Loan Agreement shall be advanced in accordance with the terms of the Loan Agreements (which may be a discount to the principal amount requested).

## DESCRIPTION OF THE LOAN AGREEMENTS

*The following description of the Loan Agreements consists of a summary of certain provisions of the Loan Agreements and is subject to the detailed provisions thereof. The Loan Agreements are not, however, incorporated by reference into, and therefore do not form part of, this Prospectus.*

*Definitions used in this section but not otherwise defined in this Prospectus have the meanings given to them in the Loan Agreements.*

### Facility

Subject to the provisions of the bond loan agreement (the "**Original Loan Agreement**") dated on or around the Issue Date between the Issuer, the Original Borrower and the Security Trustee, the Issuer shall commit to make a loan to the Original Borrower in the principal amount of £200,000,000 (the "**Original Commitment**"). The "**Loan**" in respect of the Original Loan Agreement is the principal amount of the Original Commitment that has been advanced to the Original Borrower or the outstanding balance thereof.

Upon the sale by the Issuer of Retained Bonds or the issue by the Issuer of any further Bonds pursuant to Condition 19 (*Further Issues*), the Issuer may commit (subject, with respect to sale proceeds of the Retained Bonds, to the Original Commitment being reduced accordingly) to making a loan to one or more of the Original Borrower and/or one or more other charitable Registered Providers of Social Housing of the Original Borrower Group (together, the "**Additional Borrowers**" and each an "**Additional Borrower**" and, together with the Original Borrower, the "**Borrowers**") in a principal amount which reflects such sale or issue proceeds (each a "**Commitment**" and, together with the Original Commitments, the "**Commitments**") pursuant to the Original Loan Agreement or one or more additional bond loan agreements (each an "**Additional Loan Agreement**" and, together with the Original Loan Agreements, the "**Loan Agreements**"). The "**Loan**", in respect of each Additional Loan Agreement, is the principal amount of the Commitment that has been advanced to the relevant Borrower or the outstanding balance thereof.

Each Commitment may be drawn in one or more drawings and the maximum principal amount of each drawing shall be an amount which corresponds to the Minimum Value of the Initial Properties and any Additional Properties which have, on or before the date of such drawing, been charged in favour of the Security Trustee, for the benefit of the Issuer, less the aggregate amount of all Commitments which have previously been drawn.

The initial drawing of the Original Commitment shall be advanced at a discount in an amount equal to the principal amount of such drawing multiplied by the Issue Price of the Bonds (and, for the avoidance of doubt, the difference between the principal amount of such drawing and the actual advance amount thereof shall be ignored in determining the amount of the Loan under the Original Loan Agreement and, *inter alia*, the calculation of interest, principal and premium payments payable in respect thereon).

No Commitment may be drawn until the relevant Borrower has satisfied the conditions set out in the relevant Loan Agreement in respect of the first drawing, and the conditions set out in the relevant Loan Agreement in respect of any subsequent drawings of amounts of the relevant Commitment which exceed the Minimum Value of the Initial Properties. In addition, each of the Issuer and the Original Borrower have acknowledged (and each Additional Borrower will be required to acknowledge) that any drawing of a Commitment shall be subject to the Security Trustee being satisfied that the value of the Issuer's Designated Security (based solely on the relevant confirmation from each Borrower of the Minimum Value of the Properties forming part of the Issuer's Designated Security (which itself shall be evidenced by the relevant Full Valuation Report or Desk Top Valuation, as the case may be, (each a "**Valuation Report**")), which the Security Trustee is entitled to rely upon without further enquiry or investigation in respect thereof) is such that the Asset Cover Test is satisfied immediately following such drawing and, in respect of any part of the Commitment which is to be funded by the Issuer by a sale of Retained Bonds and/or an issue of further Bonds, the receipt by the Issuer of such net sale proceeds or issue proceeds thereof.

The Original Borrower has acknowledged (and each Additional Borrower will be required to acknowledge) that the Issuer may invest all or any part of the Retained Proceeds in Permitted Investments in accordance with the Custody Agreement and that, as a result of (i) any losses made by the Issuer in

respect of such Permitted Investments and/or (ii) any issue or sale of Bonds by the Issuer made at a discount to the principal amount of such Bonds, the amount of Retained Proceeds held by the Issuer, at the time of any drawdown request, may be less than the Undrawn Commitment which is to be funded from such Retained Proceeds. Each drawing to be funded from the Retained Proceeds shall be advanced in an amount equal to the Actual Advance Amount (which may be a discount to the principal amount requested).

For this purpose, "**Actual Advance Amount**" means, in respect of each drawing funded from Retained Proceeds, the principal amount of such drawing multiplied by the result of dividing (i) the amount of Retained Proceeds held by the Issuer at the time of the drawdown request (for the avoidance of doubt, after taking into account any losses suffered by the Issuer as a result of investing in Permitted Investments but, for this purpose, excluding any Permitted Investment Profit) by (ii) the Undrawn Commitment which is to be funded from such Retained Proceeds.

For the avoidance of doubt:

(a) the Borrowers shall not be required to monitor the market value of any Permitted Investments;

(b) any difference between the principal amount of a drawing and the relevant Actual Advance

Amount shall be ignored.

(excluding, for this purpose, the Retained Bond Premium Amount) by (ii) the principal amount of such Retained Bonds.

For the avoidance of doubt:

- (a) the Borrowers shall not be required to monitor the market value of any Retained Bonds; and
- (b) any difference between the principal amount of a drawing and the relevant Retained Bond Actual Advance Amount shall be ignored in determining the amount of the relevant Loan and, *inter alia*, the calculation of interest, principal and premium payments payable in respect thereon.

The Original Borrower has agreed that (and each Additional Borrower will be required to agree that), where the Issuer is required to sell any Retained Bonds in order to fund a drawdown request, the Issuer's obligations to fund such drawdown will be subject to the ability of the Issuer to sell such Retained Bonds to a third party.

For so long as any Retained Bonds are held by or on behalf of the Issuer, a Borrower may request that an amount of its Commitment be cancelled (**provided that** such amount does not exceed the principal amount of Retained Bonds held by or on behalf of the Issuer at that time). As soon as practicable following any such request, the Issuer shall cancel Retained Bonds in a corresponding amount. Such cancellation of the relevant Commitment shall take effect upon the cancellation of such Retained Bonds.

Subject to the conditions precedent set out in each Loan Agreement, the Issuer may make further commitments to the Borrowers, each in an amount to be agreed between the Issuer, the relevant Borrower and the Security Trustee, following the issuance of further bonds pursuant to Condition 19 (*Further Issues*).

#### **Purpose**

The proceeds of the Loan may only be used by a Borrower in accordance with such Borrower's charitable objects, as permitted by its Rules including, for the avoidance of doubt, the repayment of any existing indebtedness of such Borrower and any other amounts due and payable thereunder.

#### **Interest**

##### ***Rate of Interest***

Following its advance, each Loan will carry interest from (and including) the date of its initial advance at the rate of 4.125 per cent. per annum, payable in arrears by half yearly instalments on each Loan Payment Date (being two Business Days prior to each Interest Payment Date).

##### ***Interest Periods***

Notwithstanding the fact that interest is payable on each Loan Payment Date, interest will accrue daily on each Loan from (and including) an Interest Payment Date (or, in the case of the first interest period of the Loan, the date of its initial advance) to (but excluding) the immediately following Interest Payment Date (each, a "**Loan Interest Period**").

##### ***Commitment Fee***

Each Borrower shall pay to the Issuer a commitment fee in respect of its Undrawn Commitment on each Interest Payment Date in an amount equal to its *pro rata* share (based on the aggregate amount of all Undrawn Commitments of all Borrowers) of the aggregate of the interest payable by the Issuer under the Bonds on the following Interest Payment Date less (a) the interest received from the Borrower under the Loan Agreements on such Loan Payment Date and (b) any interest otherwise received by the Issuer in respect of the Retained Proceeds in the relevant Interest Period (including, but not limited to, any income received by the Issuer in respect of any Permitted Investments in which any Retained Proceeds are, for the time being, invested). The commitment fee shall accrue on a daily basis.

## **Repayment, Purchase and Prepayment**

### ***Repayment***

Each Borrower must repay its Loan in full two Business Days prior to the Final Repayment Date.

### ***Bond Purchase***

The Borrowers or any other member of the Original Borrower Group (other than the Issuer) may at any time purchase Bonds by tender or by private treaty, at any price.

Following any such purchase, the relevant Borrower or the relevant member of the Original Borrower Group may (but is not obliged to) surrender the Bonds to the Issuer to be cancelled. An amount of the outstanding balance of the relevant Loan equal to the principal amount of the Bonds surrendered shall be deemed to be prepaid (or, to the extent that no Loan is then outstanding, then an amount of the relevant Undrawn Commitment equal to the outstanding balance of the Bonds surrendered shall be deemed to be cancelled for the purposes of the relevant Loan Agreement and a corresponding portion of the Retained Proceeds shall be paid by the Issuer to the relevant Borrower or the relevant member of the Original Borrower Group).

The Original Borrower has acknowledged (and each Additional Borrower will be required to acknowledge) that the terms of the Bond Trust Deed provide that any Bonds which are for the time being held by or on behalf of, *inter alios*, a Borrower or any member of the Original Borrower Group as beneficial owner shall be deemed not to remain outstanding for the purpose of, *inter alia*, the right to attend and vote at any meeting of the Bondholders.

If the Interest Cover Test is breached, or if the Issuer has agreed with a Borrower to increase its Commitment, following another Borrower ceasing to be a Registered Provider of Social Housing, and (in either case) the Bondholders approve and exercise the Bondholder Put Option in accordance with Condition 9.10 (*Bondholder Put Option*) the Borrowers shall, or shall procure that another member of the Original Borrower Group shall, purchase the Bonds of such Bondholders at the Bondholder Put Amount.

### ***Optional Prepayment***

Pursuant to the relevant provisions of each Loan Agreement, each Borrower may, at any time (a) on or after the Final Retained Bond Disposal Date and (b) before the Final Repayment Date, by giving not less than 45 nor more than 60 days' notice in writing to the Issuer and the Security Trustee, prepay the whole or (as the case may be) any part of the outstanding balance of its Loan, together with any interest accrued up to and including the date of prepayment and the relevant Prepayment Premium (being, for so long as any Bonds are outstanding, an amount equal to the excess of the amount notified to such Borrower by the Issuer as being the price determined under the Bond Trust Deed for the redemption of a corresponding principal amount of the Bonds over par and otherwise zero).

### ***Mandatory Prepayment – Redemption of Bonds***

If the Bonds become redeemable prior to the Maturity Date, other than as a result of a prepayment or termination of a Loan Agreement, each Borrower shall prepay, at least one Business Day prior to the relevant date of redemption of the Bonds, the outstanding balance of its Loan, together with accrued interest and accrued commitment fee thereon up to and including the date of redemption.

### ***Mandatory Prepayment – Cancellation of Status***

Pursuant to the relevant provisions of each Loan Agreement each Borrower shall promptly notify the Issuer and the Security Trustee if it ceases to be a Registered Provider of Social Housing. Within 180 days of such notification, the relevant Borrower shall prepay the whole of the outstanding balance of its Loan, together with any interest and commitment fee accrued up to and including the date of prepayment, provided, however, that if the relevant Borrower regains its status as a Registered Provider of Social Housing within such period of 180 days, it shall no longer be required to prepay the relevant Loan.

### ***Redemption of Bonds – Further Payment in Respect of Retained Proceeds Par Amount***

In the event that a Borrower elects to, or is otherwise required to, prepay the whole of the outstanding balance of its Loan and the Issuer is required to notify such Borrower of the price determined under the Conditions for the redemption of a corresponding principal amount of the Bonds, then the Issuer shall be entitled to also take account of the redemption of such principal amount of the Bonds (if no Commitment is put in place with another Borrower) that shall correspond to the Retained Proceeds Par Amount (being an amount equal to the Retained Proceeds at the time of calculation and, for this purpose, (a) where any Retained Proceeds are at that time invested in Permitted Investments, the amount of such Retained Proceeds shall be taken as the purchase price of the relevant Permitted Investments ignoring any gains or losses in respect of those Permitted Investments since the date of purchase and (b) where the source of any Retained Proceeds is the net sale proceeds of any Retained Bonds which were sold at a discount, the amount of such Retained Proceeds shall be taken as the principal amount of such Retained Bonds), and the redemption price notified to such Borrower shall be increased accordingly.

### **Warranties and Covenants**

Each Borrower will make various warranties and covenants pursuant to the terms of the relevant Loan Agreement. These warranties and covenants include, *inter alia*, the following:

#### ***Information Covenants***

Each Borrower must supply to the Issuer and the Security Trustee not later than 180 days after the end of each relevant financial year (i) a copy of the consolidated audited financial statements of the Original Borrower, and the standalone audited financial statements of the relevant Borrower, for such financial year; (ii) a certificate setting out, among other things, calculations in respect of the Asset Cover Test and the Interest Cover Test substantially in the form set out in the Loan Agreement (the "**Compliance Certificate**") signed by two Authorised Signatories of such Borrower; and (iii) a certificate setting out, among other things, a summary of the additions, withdrawals and substitutions of Mortgaged Properties which have taken place during the preceding financial year substantially in the form set out in the Loan Agreement (the "**Security Adjustment Certificate**") signed by two Authorised Signatories of such Borrower.

Each Borrower must, following receipt of a notice from the Issuer stating that it intends to sell any Retained Bonds, supply to the Issuer and the Bond Trustee not later than three Business Days prior to the date of such sale, a certificate setting out, among other things, calculations in respect of the asset cover ratio substantially in the form set out in the Loan Agreement (the "**Retained Bond Compliance Certificate**") signed by two Authorised Signatories of such Borrower confirming whether, immediately following such sale, the Borrowers will be in compliance with the Asset Cover Test.

The Original Borrower has undertaken, and each Additional Borrower will undertake, to comply with the provisions of the Disclosure and Transparency Rules of the United Kingdom Financial Conduct Authority as regards the disclosure of "inside information" relating to the relevant Borrower and to the Bonds (or any Further Bonds), as if it were the issuer of the Bonds (or Further Bonds, as applicable).

#### ***Negative Pledge***

The Borrowers shall not create or allow to exist any Security Interest on any assets which are Security Assets, except as permitted by the relevant Loan Agreement, which includes (or will include) the Security Interests created pursuant to, *inter alia*, the Security Trust Deed and the Legal Mortgages and any Security Interests created with the prior written consent of the Issuer or by operation of law.

"**Security Assets**" means all assets, rights and property of the relevant Borrower which is the subject of any security created by the Legal Mortgages.

#### ***Mortgaged Properties***

Each Borrower shall obtain any authorisation or licence required in order to enable the Security Trustee pursuant to the powers of enforcement conferred on it by the Security Documents to sell vacant Mortgaged Properties and maintain insurances on and in relation to its Mortgaged Properties.



### ***Covenants***

Each Borrower shall, unless the Security Trustee otherwise agrees in writing, comply in all material respects with any covenants or restrictive covenants relating to a Mortgaged Property which are binding on it.

### ***Guarantee and Indemnity***

Pursuant to the terms of the Original Loan Agreement and the corresponding provisions of each Additional Loan Agreement, each Borrower has (or will have) irrevocably and unconditionally:

- (a) guaranteed to the Issuer the punctual performance by each other Borrower of all such Borrowers' obligations under, *inter alia*, their respective Loan Agreements, the Security Trust Deed and their respective Legal Mortgages, other than each other Borrowers' obligations to repay principal and any prepayment premium thereon pursuant to their respective Loan Agreements (such amounts being, the **Guaranteed Interest and Fee Amounts**);
- (b) undertaken with the Issuer that, whenever any other Borrower does not pay any Guaranteed Interest and Fee Amounts when due under its respective Loan Agreement, the Security Trust Deed or its respective Legal Mortgages, it must, immediately on demand by the Security Trustee and/or the Issuer, pay the Guaranteed Interest and Fee Amounts as if it were the principal obligor;
- (c) undertaken with the Issuer that, to the extent that the proceeds of the enforcement of the Underlying Security are insufficient to satisfy the Borrowers' obligations under their respective Loan Agreements in full (the shortfall being, the **Guaranteed Principal Amount**), it must, immediately on demand by the Security Trustee and/or the Issuer, pay the Guaranteed Principal Amount as if it were the principal obligor; and

agreed to indemnify the Issuer immediately on demand against any loss or liability suffered by the Issuer if any obligation guaranteed by it is or becomes illegal or invalid.

### **Asset Cover Ratio**

Pursuant to the relevant provisions of each Loan Agreement, the Borrower shall procure that at all times the sum of:

- (a) the Minimum Value of the Properties forming part of the Issuer's Designated Security;
- (b) the Retained Proceeds Par Amount; and
- (c) the Charged Cash,

will not be less than the Aggregate Funded Commitment (the "**Asset Cover Test**"), **provided however, that** from and including the Final Charging Date, the Retained Proceeds Par Amount shall be deemed to be zero for the purpose of determining the Borrowers' compliance with the Asset Cover Test.

### ***Interpretation***

For these purposes:

**"Aggregate Funded Commitment"** means the aggregate amount of the Commitments under all Loan Agreements, less the aggregate principal amount of Retained Bonds held by or on behalf of the Issuer;

**"Designated Security"** means the assets, rights and property mortgaged or charged or assigned or the subject of any security created pursuant to any Security Document, the proceeds of which are allocated to secure the repayment of all moneys, liabilities and obligations owing by the Borrowers to the Issuer under the Loan Agreements;

**"Final Charging Date"** means, in relation to the Original Commitment, the date falling six months after the Issue Date and, in relation to any Further Commitment, the date (if any) as agreed between the Lender, the Borrower and the Security Trustee.

**"Minimum Value"** means:

$$\left( \frac{A}{105} + \frac{B}{115} \right) \times 100$$

where:

A = the Value of the residential EUV-SH Charged Properties determined on the basis of EUV-SH; and

B = the Value of the residential MV-ST Charged Properties determined on the basis of MV-ST.

The Properties forming part of the Issuer's Designated Security shall each be treated as EUV-SH Charged Properties for the purpose of determining the Minimum Value unless and until a Value, determined on the basis of MV-ST, is given by a Valuer in respect of any such Property and the Valuer has confirmed that it has reviewed a Certificate of Title in respect of such Property certifying that it may be disposed of by the relevant Borrower on an unfettered basis (meaning subject only to any existing tenancies disclosed in the Certificate of Title but not subject to any security interest, option or other encumbrance or to any restriction preventing or restricting its sale to, or use by, any person for residential use);

**"Property"** means all estates or interests of a Borrower in any freehold, heritable or leasehold property wheresoever situate now or in future belonging to it and all buildings, fixtures, fittings (other than tenants fixtures and fittings) and fixed plant and machinery from time to time thereon (and **"Properties"** shall be construed accordingly);

**"Retained Proceeds Par Amount"** means an amount equal to the Retained Proceeds at the time of calculation and, for this purpose, (a) where any Retained Proceeds are at that time invested in Permitted Investments, the amount of such Retained Proceeds shall be taken as the purchase price of the relevant Permitted Investments ignoring any gains or losses in respect of those Permitted Investments since the date of purchase and (b) where the source of any Retained Proceeds is the net sale proceeds of any Retained Bonds which were sold at a discount, the amount of such Retained Proceeds shall be taken as the principal amount of such Retained Bonds; and

**"Value"** means, at any time and in relation to the Mortgaged Properties, the value of those properties as shown in the then latest Full Valuation Report or Desk Top Valuation Report on the basis of EUV-SH or, as the case may be, MV-ST (**provided that** if any Mortgaged Property or part thereof is sold pursuant to a Right to Buy, the Value of the relevant Mortgaged Property shall, for the purposes of this definition and with effect from the date of the relevant sale or release, be zero (if the entire relevant Mortgaged Property has been sold) or (if only part of the relevant Mortgaged Property has been sold) shall be the proportion of the value of the Mortgaged Property which has not been sold pursuant to the relevant Right to Buy).

## **Interest Cover Test**

Pursuant to the relevant provisions of each Loan Agreement, the Borrowers have undertaken to ensure that in respect of each period of three consecutive financial years, the Aggregate Operating Surplus in respect of that period shall not be less than 110 per cent. of the Aggregate Net Interest Payable for that period, such test being the "**Interest Cover Test**".

The financial undertaking set out above shall be tested annually by reference to the relevant standalone audited financial statements of the Borrowers for such financial year, and the two immediately preceding financial years.

"**Aggregate Operating Surplus**" means the aggregate of the Operating Surplus of each Borrower.

"**Aggregate Net Interest Payable**" means the aggregate of the Net Interest Payable of each Borrower.

"**Interest Payable**" means, in respect of any period, all interest and other loan servicing charges, including any deferred interest, but excluding any capitalised interest, incurred paid or payable by the relevant Borrower during that period;

"**Interest Receivable**" means, in respect of any period, interest receivable by the relevant Borrower for that period as defined in the SORP.

"**Net Interest Payable**" means, in respect of the relevant Borrower and for any period, Interest Payable less Interest Receivable.

"**Operating Surplus**" means, in respect of any financial year, the operating surplus of the relevant Borrower as shown in or derived from its audited financial statements in accordance with the statement of recommended practice accounting by Registered Providers of Social Housing ("**SORP**"), but adding back any depreciation in respect of housing properties and including any amounts received by way of gift aid and including any net receipts from disposals of properties (other than those developed for outright sale).

For the avoidance of doubt, a breach by the Borrowers of the Interest Cover Test will not constitute a Loan Event of Default. However, it may result in a requirement for one or more members of the Original Borrower Group to purchase some or all of the Bonds in the event that the Bondholders approve the exercise of the Bondholder Put Option in accordance with Condition 9.10 (*Bondholder Put Option*).

## **Accounting Policies**

Pursuant to the Loan Agreements, the Borrowers have covenanted that they will prepare all information to be given to the Issuer for the purposes of showing compliance with the Interest Cover Test in accordance with applicable law, regulations and the most recent edition of the SORP and will ensure that it fairly represents the relevant Borrower's financial condition.

The Borrowers and the Issuer shall negotiate in good faith with a view to agreeing such adjustments and/or amendments to the Interest Cover Test which may be necessary or desirable in the event of any change in the accounting principles or policies applied by the Borrowers consequent upon any change in any SORP or generally accepted accounting principles in England so that they have substantially the same effect as prior to the change.

In the event that the Borrowers and the Issuer cannot agree what adjustment and/or amendment is appropriate on a date not later than the earlier of 180 days after the end of the relevant accounting period and one week after the date of the auditors' report on the accounts in respect of such period (or such longer period as the Borrowers and the Issuer shall agree), there shall be no change to the basis on which the financial covenants are calculated.

The Issuer shall not consent to any such adjustment or amendment without the prior written consent of the Bond Trustee. For the purposes of giving its consent, the Bond Trustee shall be entitled to rely without further enquiry upon a certificate from the Borrowers' auditors certifying, in form and substance satisfactory to the Bond Trustee, that in the opinion of such auditors the financial figures contained in the Interest Cover Test and extracted from the audited financial statements after such adjustment and/or amendment reflect the equivalent accounting definitions to the financial figures extracted from the

audited financial statements prior to such adjustment and/or amendment and prior to such change in accounting principles or policies.

The Borrowers will not alter their financial year end date without the consent of the Issuer.

## **Substitution and Release of Mortgaged Properties and Statutory Disposals**

### ***Substitution***

At the request and expense of a Borrower, the Security Trustee shall (subject to receiving instructions from the Issuer to effect such release, and an amended Designated Properties Schedule from such Borrowers and the Issuer in accordance with the Security Trust Deed) release from the relevant Security Documents (and/or reallocate, if applicable) such of the Properties (the "**Released Properties**") forming part of the Issuer's Designated Security and substitute for the Released Properties other Properties (each, a "**Substitute Property**") as may be selected by such Borrower. The Issuer will be required to give instructions to the Security Trustee approving such release, **provided that** such Borrower satisfies the conditions precedent specified in the relevant Loan Agreement in relation to the Substitute Properties. Such conditions precedent include, *inter alia*, (a) a completed Substitute Property Certificate certifying, *inter alia*, that the relevant Substitute Property is a residential property of a type and nature that is usually owned by Registered Providers of Social Housing, that, immediately following such release (and/or reallocation, if applicable), the Asset Cover Test will not be breached as a result of the substitution of the relevant Mortgaged Properties and that no Event of Default or Potential Event of Default has occurred and is continuing, (b) a Valuation Report in respect of each Substitute Property and (c) a Certificate of Title in respect of the Substitute Properties.

### ***Cash Security***

The Borrowers may deposit the proceeds of disposal of Mortgaged Properties which are released from charge under the Security Trust Deed into the Ongoing Cash Security Account of the Issuer for the purpose of maintaining the Asset Cover Test. The Charged Cash may be withdrawn from the Ongoing Cash Security Account (a) to be applied by the relevant Borrower (provided, for the avoidance of doubt, that the relevant Borrower continues, at such time, to be a Registered Provider of Social Housing) in the acquisition of a Substitute Property or (b) to the extent that such withdrawal would not cause a breach of the Asset Cover Test.

Notwithstanding the above, the Borrowers may, at any time, deposit, or arrange for the deposit of, any other money into the Ongoing Cash Security Account for the purposes of satisfying the Asset Cover Test.

The Original Borrower has acknowledged (and each Additional Borrower will be required to acknowledge) that the money standing to the credit of the Ongoing Cash Security Account shall be charged in favour of the Bond Trustee pursuant to the terms of the Issuer Security Deed.

The Original Borrower has also acknowledged (and each Additional Borrower will be required to acknowledge) that the Issuer may invest all or any part of the Charged Cash in Permitted Investments in accordance with the Custody Agreement and that, as a result of any gains or losses made by the Issuer in respect of such Permitted Investments and any income received thereon (which shall, for the avoidance of doubt, be credited to the Ongoing Cash Security Account), the amount of such Charged Cash may be greater or less than the amount deposited in the Ongoing Cash Security Account by such Borrower. The Original Borrower has acknowledged (and each Additional Borrower will be required to acknowledge) that it shall not have any recourse to the Issuer in respect of any losses realised by the Issuer in respect of the Charged Cash as a result of investment in any Permitted Investments.

Following the redemption in full of the Bonds, the Issuer shall return any amount standing to the credit of the Ongoing Cash Security Account to the Borrowers, to the extent that such balance has not otherwise been applied in accordance with the terms of the Bond Trust Deed.

### ***Release and reallocation***

At the request and expense of a Borrower, the Security Trustee shall release (subject to receiving instructions from the Issuer to effect such release and an amended Designated Properties Schedule from the Borrowers and the Issuer in accordance with the Security Trust Deed) from the relevant Security Documents (and/or reallocate, if applicable) such Properties forming part of the Issuer's Designated

Security as may be selected by such Borrower. The Issuer will be required to give instructions to the Security Trustee approving such release, **provided that** such Borrower delivers to the Issuer and the Security Trustee a completed Property Release Certificate, certifying that, immediately following such release (and/or reallocation, if applicable), the Asset Cover Test will not be breached as a result of the release (and/or reallocation, if applicable) of such part of the Issuer's Designated Security and that no Event of Default or Potential Event of Default has occurred and is continuing.

### ***Statutory Disposals***

A Borrower shall have the right to withdraw Property from the Issuer's Designated Security pursuant to any Statutory Disposal and the relevant Borrower shall deliver to the Issuer and the Security Trustee, as soon as reasonably practicable after it has received notice of such Statutory Disposal, a completed Statutory Disposal Certificate, certifying that the relevant withdrawal relates to a Statutory Disposal and confirming the effect on the Asset Cover Test of such withdrawal and the arrangements for resolving the breach of the Asset Cover Test (if any).

### ***Additional Properties***

Pursuant to Clause 3.3 (*Conditions Precedent*) of the Security Trust Deed (see "*Additional Security*" below), on or prior to creating a Legal Mortgage in respect of any Property for the benefit of the Issuer, the relevant Borrower must, in respect of such security, provide the conditions precedent documents specified in the Security Trust Deed. In addition, pursuant to the Loan Agreements, each Borrower has agreed that it shall not enter into any further Legal Mortgage in respect of any Property for the benefit of the Issuer (or allocate any Property as part of the Issuer's Designated Security), unless, in respect of such security, it provides to the Issuer (a) a completed Additional Property Certificate confirming that, *inter alia*, the proposed Additional Properties are residential properties of a type and nature that are usually owned by Registered Providers of Social Housing, (b) Full Valuation Reports in respect of each Additional Property, (c) a Certificate of Title in respect of each tranche of Additional Properties charged and (d) the other Additional Property conditions precedent set out in the relevant Loan Agreement.

### **Valuation Reports**

#### ***Full Valuation Reports and Desk Top Valuation Reports***

In accordance with the provisions of the relevant Loan Agreement, each Borrower shall deliver, or procure the delivery, to the Issuer and the Security Trustee of:

- (a) a Full Valuation Report prepared by a Valuer which values all Charged Properties on a full valuation basis at least once in every period of five calendar years. The first such Full Valuation Report must be delivered in the period between 31<sup>st</sup> March 2020 and the date falling 60 days thereafter unless the Issuer, the Security Trustee and the Borrowers agree otherwise, thereafter within 60 days of each consecutive fifth anniversary of the date on which the Full Valuation Report was previously provided; and
- (b) a Desk Top Valuation Report prepared by a Valuer which values all the Charged Properties on a "desk-top" basis in the period between 31<sup>st</sup> March and the date falling 120 days thereafter in each year other than a year in respect of which such Charged Properties have been valued on a full valuation basis through the delivery of a Full Valuation Report. The first such Desk Top Valuation Report must be delivered within 120 days of 31<sup>st</sup> March 2016.

Pursuant to the Conditions, the Issuer shall at any time (if so instructed by any Bondholder) procure that the Borrowers deliver, or procure the delivery, to the Issuer and the Bond Trustee of a Full Valuation Report or a Desk Top Valuation, as so requested, prepared by a Valuer. On any request by the Issuer, the Borrowers shall procure delivery of such Full Valuation Report or Desk Top Valuation Report, as the case may be, to the Issuer, the Bond Trustee and the relevant Bondholder, subject to such indemnity or pre-funding as to the costs of preparing the same as the Issuer and/or the Borrowers shall require from the relevant Bondholder.

For these purposes "**Valuer**" means Savills Advisory Services Limited or such other reputable firm of surveyors which is a member of the Royal Institute of Chartered Surveyors as may be selected by the Borrower and approved by the Security Trustee from time to time.

## Loan Events of Default and Enforcement

### *Loan Event of Default*

Each of the following (which is set out in more detail in each Loan Agreement) is a "**Loan Event of Default**":

- (a) *Non-payment*: The Borrower does not pay on the due date any amount payable by it under the Finance Documents in the manner required under the Finance Documents, unless the non-payment continues for a period of not more than seven days in the case of principal and not more than fourteen days in the case of interest.
- (b) *Breach of other obligations*: The Borrower fails to perform or observe any of its obligations under the Finance Documents (other than as referred to in (a) above, and (j) below, or a breach of the Interest Cover Test) and (except in any case where, in the opinion of the Security Trustee, the failure is incapable of remedy when no such continuation or notice as is hereinafter mentioned will be required) the failure continues for the period of 30 days next following the service by the Security Trustee on the relevant Borrower of notice requiring the same to be remedied.
- (c) *Other non-payment*: (A) Any other present or future indebtedness of the Borrower for or in respect of moneys borrowed or raised becomes due and payable prior to its stated maturity by reason of any actual default, event of default or the like (howsoever described), or (B) any such indebtedness is not paid when due or, as the case may be, within any originally applicable grace period, or (C) the Borrower fails to pay when due any amount payable by it under any present or future guarantee for, or indemnity in respect of, any moneys borrowed or raised **provided that** the aggregate amount of the relevant indebtedness, guarantees and indemnities in respect of which one or more of the events mentioned in (A), (B) or (C) above in this paragraph (c) have occurred equals or exceeds £10,000,000 or its equivalent in other currencies (as reasonably determined by the Security Trustee) (and provided further, for the avoidance of doubt, that the amounts mentioned in (A), (B) or (C) above in this paragraph (c) shall exclude the amount of any Public Sector Subsidy except for any Public Sector Subsidy which is or becomes due and payable to the relevant grant making body or organisation).
- (d) *Enforcement Event*: An Enforcement Event occurs under a Finance Document.
- (e) *Winding-up*: Any order is made by any competent court or resolution passed for the winding up or dissolution of the Borrower save for the purposes of a Permitted Reorganisation or a reorganisation on terms previously approved in writing by the Security Trustee.
- (f) *Cessation of Business*: The Borrower ceases or threatens to cease to carry on the whole or, as determined by the Security Trustee, substantially the whole of its business, save for the purposes of a Permitted Reorganisation or a reorganisation on terms previously approved in writing by the Security Trustee.
- (g) *Failure or inability to pay debts*: The Borrower stops or threatens to stop payment of, or is unable to, or admits inability to, pay, its debts (or any class of its debts) as they fall due, or is deemed unable to pay its debts pursuant to or for the purposes of any applicable law, or is adjudicated or found bankrupt or insolvent.
- (h) *Insolvency*: Any of the insolvency related events occurs or proceedings are taken as referred to in Clause 16.1.8 (*Insolvency*) of the Original Loan Agreement (or the corresponding clause in the relevant Additional Loan Agreement, as applicable) (which exclude any Permitted Reorganisation or reorganisation on terms previously approved in writing by the Security Trustee).
- (i) *Unlawfulness*: It is or becomes unlawful for the Borrower to perform any of its obligations under the Finance Documents.
- (j) *Breach of Asset Cover Test*: The Borrower fails to perform its obligations under Clause 14.1 (*Asset Cover Test*) of the Original Loan Agreement (or the corresponding clause in the relevant Additional Loan Agreement, as applicable) and (except in any case where, in the opinion of the Security Trustee, the failure is incapable of remedy when no such continuation or notice as is

hereinafter mentioned will be required) the failure continues for the period of 60 days next following the service by the Security Trustee on the Borrower of notice requiring the same to be remedied.

For these purposes "**Permitted Reorganisation**" means any amalgamation, merger, consolidation or transfer of engagements (whether entering into or acceptance thereof) of the Borrower's property (including, for the avoidance of doubt, any statutory procedure as provided for under the Co-operative and Community Benefit Societies Act 2014) made between the relevant Borrower and any other entity ("**Party B**") *provided that* (i) Party B is a Registered Provider of Social Housing and any new amalgamated entity to be created as a result thereof will be a Registered Provider of Social Housing; (ii) following any such amalgamation, merger, consolidation or transfer of engagements in respect of which the property of the relevant Borrower (including, for the avoidance of doubt, any liabilities) shall become vested in Party B or a new amalgamated entity, Party B or such new amalgamated entity will thereafter be responsible for all the liabilities of the relevant Borrower pursuant to the Co-operative and Community Benefit Societies Act 2014; and (iii) a certificate executed by two authorised signatories of the relevant Borrower or Party B confirming the above is provided to the Security Trustee.

#### ***Obligation to Notify the Issuer and the Security Trustee***

Each Borrower shall notify the Issuer and the Security Trustee of any Loan Event of Default (and the steps, if any, being taken to remedy it) or potential Loan Event of Default promptly upon becoming aware of the same. The Issuer shall also notify the Security Trustee of any Loan Event of Default or potential Loan Event of Default promptly upon becoming aware of the same (unless the Issuer is aware that a notification has already been provided by the relevant Borrower) including, but not limited to, the non-payment by a Borrower of any amounts owing to the Issuer under the relevant Loan Agreement on the due date for payment thereof.

#### ***Loan Event of Default Notice***

Following the occurrence of a Loan Event of Default (but in the case of the happening of any of the events described in paragraphs (b) (*Breach of other obligations*), (c) (*Other non-payment*) and (i) (*Unlawfulness*) above, only if the Security Trustee shall have certified in writing to the relevant Borrower that such event is, in its opinion, materially prejudicial to the interests of the Issuer), the Issuer may declare by notice to the relevant Borrower either:

- (a) that the security for the relevant Loan has become, whe717 T22.044(reem)135.32el the security.32el fo.32elr the rele shall become, immediately enforceable (and the Issuer shall notify the Security Trustee of the same in accordance with the Security Trust Deed); and/or
- (b) (irrespective of whether a notice to the effect set out in (a) shall have already been given) that the relevant Loan has become due and repayable, whereupon that Loan shall become immediately due and repayable at the outstanding balance thereof together with accrued interest, premium (if any) and any other amounts and the security therefore shall become immediately enforceable.

#### ***Enforcement***

If the security constituted under any Security Documents for the benefit of the Issuer becomes enforceable as a result of the service of a notice by the Security Trustee pursuant to the terms of a Loan Agreement, then the Security Trustee, any appointee or any Receiver (where appropriate) shall hold the moneys arising from any sale, calling in, collection or conversion under, or otherwise arising from the exercise of, the powers of conversion contained in the Security Documents after the security has become enforceable upon trust to apply the same:

- (a) *first*, in payment of the relevant proportion of all

- (c) *third*, in or towards payment to the Issuer of all principal and premium (if any) then due and remaining unpaid in respect of the relevant Loan;
- (d) *fourth*, in or towards payment to the Issuer of all other amounts then due and remaining unpaid under the relevant Loan Agreement;
- (e) *fifth*, to the extent not provided by clause (a) above in payment of all other undischarged remuneration, costs, charges, expenses and liabilities of the Security Trustee; and
- (f) the balance, if any, to the relevant Borrower.

**Taxes**

All payments by the Borrowers under the Loan Agreements shall be made free and clear of and without



## DESCRIPTION OF THE LEGAL MORTGAGES AND THE SECURITY TRUST DEED

The Issuer's obligations in respect of the Bonds are secured pursuant to the Issuer Security Deed in favour of the Bond Trustee for the benefit of itself and the Bondholders and the other Issuer Secured Creditors by the Issuer Security, which includes an assignment by way of security of the Issuer's rights, title and interest arising under the Legal Mortgages and the Security Trust Deed.

*The following description of the Legal Mortgages and the Security Trust Deed consists of a summary of certain provisions of the Legal Mortgages and the Security Trust Deed and is qualified by reference to the detailed provisions thereof. The Legal Mortgages and the Security Trust Deed are not, however, incorporated by reference into, and therefore do not form part of, this Prospectus.*

*Definitions used in this section but not otherwise defined in this Prospectus have the meanings given to them in the Legal Mortgages and/or the Security Trust Deed.*

### LEGAL MORTGAGES

The Original Borrower has, in relation to the Initial Properties, entered into a Legal Mortgage dated 31 October 2014, and the Borrowers shall, in relation to any additional properties to be charged as underlying security for the Bonds, enter into further Legal Mortgages pursuant to the Security Trust Deed or the Loan Agreements, as applicable.

#### Fixed Legal Mortgage

Pursuant to the Legal Mortgages, the Original Borrower, as security for the payment of all Secured Obligations, has charged and the other Borrowers will charge, with full title guarantee by way of first fixed legal mortgage in favour of the Security Trustee as trustee for, *inter alios*, itself and the Issuer the Mortgaged Property set out therein together with all buildings and Fixtures, erections and structures thereon or in the course of construction thereon, the proceeds of sale of all or any part thereof and (so far as the same are capable of being mortgaged) the benefit of any covenants for title given or entered by any predecessor in title of the relevant Borrower and any moneys paid or payable in respect of such covenants.

#### Fixed Charge

Pursuant to the Legal Mortgages, the Original Borrower, as security for the payment of all Secured Obligations has charged and the other Borrowers will charge, with full title guarantee by way of first fixed charge in favour of the Security Trustee as trustee for, *inter alios*, itself and the Issuer:

- (a) all plant and machinery now or in the future owned by the relevant Borrower and its interest in any plant and machinery in its possession which form part of or are operated by the relevant Borrower on the Mortgaged Property;
- (b) all benefits in respect of the Insurances and all claims and returns of premiums in respect thereof;
- (c) the benefit of all present and future licences, consents and authorisations (statutory or otherwise) held in connection with the Mortgaged Properties and the use of the Security Assets and the right to recover and receive all compensation which may at any time become payable to it in respect thereof; and
- (d) if and in so far as the legal mortgage set forth in the section entitled "*Fixed Legal Mortgage*" above or the assignments set out in the section entitled "*Assignments*" below shall for any reason be ineffective as legal mortgages or assignments, the assets referred to therein.

#### Assignment

Pursuant to the Legal Mortgages, the Original Borrower, as security for payment of the Secured Obligations has covenanted (and the other Borrowers will covenant) that, on the request of the Security Trustee, they shall, following the occurrence of an Enforcement Event which has occurred and is continuing unremedied or unwaived and is not remedied within any applicable grace period, with full title guarantee assign to the Security Trustee for the benefit of itself and, *inter alios*, the Issuer (to the fullest

extent assignable or capable of assignment without first infringing on any contracted provision restricting the same) all of their rights, title and interest in and to:

- (a) the personal agreements and covenants by the tenants, lessees, licensees or other parties under the Letting Documents and by all guarantors and all security held by such Borrower from time to time, whether present or future, in respect of the obligations of the tenants, lessees, licensees or other parties under the Letting Documents (including, without limiting the generality of the foregoing, all moneys due and owing to such Borrower or which may become due and owing to such Borrower at any time in the future in connection therewith);
- (b) all agreements now or from time to time entered into or to be entered into to enable the charging of the Security Assets and for the sale, letting or other disposal or realisation of the whole or any part of the Security Assets (including, without limiting the generality of the foregoing, all moneys due and owing to such Borrower or which may become due and owing to such Borrower at any time in the future in connection therewith);
- (c) all agreements, contracts, deeds, licence, undertakings, guarantees, covenants, warranties, representations and other documents (including all documents entered into now or in the future so as to enable such Borrower to perfect its rights under the Legal Mortgages or any such agreement, contract, deed, licence, undertaking, guarantee, covenant, warranty, representation or other document) entered into by or given to such Borrower in respect of the Mortgaged Properties and all claims, remedies, awards or judgments paid or payable to such Borrower (including, without limitation, all liquidated and ascertained damages payable to such Borrower under the above) in each case relating to the Mortgaged Properties;
- (d) all licences held now or in the future in connection with relevant Mortgaged Property and also the right to recover and receive all compensation which may at any time become payable to such Borrower in relation to the relevant Mortgaged Property;
- (e) all rights and claims to which such Borrower is or may become entitled in relation to any development, construction project, redevelopment, refurbishment, repair or improvement of or on the relevant Mortgaged Property;
- (f) all guarantees, warranties, bonds and representations given or made by, and any rights or remedies against, all or any of the designers, builders, contractors, surveyors, valuers, professional advisers, sub-contractors, manufacturers, suppliers and installers of any Fixtures in respect of the relevant Mortgaged Property; and
- (g) all rental income and disposal proceeds in each case relating to the relevant Mortgaged Property which has not been assigned pursuant to (a), (b) or (c) above and the right to make demand for and receive the same.

Each Borrower shall, however, until a Loan Event of Default has occurred and is outstanding under any loan agreement which is secured pursuant to the Security Trust Deed (including the Loan Agreements), be entitled to exercise all its rights under or in connection with such agreements and covenants.

### **Representations, Warranties and Undertakings**

Pursuant to the Legal Mortgages, each Borrower has made (or will make) various representations in respect of the Mortgaged Properties including as to ownership, planning permission, covenants, security interests, third-party facilities, adverse claims and tenancies. In addition, each Borrower undertakes (or will undertake) to, *inter alia*, repair, insure, pay or procure the payment of taxes in respect of and comply with all leases in respect of, the Mortgaged Property.

### **Enforcement of Security**

The Legal Mortgages provide (or will provide) that, upon and after an Enforcement Event has occurred and is continuing (and has not been remedied within any applicable grace period), the security created by the relevant Legal Mortgage will be immediately exercisable and the Security Trustee may enforce all or any part of such security (at the times, in the manner and on the terms it thinks fit) and take possession of and hold or dispose of all or any part of such security subject to the terms of, *inter alia*, the relevant Loan Agreement.

Each Legal Mortgage further entitles (or will entitle) the Security Trustee and, *inter alios*, the Issuer to be indemnified out of the Security Assets in respect of, *inter alia*, all liabilities and expenses properly incurred by them in the execution or purported execution of any of the powers, authorities or discretions vested in them pursuant to such Legal Mortgage.

### **Governing Law**

The Legal Mortgages are, or will be, governed by and construed in accordance with English law.

### **SECURITY TRUST DEED**

Pursuant to a Beneficiary Accession Deed dated on or around the Issue Date, the Issuer will become a Beneficiary under the Security Trust Deed in accordance with the Security Trust Deed. The benefit of the security created by the Original Borrower and each Additional Borrower pursuant to the Legal Mortgages shall, therefore, be held by the Security Trustee on trust for the benefit of itself and, *inter alios*, the Issuer on the terms of the Security Trust Deed.

### **The Security**

#### *Designation of Security*

The Security Trust Deed provides that the Security Trustee, the Borrowers and the Issuer shall agree the allocation of properties which shall comprise the Issuer's Designated Security in respect of the Loan Agreements. All properties which are not Designated Security shall form the Undesignated Security.

#### *Additional Security*

Pursuant to the Security Trust Deed, on or prior to a Borrower creating a further Legal Mortgage for the benefit of the Issuer, the relevant Borrower must deliver to the Security Trustee the documentation relating thereto as set out therein. Such documents must be in the form and substance satisfactory to the Security Trustee and, to the extent that they relate to one or more Loan Agreement, the relevant Borrower.

#### *Release and Reallocation of Security*

Pursuant to the terms of the Security Trust Deed, the Borrowers and the Issuer may agree to amend the Issuer's Designated Security by either removing Designated Security or by designating any Undesignated Security as the Issuer's Designated Security by, *inter alia*, delivering an amended Designated Properties Schedule signed by the Borrowers and the Issuer to the Security Trustee. Any such release or reallocation will be subject to the requirements set out in the Loan Agreements (see "*Description of the Loan Agreements*" above).

At any time prior to the Security Trustee taking any steps to enforce any Undesignated Security, upon receiving instructions from the relevant Borrower, the Security Trustee shall release the benefit of any Security Interest, rights or obligations held by it over the relevant Undesignated Security as security for all or any of the Secured Obligations **provided that** such Borrower shall have paid to the Security Trustee, or provided for to the satisfaction of the Security Trustee, all Trustee Costs which relate to that Undesignated Security.

### **Application of Proceeds**

Upon the enforcement of the security constituted by the Security Documents, and after satisfying claims which at law rank in priority to sums owing under or in respect of any of the Relevant Documents, all Proceeds from the Issuer's Designated Security and related Security Assets and all money derived therefrom shall be applied in the following order:

- (a) *first*, in or towards payment of all Relevant Trustee Costs;
- (b) *secondly*, in or towards satisfaction of all monies, liabilities and obligations payable, owing, due or incurred by the relevant Borrower to the Issuer (other than Relevant Trustee Costs) in accordance with the relevant Loan Agreement;

- (c) *thirdly*, by allocating the balance among the Beneficiaries whose Relevant Liabilities have not been fully discharged under clause (b) above *pro rata* to their unpaid liabilities so that the amount allocated to each Beneficiary shall be applied in satisfaction when due of the Relevant Liabilities owed to such Beneficiary arising in connection with the relevant Relevant Document in the order of priority set out therein (and so that, in each case, any surplus remaining after payment of all such Relevant Liabilities when due shall be re-allocated among the remaining Beneficiaries *mutatis mutandis* in accordance with the foregoing provisions);
- (d) *fourthly*, to the extent not recovered under (a), in or towards payment of all Trustee Costs; and
- (e) *fifthly*, the balance, if any, to the relevant Borrower.

### **Enforcement of Security**

Pursuant to the Security Trust Deed, the Security Trustee shall only be required to take action to enforce or protect the security in respect of the Loan Agreements if so instructed by the Issuer (subject to it being indemnified and/or secured and/or prefunded to its satisfaction).

In respect of instructions given by the Issuer, the Issuer has assigned its rights under, *inter alia*, the Security Trust Deed and the Legal Mortgages to the Bond Trustee and, pursuant to Condition 6.3 (*Loan Agreements, Legal Mortgages and Security Trust Deed Consents Covenant*), has covenanted not to take any action or direct the Security Trustee to take any action pursuant thereto except with the prior consent of the Bond Trustee. The Bond Trustee may, but is not obliged to, seek the consent of the Bondholders in accordance with the Bond Trust Deed prior to giving any such consent.

In enforcing the Issuer Security (including the Issuer's rights, title and interests in the Security Trust Deed and the Legal Mortgages insofar as they relate to the Bonds) the Bond Trustee may act in its discretion. It is, however, required to take action, pursuant to Condition 12.2 (*Enforcement*), where so directed by the requisite majority of the Bondholders **provided, however, that** it is secured and/or indemnified and/or pre-funded to its satisfaction.

### **Governing Law**

The Security Trust Deed is governed by and shall be construed in accordance with English law.

## **DESCRIPTION OF THE ACCOUNT AGREEMENT, THE CUSTODY AGREEMENT AND THE RETAINED BOND CUSTODY AGREEMENT**

The Issuer has appointed Citibank, N.A., London Branch a banking corporation organised under the laws of the State of New York and operating through its branch in London at Citigroup Centre, 25 Canada Square, London E14 5LB, United Kingdom, as its Account Bank pursuant to the Account Agreement, its Custodian pursuant to the Custody Agreement and its Retained Bond Custodian pursuant to the Retained Bond Custody Agreement in relation to the issue of the Bonds.

### **Citibank, N.A., London Branch**

Citibank, N.A. is a company incorporated with limited liability in the United States of America under the laws of the City and State of New York on 14 June 1812 and reorganised as a national banking association formed under the laws of the United States of America on 17 July 1865 with Charter number 1461 and having its principal business office at 399 Park Avenue, New York, NY 10043, USA and having in Great Britain a principal branch office situated at 25 Canada Square, Canary Wharf, London E14 5LB with a foreign company number FC001835 and branch number BR001018. The London Branch is authorised and regulated by the Office of the Comptroller of the Currency (USA) and authorised by the Prudential Regulation Authority. It is subject to regulation by the Financial Conduct Authority and limited regulation by the Prudential Regulation Authority.

*The following description of the Account Agreement, the Custody Agreement and the Retained Bond Custody Agreement consists of a summary of certain provisions of the Account Agreement, the Custody Agreement and the Retained Bond Custody Agreement and is qualified by reference to the detailed provisions thereof. The Account Agreement, the Custody Agreement and the Retained Bond Custody Agreement are not, however, incorporated by reference into, and therefore do not form part of, this Prospectus.*

*Definitions used in this section but not otherwise defined in this Prospectus have the meanings given to them in the Account Agreement, the Custody Agreement and the Retained Bond Custody Agreement.*

## **ACCOUNT AGREEMENT**

### **Accounts**

The Account Bank shall maintain three accounts for the Issuer in respect of the Bonds: the Transaction Account, the Initial Cash Security Account and the Ongoing Cash Security Account (together the "Payment Accounts").

### **Initial Deposits**

Pursuant to the Account Agreement, the Issuer shall on the Issue Date of the Bonds:

- (a) credit the Initial Cash Security Account with the Retained Proceeds to the extent that such amount is not invested directly in Permitted Investments which are deposited in the Initial Cash Security Custody Sub-Account; and
- (b) credit the Transaction Account with the net issue proceeds of the Bonds less the Retained Proceeds to the extent that such amount is not paid directly to the Original Borrower pursuant to, and in accordance with, the Original Loan Agreement.

The Issuer shall, upon receipt, credit to the Ongoing Cash Security Account all amounts received from the Borrowers for deposit into such account pursuant to the terms of the relevant Loan Agreement.

### **Retained Bond Deposits**

Pursuant to the Account Agreement, the Issuer shall, upon the sale of any Retained Bonds:

- (a) credit the Initial Cash Security Account with the net sale proceeds of such Retained Bonds (if any) (less any Retained Bond Premium Amount), to the extent that such amount is not paid directly to a Borrower pursuant to, and in accordance with, a Loan Agreement; and

- (b) credit the Transaction Account with the Retained Bond Premium Amount (if any), pending application in accordance with the Conditions.

### **Future Deposits and Withdrawals**

The Issuer has covenanted, pursuant to the Issuer Security Deed that:

- (a) prior to the enforcement of the Issuer Security, payments from the Initial Cash Security Account shall only be made to fund:
  - (i) the Commitment pursuant to, and in accordance with the terms of, the Loan Agreements;
  - (ii) payment, on a *pro rata* and *pari passu* basis, to the Borrowers or a member of the Original Borrower Group in respect of any Bonds surrendered for cancellation in accordance with the Loan Agreements;
  - (iii) the purchase of Permitted Investments pursuant to the Custody Agreement; or
  - (iv) redemptions of the Bonds in accordance with the Conditions;
- (b) prior to the enforcement of the Issuer Security, payments from the Ongoing Cash Security Account shall only be made to the Borrowers pursuant to, and in accordance with the terms of, the Loan Agreements or to purchase Permitted Investments in accordance with the Custody Agreement; and
- (c) no payments from the Transaction Account will be made other than in accordance with the Conditions and the Issuer has undertaken to procure that amounts are paid into and out of the Transaction Account only in accordance with the Conditions, the Account Agreement and the Agency Agreement.

The Account Bank is under no obligation to monitor compliance with the above covenants.

### **Interest**

Any moneys standing to the credit of the Transaction Account, the Initial Cash Security Account and/or the Ongoing Cash Security Account will earn interest at the interest rate specified in the Account Agreement.

Pursuant to the Account Agreement, interest accrued on the Transaction Account and the Initial Cash Security Account shall be credited to the Transaction Account and interest accrued on the Ongoing Cash Security Account shall be credited to the Ongoing Cash Security Account.

### **Change of Account Bank**

The appointment of the Account Bank may, with the prior written approval of the Bond Trustee, be terminated upon 60 days' written notice or forthwith at any time the Account Bank is adjudged bankrupt or insolvent. The appointment of the Account Bank may also be terminated in the event that the short-term senior, unsecured and unguaranteed indebtedness rating of the Account Bank as assigned by Moody's falls below "P-1" or is withdrawn, and there are amounts standing to the credit of the Payment Accounts (and the Issuer shall use all reasonable endeavours to secure the appointment of a replacement Account Bank within 30 days of notice to the Bond Trustee and Moody's of such termination). No termination of the appointment of the Account Bank shall be effective until a successor Account Bank has been appointed.

The Account Bank may resign its appointment upon giving at least 60 days' written notice (subject to the appointment of a replacement Account Bank).

Pursuant to the Account Agreement, the appointment of any replacement Account Bank shall be subject to the prior written approval of the Bond Trustee, be on substantially the same terms as the Account Agreement and be subject to the condition that such replacement Account Bank must have a short-term senior, unsecured and unguaranteed indebtedness rating from Moody's of no less than "P-1".

## **CUSTODY AGREEMENT**

### **Custody Account**

Pursuant to the Custody Agreement, the Custodian shall open, in the name of the Issuer, the Ongoing Cash Security Custody Sub-Account and the Initial Cash Security Custody Sub-Account (the "**Custody Sub-Accounts**") and the Ongoing Cash Security Cash Sub-Account and the Initial Cash Security Cash Sub-Account (the "**Cash Sub-Accounts**" and, together with the Custody Sub-Accounts, the "**Custody Account**").

### **Payments and Delivery**

The Issuer will authorise the Custodian to make payments and delivery out of the Custody Account only for the purpose of any acquisition or sale of Permitted Investments or as provided below.

Pursuant to the Custody Agreement, unless otherwise instructed pursuant to Instructions to make a payment out of the proceeds of any Distributions in respect of Permitted Investments purchased by or on behalf of the Issuer in the settlement of an acquisition of other Permitted Investments on or prior to the date of receipt of such Permitted Investments (subject as provided below), the Issuer has agreed to give Instructions to the Custodian, forthwith upon receipt by the Custodian of any Distributions, to transfer:

- (a) all Distributions credited to the Ongoing Cash Security Cash Sub-Account to the Ongoing Cash Security Account;
- (b) all Distributions (including any amount representing Permitted Investment Profit (if any)) credited to the Initial Cash Security Cash Sub-Account (other than Distributions which represent redemption and/or sale proceeds less any Permitted Investment Profit (if any)) to the Transaction Account; and
- (c) all Distributions credited to the Initial Cash Security Cash Sub-Account (other than those to be credited to the Transaction Account pursuant to (b) above) to the Initial Cash Security Account,

subject, in each case, to any deductions in respect of any taxes, charges and related liabilities.

The Issuer has agreed pursuant to the Issuer Security Deed that it shall not instruct the Custodian pursuant to Instructions to make a payment out of the proceeds of any Distributions standing to the credit of the Initial Cash Security Cash Sub-Account other than Distributions which represent redemption and/or sale proceeds (but excluding any amount representing Permitted Investment Profit (if any)) and that such amounts shall forthwith upon receipt be transferred to the Transaction Account.

### **Change of Custodian**

The appointment of the Custodian may, with the prior written approval of the Bond Trustee, be terminated upon 60 days' written notice (subject to the appointment of a replacement Custodian) or forthwith at any time the Custodian is adjudged bankrupt or insolvent. The appointment of the Custodian shall also be terminated in the event that the short-term senior, unsecured and unguaranteed indebtedness rating of the Custodian as assigned by Moody's falls below "P-1" or is withdrawn, and there are Permitted Investments standing to the credit of the Custody Account (subject to the appointment of a replacement Custodian).

The Custodian may resign its appointment upon giving at least 60 days' written notice to the Issuer and the Bond Trustee (subject to the appointment of a replacement Custodian).

Pursuant to the Custody Agreement, the appointment of any replacement Custodian shall be subject to the prior written approval of the Bond Trustee, be on substantially the same terms as the Custody Agreement and be subject to the condition that such replacement Custodian must have a short-term senior, unsecured and unguaranteed indebtedness rating from Moody's of no less than "P-1".

## **RETAINED BOND CUSTODY AGREEMENT**

### **Retained Bond Custody Account**

Pursuant to the Retained Bond Custody Agreement, the Retained Bond Custodian shall open, in the name of the Issuer, the Retained Bond Custody Sub-Account and the Retained Bond Cash Sub-Account (together with the Retained Bond Custody Sub-Account, the "**Retained Bond Custody Account**").

### **Payments and Delivery**

The Issuer will authorise the Retained Bond Custodian to make payments and delivery out of the Retained Bond Custody Account only as provided below.

Pursuant to the Retained Bond Custody Agreement, the Retained Bond Custodian shall not effect a transfer of any Retained Bonds except with the prior written consent of the Bond Trustee in the form of a Retained Bond Confirmation Letter which has been countersigned on behalf of the Bond Trustee.

Pursuant to the Retained Bond Custody Agreement, unless otherwise instructed pursuant to Instructions to make a payment out of any Sale Proceeds (other than any Retained Bond Premium Amount) to a Borrower in satisfaction of the Issuer's obligation to make an advance pursuant to a Loan Agreement, the Issuer shall give Instructions to the Retained Bond Custodian, forthwith upon receipt by the Retained Bond Custodian of any Sale Proceeds to transfer:

- (a) all Sale Proceeds (other than any Retained Bond Premium Amount) to the Initial Cash Security Account; and
- (b) all Retained Bond Premium Amounts to the Transaction Account,

in each case, subject to any withholding as required by applicable tax laws.

### **Payment Waiver**

Notwithstanding any other provision of the Retained Bond Custody Agreement to the contrary and subject to the following paragraph, the Issuer has, pursuant to Section 2(c) of the Retained Bond Custody Agreement, unconditionally and irrevocably:

- (a) waived its rights to receive payments of interest, principal or otherwise in respect of the Retained Bonds and, for the avoidance of doubt, such waiver by the Issuer of such rights will continue to be effective following the occurrence of an Event of Default or Potential Event of Default;
- (b) authorised the Retained Bond Custodian to disclose the waiver referred to in (a) above in respect of the Retained Bonds (and the Retained Bonds position with the Retained Bond Custodian) to the Principal Paying Agent and any applicable international clearing system for the Retained Bonds to ensure that the waiver of the right to receive payments of interest, principal or otherwise in respect of the Retained Bonds is effected; and
- (c) directed the Retained Bond Custodian, in respect of each Retained Bond held by the Retained Bond Custodian on behalf of the Issuer in the Retained Bond Custody Sub-Account in definitive certificated form, (i) on each Interest Payment Date, to surrender the interest coupon for such Retained Bond corresponding to such Interest Payment Date to the Principal Paying Agent for cancellation and (ii) to surrender the definitive certificate representing such Retained Bond to the Principal Paying Agent for cancellation on any date on which the Retained Bonds are to be redeemed.

The Retained Bond Custodian and the Issuer have each acknowledged and agreed that the waiver, authorisation and direction provided by the Issuer as described above are irrevocable.

### **Termination of Retained Bond Custody Agreement**

Either of the Issuer or the Retained Bond Custodian may terminate the Retained Bond Custody Agreement by giving to at least 60 days' written notice to the other party.



Either of the Issuer or the Retained Bond Custodian may further terminate the Retained Bond Custody Agreement immediately upon notice to the other party upon the dissolution of that other party, or upon the commencement of any action or proceedings seeking liquidation (or equivalent) of that other party.

## DESCRIPTION OF THE ISSUER

### *Incorporation and Status*

Yorkshire Housing Finance plc. (the "**Issuer**") is a public limited company incorporated in England and Wales with registered number 9227343 on 19 September, 2014 under the Companies Act 2006.

The registered address of the Issuer is Dysons Chambers, 12-14 Briggate, Leeds. LS1 6ER. The telephone number of its registered address is 0113 8256000. The Issuer has no subsidiaries.

### *Principal Activities*

The Issuer operates in conformity with its articles of association and is a special purpose vehicle established for the purpose of issuing the Bonds (and incurring other indebtedness (including other secured indebtedness but subject to the covenant set out in Condition 6.1 (*General Covenants*)) and lending the proceeds thereof to the Borrowers to be applied in the achievement of the Borrowers' objects.

### *Directors*

The directors of the Issuer and their principal activities outside the Issuer are as follows:

<u>Name</u>	<u>Principal activities outside the Issuer</u>
Mervyn Jones .....	Chief Executive of Yorkshire Housing. Board member of Plus Dane Housing Group Limited, a charitable Registered Provider of Social Housing. Board member of the National Housing Federation
Tansy Hepton .....	Director of Resources for Yorkshire Housing. Board member of Regenda Limited, a charitable Registered Provider of Social Housing
Ged Walsh.....	Director of Development and New Business for Yorkshire Housing

The business address of each of the above directors is Dysons Chambers, 12-14 Briggate, Leeds, LS1 6ER.

The secretary of the Issuer is Tansy Hepton whose business address is at Dysons Chambers, 12-14 Briggate, Leeds, LS1 6ER.

Subject as follows, there are no potential conflicts of interest between any duties to the Issuer of the directors of the Issuer and their private interests and/or other duties. Mervyn Jones, Tansy Hepton and Ged Walsh are all directors of the Issuer and members of the Senior Management Team ("**SMT**") of the Original Borrower. A conflict of interests could arise if these directors are required to approve or vote on any transactions between the Original Borrower and the Issuer, such as the Original Loan Agreement. The Issuer's Articles of Association provide in Article 16.1 that such directors are entitled to vote on behalf of the Issuer in respect of such transactions so long as they disclose their interests.

### *Share Capital and Major Shareholders*

The entire issued share capital of the Issuer comprises 50,000 ordinary shares of £1 each, all of which are paid up to 25 pence.

The Original Borrower holds all of the shares of the Issuer.

The Original Borrower exercises control over the Issuer through its full ownership of the Issuer.

### *Operations*

Since the date of incorporation, the Issuer has not commenced operations and no financial statements have been made up as at the date of this Prospectus.

## DESCRIPTION OF THE ORIGINAL BORROWER

### Incorporation and Status

Yorkshire Housing Limited (the "**Original Borrower**") was incorporated on 1 April 2008 under the Industrial and Provident Societies Act 1965 and is currently a registered society under the Co-operative and Community Benefit Societies Act 2014 with registered number 30443R. It is also registered with the Regulator (with registered number L4521) as a charitable Registered Provider of Social Housing.

The registered office of the Original Borrower is Dysons Chambers, 12-14 Briggate, Leeds, LS1 6ER. The telephone number of its registered address is 0113 8256000.

### Background and History

The Original Borrower was formed in 1999 through a merger between Ryedale Housing Association and Yorkshire Metropolitan Housing Association. Craven Housing became a subsidiary following stock transfer in April 2003, and Brunel Housing was added in January 2006. In 2008, the Original Borrower amalgamated all of its charitable activity into a single legal entity, Yorkshire Housing Limited.

### Original Borrower Group

The Group consists of the Original Borrower, the Issuer and two trading subsidiaries – Yorkshire Community Property Services Limited (registered in England and Wales under the Companies Act 2006 with registration number 4131362) ("**YCPS**") and Y H Residential Limited (registered in England and Wales under the Companies Act 2006 with registration number 4604866) ("**YHR**"). YHR was formed in 2002 and owns and manages the market rented homes portfolio.

The Group also has a third share in Yorkshire Transformations Holdings Limited which is a joint venture that undertakes the Swarcliffe modernisation project. The principal activity of this company is the refurbishment, maintenance and financing of homes in the Swarcliffe area of Leeds under a Private Finance Initiative with Leeds City Council.

### Principal Activities

The Original Borrower's principal activity is the provision of social housing at rents below market levels. The Original Borrower provides a small amount of housing for sale, mostly on a shared ownership basis, and delivers other government contracts to support low cost home ownership initiatives through YHR. The Original Borrower also provides housing related services across Yorkshire to people in housing need, including special needs accommodation.

### Board

The board members of the Original Borrower (the "**Board**") and their principal activities outside the Original Borrower are as follows:

<u>Name</u>	<u>Principal activities outside the Original Borrower</u>
Jim Taylor (Chair) .....	Consulting Engineer
Jacqui Bateson (Vice-Chair).....	Building Society Financial Manager
John Baker.....	Retired Chartered Surveyor
Imelda Havers.....	Managing Director for a regeneration company
Asif Malek.....	Chartered Accountant
Paul Nilsen .....	Strategy Manager for a Housing provider
Elia Stojanovic .....	Retired driver and tenant
David Perry .....	Retired Managing Director and tenant

<u>Name</u>	<u>Principal activities outside the Original Borrower</u>
Lucy Drake.....	HR Manager in charity sector
Keith Holloway .....	Director of a housing consultancy
Kathleen Kelly.....	Research Manager in charity sector

The business address of each of the above board members is Dysons Chambers, 12-14 Briggate, Leeds, LS1 6ER.

The secretary of the Original Borrower is Gillian Baker whose business address is at Dysons Chambers, 12-14 Briggate, Leeds, LS1 6ER.

There are no potential conflicts of interest between any duties to the Original Borrower of the board members of the Original Borrower and their private interests and/or duties.

### Senior Management Team

The SMT, each of whom is an executive of the Original Borrower, and their principal activities outside the Original Borrower are as follows:

<u>Name</u>	<u>Principal activities outside the Original Borrower</u>
Mervyn Jones (Chief Executive) .....	Board member of Plus Dane Housing Group Limited a charitable Registered Provider of Social Housing. Board member of the National Housing Federation. Director of the Issuer
David Bolton (Property Services Director) .....	None
Celia Cashman (Housing Services Director) .....	Board member of Great Places Housing Group Limited
Tansy Hepton (Resources Director) ....	Board member of Regenda Limited, a charitable Registered Provider of Social Housing. Director and secretary of the Issuer
Ged Walsh (New Business & Development Director).....	Director of the Issuer

There are no potential conflicts of interest between any duties to the Original Borrower of the executives of the Original Borrower comprising the SMT and their private interests and/or duties.

### Corporate Governance

The Original Borrower is managed and monitored by the Board and a number of Board sub-committees (the "**Committees**"). Membership of the Board consists of 11 members, with up to three places reserved for tenants. Further detail on the Committees is set out below.

The Board has adopted the National Housing Federation's Code of Governance and currently complies with all its requirements, although the Board has reserved the right to allow a serving Chair to continue his or her period of office even if this goes beyond the 9 years permitted by the Code. This is to ensure that the Original Borrower is chaired by an able and experienced person who has the confidence of all Board members. This flexibility is not currently needed.

Authority for the day to day running of the Original Borrower is delegated to the SMT, which comprises the Chief Executive and four non-statutory directors as set out above. The SMT members also have responsibility for the implementation of the strategic plans of the Board. The SMT members together with the Board consider the main risks faced by the Original Borrower as part of the business planning process.

The Board has set up the following committees to facilitate the direction of the Original Borrower's affairs (all of which report to the Board):

- Audit & Risk;
- Customer Services; and
- Remuneration & Nominations.

The Board also appoints a small Board to oversee the work of YHR. The Chair and Vice Chair of the Board are also directors of YCPS.

The Audit & Risk Committee meets six times a year and provides the Board with assurance as to the adequacy and effectiveness of management's arrangements for governance, risk management and internal control. In addition, the Committee oversees internal audit, external audit and management as required in its review of internal controls. The Committee provides advice to the Board on the effectiveness of the internal control system, including the Group's system for the management of risk. The Audit & Risk Committee conducts part of every meeting with the internal auditors without staff being present.

The Customer Services Committee Board was set up to ensure the Original Borrower delivers excellent customer service. It comprises 11 members plus a Board member, the majority of members being tenants of the Original Borrower.

The Remuneration & Nominations Committee is set up to oversee remuneration of the SMT and recruitment of members. It comprises the Chair and Vice-Chair of the Board together with the chairs of the other Committees and another member of the Board of the Original Borrower.

On 29 May 2013, the Regulator issued a regulatory judgment which concluded that the Original Borrower met both the viability and governance standards and graded the Original Borrower as "G1" for governance and "V1" for viability. This is a routine process of regulation which discusses an organisation's performance as outlined in the Regulator's Governance and Financial Viability standard. The G1 rating means that the Original Borrower meets the requirements on governance set out in the Governance and Financial Viability standard. The V1 rating means that the Original Borrower meets the requirements on viability set out in the Governance and Financial Viability standard and has the capacity to mitigate its exposures effectively.

### **Share Capital**

The Original Borrower had 245 shares in issue of £1 each as at 31 August 2014. The shares are non-transferable, non-redeemable and carry no rights to receive either income or capital payments. The 245 members are committed to a maximum liability of £1 each in the event of the Original Borrower being wound up. Under the rules of the Original Borrower, the surpluses may not be distributed among the shareholders of the Original Borrower.

### **Recent Developments**

There have been no recent events particular to the Original Borrower that are, to a material extent, relevant to the evaluation of the Original Borrower's solvency.

### **Corporate Rating**

The Original Borrower has been assigned a credit rating of "A2" by Moody's.

Moody's is established in the European Union and is registered under Regulation (EC) No. 1060/2009 (as amended). As such Moody's is included in the list of credit rating agencies published by the European Securities and Markets Authority on its website in accordance with such Regulation.

## **FINANCIAL STATEMENTS OF THE ORIGINAL BORROWER**

The audited financial statements, including the reports of the auditors, for the financial years ended 31<sup>st</sup> March 2013 and 31<sup>st</sup> March 2014 for the Original Borrower are set out below.

**YORKSHIRE HOUSING LIMITED**  
**FINANCIAL STATEMENTS FOR THE YEAR ENDED**  
**31 MARCH, 2013**  
**Charitable Industrial & Provident Society**  
**Registered Number: 30443R.**

**FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2013**

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## **YORKSHIRE HOUSING LIMITED**

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### **REPORT OF THE BOARD**

The Board presents its report and the consolidated financial statements of Yorkshire Housing Limited (YHL) for the year ended 31 March, 2013. YHL is incorporated under the Industrial and Provident Societies Act 1965 (registered number 30443R) and is a Registered Provider (HCA registration number L4521). YHL was accepted as charitable by HM Revenue & Customs with effect from 1 April, 2008.

#### **Group structure**

As at 31 March, 2013 the Yorkshire Ho the parent, YHL  
of

YHL:

Yorkshire Community Property Services Limited - registered company number 4131362  
Y H Residential Limited - registered company number 4604866.

The Group also has a third share in Yorkshire Transformations Holdings Limited. This share has been consolidated in the Group under the appropriate accounting policies.

#### **Principal activities**

The principal activity of the Group continues to be the construction and provision of rented housing. The Association provides social housing at rents below market levels, and Y H Residential Limited provides housing at a market rent. The Association provides housing for sale, mostly on a shared ownership basis, and delivers other government contracts to support low cost home ownership initiatives through Y H Residential Limited. The Association provides housing related services across Yorkshire to people in housing need, including special needs accommodation. Yorkshire Community Property Services is utilised as a general commercial trading company, to further the aims of Yorkshire Housing Limited.

#### **Business review and results**

The Board is satisfied with the results for the year and with the position of the Group and Association as at 31 March, 2013. The Group made a surplus for the year after taxation of £8.2m (2012: £7.7m). An amount of £1.05m has been transferred to restricted and designated reserves (2012: £0.87m).

s are included in the

Operating and Financial Review on pages 10 to 20.

#### **Future developments**

The Group is constructing 476 (2012: 258) houses for rent and nil (2012: 4) units for sale. A further 271 new or refurbished houses for rent are expected to be handed over by 2015.

#### **Fixed assets**

Significant movements in fixed assets during the year are detailed in notes 14 and 15 to the financial statements.

#### **The Board and Executive Directors**

The Board (a voluntary body elected by the shareholders) comprised the following members as at 31 March, 2013:

Jim Taylor	(Chair)	Elia Stojanovic	
Jacqui Bateson	(Vice-Chair)	Nasim Qureshi	
Doreen Benson		Sean Benbow	Appointed 26 September, 2012
Imelda Havers		Lucy Drake	Appointed 26 September, 2012
Asif Malek		Keith Holloway	Appointed 26 September, 2012
Paul Nilsen		Kathleen Kelly	Co-opted 26 September 2012, appointed 6 March, 2013

Resignations during the year:

Margaret Hamilton	9 April, 2012
Michael Backhouse	26 September, 2012
Richard Quinton	31 December, 2012

**REPORT OF THE BOARD**

**The Board and Executive Directors (continued)**

The Board comprises up to 12 members, elected by the shareholders; three of these places are reserved for tenants. Under Standing Orders, the Board may co-opt up to 5 additional members if necessary to meet identified skill shortages or to improve the diversity of the Board to better reflect the communities we serve.

There were 263 (2012: 295) shareholders of the Association at 31 March, 2013, including the Board above, who each held one fully paid up share of £1. Under the rules of the Association, the surpluses may not be distributed among the shareholders of the Association.

Executive Directors of the Group and Association as at 31 March, 2013:

Mervyn Jones	Chief Executive
David Bolton	Property Services Director
Celia Cashman	Housing Services Director
Tansy Hepton	Resources Director
Ged Walsh	New Business & Development Director

The Executive Directors of the Group and Association have no interest in the share capital and, whilst not having the legal status of directors, they act as such within the authority delegated by the Board.

Yorkshire Housing Group has four committees, (Audit & Risk, Customer Services, Remuneration & Nominations and Resources & New Business) all of which report to the Board. The Board also appoints a small Board to oversee the work of its wholly owned company Y H Residential Limited. In addition Yorkshire Housing Limited owned company, Yorkshire Community Property Services Limited.

the requirements other than:

- The stipulation that the Board should have no more than 12 members including co-optees. Following a rigorous external recruitment process to fill three vacancies, one member was co-opted onto the Board to bring specialist skills in housing policy. This meant the Board had 13 members for a short period, before a casual vacancy became available.
- The stipulation that terms of office should normally be a maximum of nine years. The Board has agreed a usual maximum of six years but allows flexibility for practical reasons, for example where there is a particular need for continuity or experience, or where a Member gains confidence by serving on the Board before being elected as Chair. We strongly believe that this benefits the governance of YHL, ensuring a diversity of skills and experience. At March 2013 over 70% of Members across all Boards and Committees had served less than six years and one (2012: one) had served more than nine years.

**Employees**

Group is accredited by Investors in People, and was awarded a silver rating in March 2011. The Group invests a significant sum in the training and development of its staff and encourages all staff to reach their potential. In 12/13 18,375 (2012: 10,544) hours of training were undertaken across the Group, which equates to over 28 (2012: 16) hours for each full time equivalent post.

A Joint Consultation Group exists where staff representatives meet with Directors to discuss relevant topics and raise issues of concern. During the last year, this group has met regularly, focusing on staff restructures, the staff survey action plan and HR policies.

We introduced an annual staff survey in December 2009. This is managed externally, so that we benefit from benchmarking against other organisations, staff feel confident that they can give their views freely and we get additional analysis. The company we use are able to assess which questions have the greatest impact on staff engagement. We can then compare our performance in these areas and identify actions for improvement which will have the greatest impact.

The survey results at the end of 2012 showed a recovery in staff engagement, from 65% back up to 72%, the level it was at in 2010. Although this is a positive result, and three quarters of the questions

**REPORT OF THE BOARD**

**Employees (continued)**

show the same result or better than last year, we still have a third of responses in the bottom quartile compared to other associations. More positively, the key question on recommending YH as a good place to work is up 10 % from 59% to 69%.

The main areas which affect staff engagement and where performance is relatively low are period of significant internal change, we continue to work hard at improving communication about, and involvement in, our corporate projects. We have also introduced a more formal approach to briefing teams and receiving feedback

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The Board is responsible for preparing financial statements in accordance with applicable law and regulations. (di)7(n)-9(g)-93(Y)4(H) 5005latieb9 1.08 ref\* EMC /P /54Tm1 9.96 Tf1 0 0 1 722 Tmfl 0 0 1 7n re2ng nd 0

**REPORT OF THE BOARD**

**Internal control assurance (continued)**

- such systems are designed to manage, rather than eliminate, the risk of failure to achieve business objectives and can only provide reasonable and not absolute assurance against material misstatement or loss;
- the process for identifying, evaluating and managing the significant risks faced by the Group is on-going, has been in place for the previous twelve months and up to the date of approval of the annual report and financial statements, and is regularly reviewed by the Board; and
- the Board has a current strategy and policy on fraud covering prevention, detection and reporting of fraud, and the recovery of assets.

**Audit & Risk Committee.** The Audit & Risk Committee reports to the Board on risk and internal controls and alerts them to any emerging issues. In addition, the Committee oversees internal audit, external audit and management as required in its review of internal controls. The Committee provides advice to the Board on the effective management of risk. The Committee, which comprises members with a mix of skills and experience across financial and control matters, meets four times a year. The Audit & Risk Committee conducts part of every meeting with the internal auditors without staff being present.

The Board has put in place the following practices to manage and review the effectiveness of the

**Information technology.** Access to systems is password protected and is restricted to relevant job holders. The systems include appropriate levels of segregated duties and effective change control procedures. These include test systems where the impact of any changes can be properly assessed. All ICT staff have been trained in ITIL, which is the most widely adopted best practice model for IT service management. Remote access to our systems is held separately to minimise the risk of unauthorised access. Multiple access attempts are regularly reviewed.

**Reconciliations, authorisations and reviews.** Higher risk areas have specific controls. Bank accounts and control accounts are reconciled regularly. Detailed procedures are in place for cash handling within offices. Recruitment and changes to staff terms and conditions or their access to systems are controlled through standard forms requiring senior manager authorisation.

**Monthly reporting.** Comprehensive monthly reporting is designed to identify and monitor key risks. A data warehouse gathers performance data from our core housing management system and

is based on a combination of measures, actions and risks. Reports are produced at various levels of detail and are presented to management in various areas; these are described in the Operating and Financial Review.

**Staffing and culture.** The Group has a strong culture of integrity, which is stressed from the start of its operations. Our Code of Conduct was last reviewed in January 2011 and was updated to reflect changes in legislation and our organisational structure. We aim for the highest standards of probity and have adopted the seven principles of public life; selflessness; integrity; objectivity; accountability; openness; honesty; and leadership. Although Schedule One of the Housing Act (which covered the granting of benefits to staff and members of housing associations) has been repealed, the Group has chosen to continue to act as if this law was in place. The compulsory induction training covers the Whistle Blowing policy. All allegations of fraud and concerns raised under the Whistle Blowing policy are investigated and reported to the Audit & Risk Committee. Disciplinary action, including dismissal on the grounds of gross misconduct, is taken where appropriate.

**Business planning and budgeting.** The Corporate Plan is reviewed annually by the Board, with progress against objectives monitored more frequently. The annual planning and budgeting process is used to set objectives, agree action plans and allocate resources. Operational plans are all derived from the high level corporate objectives. Objectives are cascaded down from the corporate level through teams to individuals (in their Performance and Development Reviews) so that it is clear how

**REPORT OF THE BOARD**

**Internal control assurance (continued)**

Monthly management accounts are produced and discussed at Directors and Heads of Service meetings. Progress against budget is reported to each Resources & New Business Committee.

Monthly meetings are held between budget holders and members of the management accounting team at which variance reports are discussed.

**Risk management strategy.** The risk framework helps to facilitate the identification, assessment and on-going monitoring of risks significant to the Group. The key risks are formally appraised annually but emerging risks are added as required, and improvement actions and risk indicators are monitored regularly by senior management and the Audit & Risk Committee. There is a strong focus on risks associated with new business ventures and major projects. The risk management framework is used for all Board and Committee reporting. Risks are discussed regularly by directors and at management and team meetings. The internal auditors carry out an annual risk management stocktake.

A risk register based on the approved definitions is in place and is regularly reviewed and updated by directors and the Audit & Risk Committee. Significant emerging or project risks are the subject of specific reports to the Board. Responsibility for each risk is assigned to a named individual and

**Internal audit programme.** Internal audit is contracted out to an independent specialist provider. It is an important element of the internal control process as it provides an independent close inspection elsewhere. The internal audit plan for the year was compiled following discussions with directors and Audit & Risk Committee members and a review of the latest Risk Register. The internal auditors also advised on areas of risk which, in their experience, should be subject to audit within a three year plan. The draft audit plan was discussed and approved by the Audit & Risk Committee.

Detailed reports are scrutinised firstly by senior management and then by the Audit & Risk Committee. Directors also regularly monitor progress against previous internal audit made in implementing their recommendations and that there are no fundamental or significant

**External audit.** External audit gives an opinion on the annual financial statements prepared in accordance with the Industrial and Provident Societies Acts 1965 to 2002, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2012. In order to form this opinion, the external auditors review internal controls relating to finance and IT and test these controls. The external auditors provide feedback to the Audit & Risk Committee on the operation of the internal financial controls reviewed as part of the annual audit, in the form of an annual management letter and have not identified any significant weaknesses in the accounting and internal control systems of the Group.

**Regulatory reviews.** The Tenant Services Authority (TSA) was the regulator up until 31 March, 2012, when that activity passed to the Regulation Committee of the Homes and Communities Agency (HCA). The HCA plan. They did not identify any areas of particular concern and hence their regulation has been limited to the normal cyclical activity due for a developing association. The HCA last published a Regulatory Judgement in May 2013 which concluded that Yorkshire Housing meets their viability and governance standards.

Supported living and care services are inspected by the Care Quality Commission (CQC) and by local authorities. Two recent inspections by the CQC have found that all the appropriate standards are being met.

The HCA undertakes regular compliance audits of newly developed schemes. During the year twenty schemes were audited and were considered to be satisfactory.

**Third party reports.** From time to time, the Group uses specialist external consultants to review parts of its work.

**REPORT OF THE BOARD**

**Internal control assurance (continued)**

**Fraud & whistle blowing.** The Group complies with the requirements on fraud. An Anti-fraud policy is in place. The Board has a zero tolerance attitude to fraud and theft. The risk of fraud is managed through a combination of culture and controls. Key controls to both prevent and detect fraud are:

- culture;
- recruitment;
- segregation of duties;
- access rights;
- conflict of interest reporting;
- whistle blowing;
- management/performance information; and
- reconciliations.

All cases of fraud are reported to the Audit & Risk Committee. Four allegations of theft or fraud were made during the year, two of which involved members of YH staff. Only one case required notification to the HCA (in excess of £5k, or implicating board members or senior management) and this case led to the dismissal, and subsequent prosecution, of a member of staff.

There were no instances of whistle blowing during the year.

A fraud response plan is in place which sets out the action to be taken in the event of a suspected fraud being reported. This covers:

- how frauds can be reported;
- the investigation process;
- liaison with the police and/or external audit;
- initiating recovery action;
- reporting the fraud; and
- communication with the HCA.

**Approval process.** As part of the approval process, the annual report on internal controls has been discussed and agreed by Heads of Service. In addition, each of the Directors has confirmed that they are satisfied that adequate systems of internal control existed and operated throughout the year in their respective areas of operation.

No fundamental weaknesses within the system of internal controls have been identified during the year.

Further information on the key risks faced by the Group is included in the operating and financial review on pages 10 to 20.

**Donations**

During the year, the Group made charitable donations amounting to £1,021 (2012: £2,428).

**Statement of recommended practice**

The financial statements have been prepared in accordance with the statement of recommended practice for housing association financial statements. Details of the policies adopted are set out in the accounting policies on pages 28 to 32.

The operating and financial review has been compiled with the principles set out in the Statement of Recommended Practice, Accounting by Registered Social Landlords Update 2010.

**Diversity**

Yorkshire Housing provides a service to a wide range of people including some of the most e responsive to the needs of all of these communities and the individuals it serves.

**REPORT OF THE BOARD**

**Diversity (continued)**

All staff and Board and Committee members have been through our Respect training, which gives them a clear understanding of the principles of equality and diversity and their role in delivering our Respect value. The Respect training is a mandatory part of induction for new staff.

We have replaced the previous Diversity Group with the YH Respect Group. A key difference is that the new group is made up of 20 staff from across Yorkshire Housing who have volunteered to be involved because of their interest in diversity. The group is sponsored by the Chief Executive and champions equality and diversity across Yorkshire Housing. Self-organising sub-groups have been set up to look at recruitment, data collection and communication.

**Health and safety**

The Group takes the health and safety of its customers, employees and other people seriously. The Board has approved a Health & Safety Policy which sets out how the Group will provide and maintain safe and healthy working conditions, equipment and systems of work for all employees. It recognises and those of employees to co-operate by working safely at all times and adhering to the procedures set down. Lone working is a key risk area: local procedures are in place and a training programme has been rolled out for all front line staff.

Managers are responsible for the health and safety of their teams and for providing a safe environment for customers and the public. There is a strong focus on health and safety training, with 1,138 training days delivered across the Group during 12/13. Mandatory health and safety training plans have been established for all roles.

Specialist consultants have provided support on specialist areas, including asbestos management and fire safety. Fire risk assessments have been carried out on all offices and schemes and all high risk actions have been delivered. Additional resources have been put into managing asbestos, with training for front line staff and improved inspections and data collection. Summarised information on accidents and progress against the health & safety action plan is monitored by the Audit & Risk Committee.

A Joint Health & Safety Consultation Group has been established where staff can review policies and raise any health or safety concerns supported by the Corporate Health & Safety Manager. This group is also working pro-actively to support and deliver our Wellbeing Strategy which aims to improve healthy living and reduce stress.

**Insurance**

vehicle insurance policies are in place and reviewed annually. ption, fidelity and

**Independent Auditors**

A resolution to re-appoint PricewaterhouseCoopers LLP will be proposed at the Annual General Meeting.

On behalf of the Board

Jim Taylor (Chair)

Registered office:

Dysons Chambers  
12-14 Briggate  
Leeds  
England  
LS1 6ER

**OPERATING AND FINANCIAL REVIEW**

**Overview of the business**

Yorkshire Housing (YHL) is a large Registered Provider based and operating in Yorkshire. It was accepted as charitable by HM Revenue & Customs with effect from 1 April, 2008. YHL owns, manages and builds homes across Yorkshire and works in neighbourhoods to support sustainable communities. The Association also provides housing and support to vulnerable people including sheltered housing for older people and housing and day services for people with learning difficulties.

Non-charitable activity is undertaken by a subsidiary company Y H Residential Limited, operating under the brand of Space Property, which rents and sells properties on the open market. Space on behalf of Yorkshire Housing.

As at 31 March, 2013, the Group owned or managed just over 17,600 homes, split across the different types as shown below (*source: NROSH return*):

Type	2013	2012
General needs	<b>11,767</b>	11,783
Housing for older people	<b>3,183</b>	3,096
Intermediate rent	<b>893</b>	782
Supported housing	<b>535</b>	548
Shared ownership/leasehold (*)	<b>830</b>	833
Market rent	<b>311</b>	329
Other	<b>99</b>	99
<b>Total</b>	<b>17,618</b>	<b>17,470</b>

(\*) Includes homes where YHL has sold 100% of the leasehold but retains the freehold.

In comparison with the sector as a whole, we have more homes specifically for older people (around 18% compared to a sector average of 12% (*Source: HCA Global Accounts 2012*)) but more typical levels of non-social housing (around 2.3% compared to the sector average of 3.0%).

We have developed or bought 254 (2012: 608) new homes during the year, which is fewer than in recent years reflecting where we are in the development cycle. As at April 2013 we have 441 homes on site and being developed which demonstrates our commitment to continued development and growth where it is financially viable to do so.

Within our overall asset management strategy, we have an agreed disposals policy under which we completed the sale or demolition of 58 homes during the year which are uneconomic to maintain in the long term. A further 28 were transferred to another provider under a development agreement.

We have sold 9 (2012: 15) new homes as low cost home ownership and a further 2 (2012: 4) homes through the preserved right to buy.

We made nearly 2,200 (2012: 2500) lettings during the year and carried out 79 evictions, of which most were for rent arrears and the remaining 30% for anti social behaviour in supported housing homes. Tenancy turnover was 11% on our managed homes and 73% in our agency managed schemes.

Our average weekly rent is £77.83 (2012: £73.86), an increase of 5.4% on last year. We are continuing to follow the Rent Influencing Guidelines issued by the Tenant Services Authority, which means that our target rents increase by RPI plus 0.5%. In 2012/13 this was 6.1% (2012: 5.1%). In addition rent levels on a further 464 (2012: 350) homes have been increased by up to £10 per week in order to fund the development of new homes.

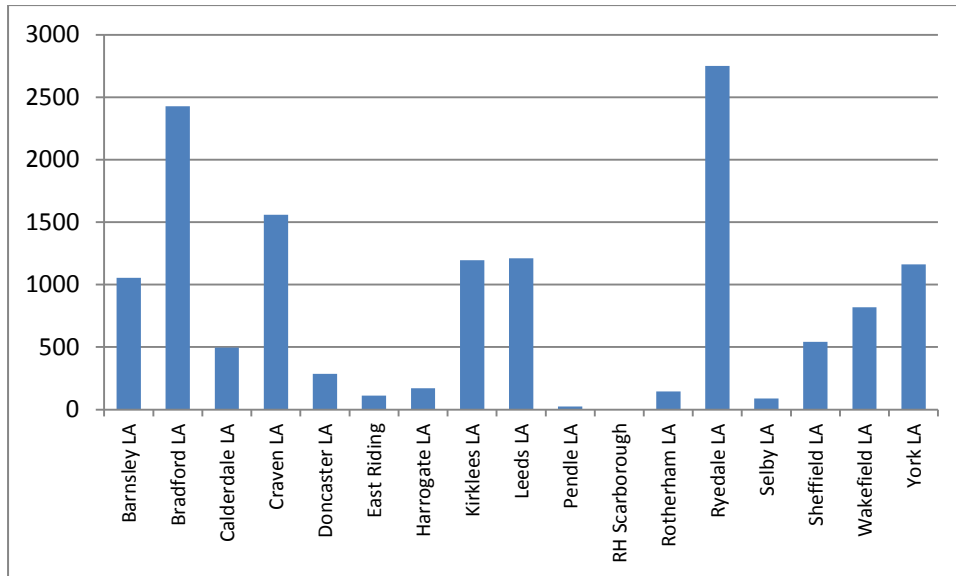
As at 31 March, 2013 less than 1% of our homes did not comply with the Decent Homes Standard (2012: 0.5%). This equates to 123 (2012: 56) homes.



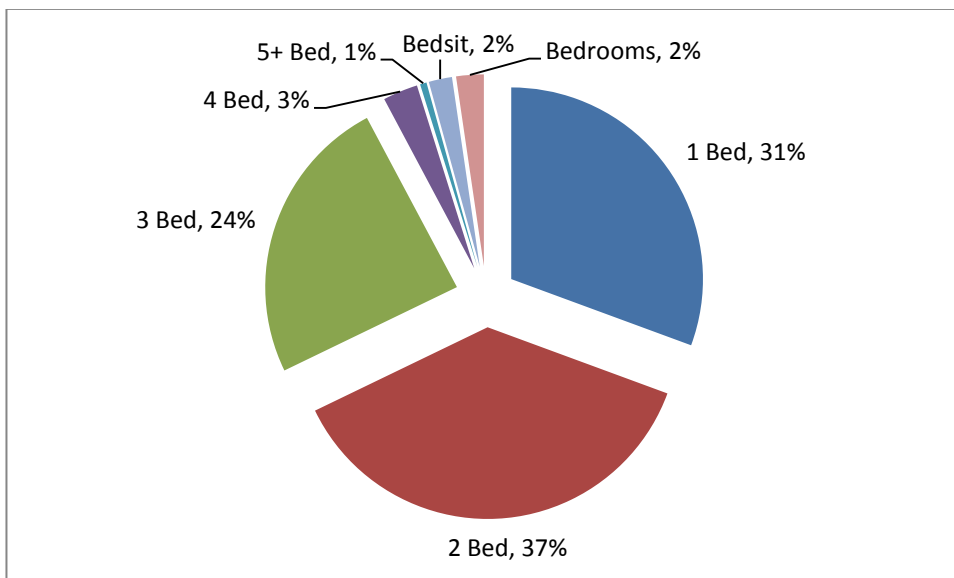
**OPERATING AND FINANCIAL REVIEW**

**Overview of the business (continued)**

Properties are spread across North, South and West Yorkshire, covering inner city areas, smaller ex-industrial communities, market towns and rural villages. The spread of our social housing by local authority is shown in the graph below. We also provide the maintenance and estate management service for a further 1,442 (2012: 1,500) homes in Leeds under a Private Finance Initiative contract; these homes are not included in the social housing stock shown in the chart.



The mix by size is shown below:



We are conscious of the impact of under-occupancy on the benefit entitlement of some of our customers. We estimate that around 1406 are affected, some of whom are looking to downsize. We believe demand for properties of all sizes will remain strong.



**OPERATING AND FINANCIAL REVIEW**

**Group objectives and strategy (continued)**

We will measure our success using the following key indicators:

- Overall customer satisfaction;
- Customer satisfaction with their home;
- Number of new affordable homes provided;
- Customer satisfaction with their neighbourhood;
- Number of people helped into work;
- Proportion of employees who would recommend YH as a good place to work;
- Regulatory assessment of our viability.

Progress against the targets in the Plan are summarised below:

<b>What we will do by 2015</b>	
<b>Excellent customer service</b>	
1. through a new neighbourhood strategy and operating model of mobile working. Deliver a flexible and responsive service by extending the Excellent Repairs project.	<ul style="list-style-type: none"> <li>• Technology pilots have demonstrated success in getting YH staff out and about in neighbourhoods and this will be rolled out right across the region in the next year.</li> <li>• 89% (2012: 84%) of customers scored us 7 out of 10 or better on satisfaction with the area they live in.</li> <li>• The number of empty homes in March 2013 was 1.3% of our total stock which is about average and showing a positive trend.</li> </ul>
2. Improve access to our services by establishing a customer service centre.	<ul style="list-style-type: none"> <li>• Completed all of the planning and preparation for setting up our customer service centre. We have reviewed most processes to make sure they are easy for customers to access and use; all staff will be trained in the revised processes before the service centre is launched in August 2013. A single phone number is now in use, and all calls are routed through a central point.</li> <li>• 82% (2012: 81%) of customers are satisfied with how their enquiry is handled.</li> </ul>
3. Make each service the best it can be through a continuous improvement strategy.	<ul style="list-style-type: none"> <li>• As well as reviewing processes ready for the customer service centre, many teams have started making incremental improvements to the services they provide</li> <li>• Overall customer satisfaction with the landlord service remains at 88%.</li> <li>• 89% (2012: 88%) of customers score our repairs service 7 out of 10 or better, well above the top quartile benchmark of 87%.</li> <li>• Achieved gas safety compliance of 99.6% (2012: 99.9%).</li> </ul>
<b>Great homes</b>	
4. Focus our asset management strategy on making our homes warm, modern and well maintained.	<ul style="list-style-type: none"> <li>• 86% (2012: 84%) of customers scored us 7 out of 10 or better</li> <li>• We have continued to invest in new heating systems, insulation, renewable technologies and fire safety.</li> <li>• 99.2% (2012: 99.6%) of our homes met the Decent Homes Standard at March 2013 and all those failing the standard are due for improvement in 2013/14.</li> </ul>

**OPERATING AND FINANCIAL REVIEW**

<p>5. Build/buy 800 new affordable homes in locations where we already have a strong presence.</p>	<ul style="list-style-type: none"> <li>• Delivered 254 (2012: 608) new homes in accordance with our Development Strategy, with a further 441 homes currently on site for completion in 2013/14.</li> <li>• Customer satisfaction with a brand new home was 96% (2012: 93%).</li> </ul>
<p><b>Supporting customers and communities</b></p>	
<p>6. Improve the speed with which we relet homes.</p>	<ul style="list-style-type: none"> <li>• Relet times were down to 25 days by March 2013 (41 days in 2012).</li> <li>• Customer satisfaction with their new relet home at 89%.</li> </ul>
<p>7. Step up a gear in customer involvement and responsiveness across all our activity.</p>	<ul style="list-style-type: none"> <li>• 81% of customers scored us 7 out of 10 or better when asked</li> <li>• Our team of tenant service inspectors (now 2 years old) have assessed the standard of a number of our schemes and services, with generally positive results.</li> <li>• New customer involvement strategy in place and up and running.</li> </ul>
<p>8. Support customers and communities affected by welfare reform through our financial inclusion strategy and welfare reform project.</p>	<ul style="list-style-type: none"> <li>• Welfare Reform project team and plan established; reporting in place and increased support provided to affected customers.</li> <li>• The Benefits &amp; Money advice team supported 2,751 customers during the year, helping with £2m of benefit claims and £200k of successful benefit appeals.</li> </ul>
<p>9. 200 people helped into work through our employment &amp; opportunities strategy.</p>	<ul style="list-style-type: none"> <li>• In 2012 we supported 59 people into work, provided 17 apprenticeships and 12 work placements.</li> </ul>
<p><b>Employer of choice</b></p>	
<p>10. Improve internal communications; implement our reward project; support our Respect value through our equality &amp; diversity strategy</p>	<ul style="list-style-type: none"> <li>• Staff recommending Yorkshire Housing as a good place to work has risen from 59% to 69%.</li> <li>• Staff engagement has risen over the last year from 65% to 72%.</li> </ul>
<p><b>Efficient business</b></p>	
<p>11. Improve IT systems including upgrading our core housing system.</p>	<ul style="list-style-type: none"> <li>• Both a significant system upgrade, and a project to bring in a new network and replace most PCs, were successfully completed during the year.</li> <li>• Mobile working pilots are underway, testing the use of technology and connectivity across our areas of operation</li> </ul>
<p>12. Better meet the care and support needs of our customers and available funding by reviewing contracts and service specifications.</p>	<ul style="list-style-type: none"> <li>• Completed the review of staffing contracts to enhance the viability of the service to people with learning disabilities, and renegotiated or ended any loss-making local authority contracts.</li> <li>• Retained 49 out of 50 older persons services and won one new contract. Commenced the review of staffing contracts to ensure that services are sustainable.</li> </ul>
<p>13. Deliver the efficiencies from our facilities strategy</p>	<ul style="list-style-type: none"> <li>• Completed the move to our new corporate centre and sold 3 offices, relocating around 300 staff. We have made some immediate savings on our office and travel costs.</li> </ul>

## YORKSHIRE HOUSING LIMITED

### OPERATING AND FINANCIAL REVIEW

#### Performance in the year

Group turnover has remained at a similar level to last year. Turnover from lettings has increased by 6.2% due to a combination of inflation and growth. Other income has fallen slightly due to the transfer of some nursing homes to a managing agent.

Group turnover and operating profit by activity are shown below.

Activity	Turnover		Operating surplus/(deficit)	
	2013 £m	2012 £m	2013 £m	2012 £m
General needs	47.2	43.2	11.7	10.2
Housing for older people	16.2	15.3	4.6	4.1
Supported housing and care homes	3.8	4.5	(0.4)	(0.6)
Shared ownership	1.2	1.3	0.9	0.8
Total from lettings	70.3	66.2	16.8	14.9
Sale of houses acquired for disposal	0.8	1.0	0.1	0.1
Other	6.3	6.4	1.6	1.2
<b>Total</b>	<b>77.4</b>	<b>73.6</b>	<b>18.5</b>	<b>16.2</b>

The majority of the operating surplus comes from general needs activity. The other activity includes:

- home improvement agency work;
- homebuy and mortgage rescue services through Y H Residential Limited;
- the facilities management service (repairs, environmental work etc.) provided to homes on the Swarcliffe estate in Leeds under a PFI contract;
- day services and agency management services provided by Support Works;
- income from schemes managed by other associations and agencies; and
- management costs allocated to the above businesses.

£8.3m (2012: £7.7m). Group operating surplus was £18.5m (2012: £16.2m). Group operating surplus arm, continues to generate a

from £1.5m in the previous year. Much of this surplus, including the increase, is derived from delivering government contracts which support low-cost homeownership initiatives.

for associates. The PFI contract between YTL and Leeds City Council is for facilities management and improvement of around 1,500 homes on the Swarcliffe Estate. The improvement programme completed its capital phase in 2010; the majority of the income of YTL relates to facilities management charges made by YHL to YTL and recharged to Leeds City Council.

A selection of key performance indicators for the Group is shown below (sources: Annual statistical return, HCA PI's, previous annual financial statements):

Indicator	2013	National average 2012	2012	2011 restated	2010	2009	2008
Current tenant rent arrears	3.2%	4.8%	2.9%	3.0%	3.5%	3.0%	3.2%
Empty homes (available and not available combined)	1.3%	1.9%	1.4%	2.2%	2.9%	2.4%	1.6%
Repairs completed within target	98%	n/a	97%	96%	97%	91%	95%
Surplus/(Deficit) before tax	£8.3m	n/a	£7.7m	£8.4m	£4.8m	(£953k)	(£61k)
Operating surplus as percentage of turnover	23.9%	23.4%	22.0%	24.2%	16.3%	12.6%	13.6%

**OPERATING AND FINANCIAL REVIEW**

Indicator	2013	National average 2012	2012	2011 restated	2010	2009	2008
Gross interest cover	1.38	1.16	1.33	1.59	1.47	1.08	1.16
New homes completed	254	n/a	602	402	397	207	342
Number of homes sold/demolished	69	n/a	72	102	101	65	55

Gross interest cover is calculated as operating surplus plus property depreciation less capitalised major repairs divided by interest payable.

Performance on arrears, empty homes and repair completion rates is steady.

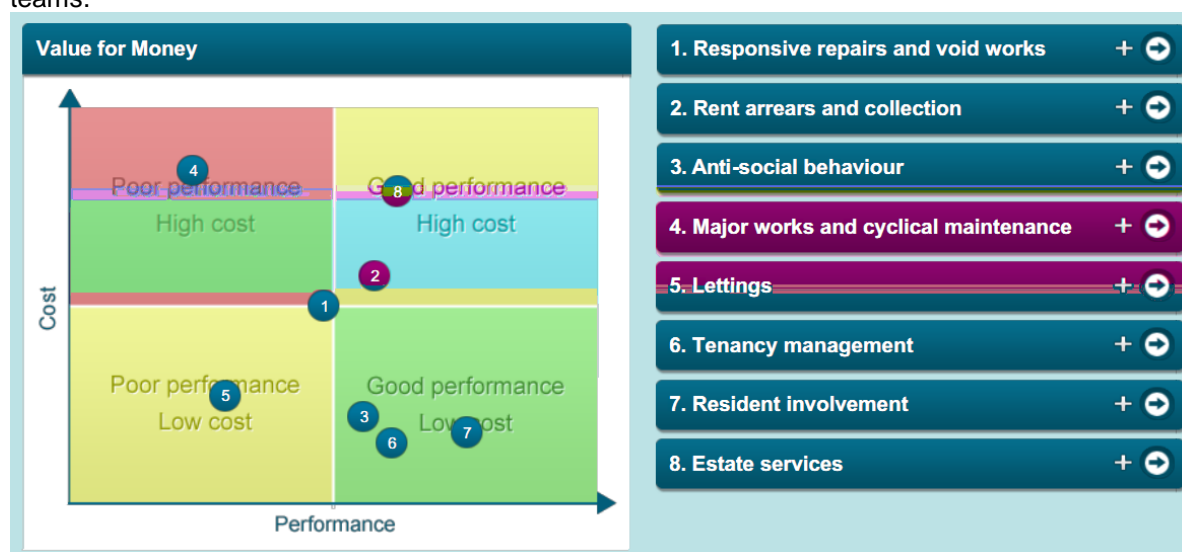
**Value for Money**

Yorkshire Housing is committed to providing services that represent value for money (VfM) for our customers and commissioners. We want to make well informed decisions about where we invest and where we do not; we need effective and efficient processes to monitor and promote value for money; we will involve customers and commissioners in setting priorities. This intention is set out at the beginning of our new regulatory standards.

Our Value for Money Strategy exists to:

- promote a Value for Money (VfM) culture across the organisation to ensure we make the best possible use of our resources for the benefit of our customers;
- strengthen our viability so that we can protect our services, and continue to increase the number and quality of our homes;
- deliver effective VfM processes that enable us to achieve our planned efficiency savings over the life of the Corporate Plan and deal with long term pressure on costs and income; and
- Demonstrate to our regulator that we meet the necessary standards and to support our Self Assessment of Compliance Statement (SACS).

We benchmark ourselves against other organisations delivering a similar service, which enables us to assess VfM by looking at the quality of the service as well as the cost. The only validated external comparisons that are currently available relate to the 11/12 financial year which plots each core service against cost and performance. We are extending this approach, and this chart, to all of our teams.



**OPERATING AND FINANCIAL REVIEW**

This chart (©Housemark 2012) suggests that our spending on major works (new kitchens, bathrooms, windows, heating systems etc.) is high compared with our peers although this varies according to age and stock condition. Performance against decent homes and heating efficiency measures is not so good, driven by a significant number of older, off-gas homes for which energy improvements are difficult and costly. We will continue to spend on improving our properties where needed and to invest in alternative energy sources where cost effective.

We already know that our lettings performance in 12/13 will show a significant improvement following the reduction of relet times from 41 days to 25 days. We have also changed our grounds maintenance contractors in 12/13 to reduce the cost of estate services.

We anticipate improvements in all of these areas over the course of the VfM strategy.

Some specific actions we have taken are:

- Reduced costs through a number of large procurement exercises (repairs, investment, new homes construction, insurance, IT), consolidating our offices, changes in staffing levels and process reviews. There is further work to be done through several major projects over the next year which will improve the position.
- Growth in property numbers averaging 2.1% without increasing our overheads. Our overhead costs are already amongst the lowest 25% compared to our peers at 9% of turnover compared with an average of 11% amongst similar organisations (only published 2012 figures available).
- Developed a disposals strategy to deal with empty uneconomic homes driven by individual property performance.
- Brought some repair works in-house which has led to improvements in customer satisfaction and reduced costs. We will be continuing this trend over the coming year.
- Addressed care & support schemes at risk of being unviable by renegotiating funding streams, reducing costs where possible or, in some instances, closing schemes.
- Reviewed all of our non-lettings activity to ensure that it contributes either directly to our charitable purpose or financially towards that purpose.
- Trained our managers in VfM, and enhanced our procedures to ensure that all costs are properly examined, investment proposals are financially sound and all processes are the best they can be.
- As a result of these improvements our operating surplus for 12/13 is at 23.9% which exceeds both the sector average of 23.4% and our 11/12 results of 22.0%.

The UK is in the middle of an economic recession and government spending is falling. Many of our customers will be facing benefit reductions, and most of our customers will have less money in their pockets. We are making sure that we can cope with this change and that our limited resources are spent wisely on the people, services or areas that are most in need. Improving VfM is more important than ever.

**Key risks**

to managing risk is set out in the Internal Controls Assurance statement above.

As part of the planning process, the main risks faced by the Group are discussed by the Board and the senior management team. These are categorised into external and internal risks and are analysed according to their impact and likelihood. In general, external risks are those affecting the sector as a whole and internal risks are those over which the Group has more control. Management attention is focussed on higher impact and higher likelihood risks.

**Political**

The biggest medium term risk relates to the direct payment of housing benefit to tenants and other Welfare Reforms which affect the ability of our customers to meet their rent obligations. Pilot studies within the social housing sector have indicated that this policy will have a significantly detrimental

**OPERATING AND FINANCIAL REVIEW**

impact on arrears and potentially bad debts. In turn, this could have an impact on the credit rating of the sector, resulting in an increase in lending margins.

In responding to the harsher economic environment we will continue to make decisions which may be unpopular with our local authority partners, whether selling more homes, closing sheltered schemes or turning down development opportunities. Our reputation is important, and so we will continue to work hard with powerful external stakeholders to explain our decision-making.

There are other risks arising from the current period of austerity which include cuts to Supporting People grants, reductions in new home funding, potential decoupling rent increases from RPI, and pressures on Local Authority funding of adaptations. We have been managing this risk well so far, and believe that we can keep the impact to a minimum.

**Economic**

The continued turbulence in world financial markets gives rise to funding risks. We have facilities in place to support the planned development programme which reduces the risk of being unable to attract new funding.

Risks also remain around inflation, interest rates, house prices and pensions.

We have done sensitivity testing on our long term financial model, looking at the impact of sustained low inflation, increases in interest rates and the impact of Welfare Reform. The majority of our borrowing is at fixed rates of interest, which limits our exposure. Low inflation impacts the majority of our costs, as well as our income, and is therefore manageable. We have been prudent in our assumptions around rent collection rates.

Our expectations about future house prices are modest, and we are not dependent on property price increases to keep our homes at the Decent Standard. We have consulted with staff on our pension schemes and have implemented changes to share the increased costs for existing members, and to allow access only to the defined contribution scheme for new members of staff.

**External event**

The likelihood of a major external event remains low, despite the increased awareness of events such as terrorist threats, epidemics and flooding. However, an event which affected significant numbers of staff or offices would impact on our ability to deliver our core services. We have developed business continuity plans to ensure critical services can continue to be delivered. The move to a new corporate centre has created the opportunity to improve resilience in our IT systems, but also gives rise to a bigger impact should that office be affected. We are developing contingency plans for re-locating staff and are continuing to invest in remote access technology.

**Change management**

We are undergoing significant changes in the way we work, including the move to a single corporate centre, the introduction of a customer service centre and the development of our neighbourhood service. Poor management and/or communication would jeopardise the successful delivery of our corporate plan.

All teams across the Group have been involved in developing our new Corporate Plan to ensure there is a shared understanding of the reasons for change. Our Programme Office is now well established to co-ordinate corporate project activity, making sure that we understand and manage the interdependencies within the projects and that we manage resources effectively. The amount of change underway means that this risk is still significant.

**Health and safety**

The nature of our work gives rise to a number of health and safety risks including those related to properties (fire, electricity, gas, asbestos, legionella) and those related to people (lone working, driving, use of tools, stress, manual handling). We continue to invest in all of these.

Our Health & Safety Policy is reviewed annually by the Board and all managers are trained in risk assessments.

**Internal operations**

Failure to comply with operational procedures could lead to inconsistent service delivery and complaints from customers. We have documented policies and procedures available to staff, together with training and induction programmes. Compliance with policies and procedures is monitored through internal audit and management audits. Performance information is made available to all staff via our intranet.



**OPERATING AND FINANCIAL REVIEW**

The move to more mobile and flexible ways of working means that we need to adapt our ICT systems more quickly. We have a number of projects within our corporate plan to move us forward in this area, but capacity may limit the speed with which we can deliver.

**Investment for the future**

The Board is committed to maintaining the quality of the homes it owns and manages. The Group has a continuing programme of investment work which is developed in the first instance following a review of our asset management database. This takes account of the requirements of the Decent Homes Standard as well as looking at the on going repair and management costs of each scheme. Feedback from customers and neighbourhood staff is also taken into account. Significant sums are spent both on day to day repairs and on planned and cyclical investment programmes that cover kitchens, bathrooms, windows, central heating systems, wiring, external painting and roofs.

We also have specific programmes of work for improving the environmental performance of our homes, focussing on insulation (both loft and wall) and replacement boilers, as well as looking at alternative energy sources such as solar panels and ground source heat pumps.

We are committed to developing new homes to meet housing need in Yorkshire, through the gove continue to acquire homes for affordable rent and sale through planning gain.

**Going Concern**

The Board believe that the future viability of the Group is secure and so have no concerns about going concern.

**Accounting policies**

The principal accounting policies for the Group are set out on pages 28 to 32 of the financial statements. The accounting policies which have the greatest impact on the results of the Group are:

- The accounting for capital grants, which are deducted in the balance sheet from the costs of the assets; and
- The calculation of depreciation on housing properties, which aims to write off the original cost of the assets over differing periods for each component of the property (up to 75 years).

**Capital structure and treasury policy**

The Group funds its operations through a combination of retained earnings, grants, long term loans and short term facilities. Cash flow is monitored in both the short and the long term so that sufficient liquidity is maintained to ensure obligations can be met as they fall due. Excess cash is invested in a call account.

The loan portfolio is regularly reviewed by the Head of Finance and the Resources & New Business Committee, who monitor covenant compliance and the cost of funds. At the end of the year, total borrowings were £283m (2012: £274m) and unused facilities were an additional £35m. £7m of the borrowings are in a bond; the remainder is borrowed from banks in the UK. All of the borrowings are in sterling.

The Group is obliged by its funders to meet a series of loan covenants relating to asset values (asset cover), surpluses (interest cover) and total amount of debt (gearing). All loan covenants were met at the year end and the group business plan indicates that this will remain the case.

Treasury strategy is set by the Resources & New Business Committee. This sets out a target of 70% of borrowings at fixed rates of interest. Although interest rates are at an historic low, the committee believes this rem

March, 2013 63% of borrowings were at fixed rates (2012: 64%). The Group does not make use of hedging instruments other than to fix variable debt at the time of drawdown. A rule change would be required to enable hedging instruments to be used at other times.

The repayment profile of the debt at the year end is shown in note 20.

**OPERATING AND FINANCIAL REVIEW**

**Cash flow**

Cash inflows and outflows are set out in the cash flow statement on page 27. The key cash flows were net expenditure of £38m on the acquisition and construction of housing properties plus £11m on work to existing properties. This was covered by £13m of grants, net new funding of £9m, £3m of existing cash balances and the remainder generated from operating activities less net interest.

The Group has detailed budgets in place as well as short and long-term cashflow projections which demonstrate that both current liquidity and long term viability are assured.

Loan funding facilities are available to cover cash requirements over the coming year.

for the year ended 31<sup>st</sup> March 2013 which comprise the Group and Association Income and Expenditure Account, the Group and Association Balance Sheets, the Group Cash Flow Statement, the Group Statement of Total Recognised Surpluses and Deficits, the Accounting Policies and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

### **Respective responsibilities of the Board and auditors**

responsible for the preparation of financial statements which give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (ISAs) (UK and Ireland). Those standards

This report, including the opinion a body in accordance with Section 9(1) and Section 13(5) of the Friendly and Industrial and Provident Societies Act 1968 and the Housing and Regeneration Act 2008 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

### **Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the

consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the board; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

### **Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view <sup>st</sup> March  
flows for the year then ended; and
- have been properly prepared in accordance with the Industrial and Provident Societies Acts, 1965 to 2002, and the Industrial and Provident Societies (Group Accounts) Regulations 1969, the Housing and Regeneration Act 2008 and the Accounting Direction for Social Housing in England 2012 .

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Industrial and Provident Societies Acts, 1965 to 2002 require us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained; or
- the association has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account; or
- we have not received all the information and explanations we need for our audit.

PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
Leeds  
Date:

***Notes:***

The maintenance and integrity of the Yorkshire Housing Ltd website is the responsibility of the board; the work carried out by the auditors does not involve consideration of these matters and, accordingly, the auditors accept no responsibility for any changes that may have occurred to the financial statements since they were initially presented on the website.

Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

**YORKSHIRE HOUSING LIMITED****CONSOLIDATED STATEMENT OF TOTAL RECOGNISED SURPLUSES AND DEFICITS FOR THE YEAR ENDED 31 MARCH, 2013**

	<b>NOTES</b>	<b>2013</b>	<b>2012</b>
<b>Turnover:</b> Continuing operations	<b>2</b>	77,413	73,594
Operating (costs)	<b>2</b>	(58,936)	(57,375)
<b>Operating surplus</b> : Continuing operations	<b>2</b>	<b>18,477</b>	<b>16,219</b>
Share of operating surplus of joint venture	<b>3</b>	141	105
Profit on sale of fixed assets	<b>4</b>	2,141	2,501
Interest receivable and other income	<b>5</b>		
Group		116	259
Joint venture	<b>3</b>	940	815
		1,056	1,074
Interest payable and similar charges	<b>6</b>		
Group		(12,799)	(11,348)
Joint venture	<b>3</b>	(622)	(838)
		(13,421)	(12,186)
Other finance costs	<b>29</b>	(132)	(19)
<b>Surplus on ordinary activities before taxation</b>	<b>7</b>	<b>8,262</b>	<b>7,694</b>
Tax on surplus on ordinary activities	<b>8</b>		
Group		(1)	(3)
Joint venture	<b>3</b>	(53)	(22)
		(54)	(25)
<b>Surplus for the year</b>		<b>8,208</b>	<b>7,669</b>

There is no material difference between the surplus on ordinary activities before taxation and the retained surplus for the year stated above and their historic cost equivalent.

**CONSOLIDATED STATEMENT OF TOTAL RECOGNISED SURPLUSES AND DEFICITS FOR THE YEAR ENDED 31 MARCH, 2013**

	<b>NOTES</b>	<b>2013</b>	<b>2012</b>
<b>Surplus for the financial year</b>			
- group		7,802	7,609
- joint venture		406	60
Actuarial (loss) on pension scheme	<b>29</b>	(1,272)	(1,799)
<b>Total recognised surpluses and deficits for the financial year</b>		<b>6,936</b>	<b>5,870</b>

**YORKSHIRE HOUSING LIMITED****ASSOCIATION STATEMENT OF TOTAL RECOGNISED SURPLUSES AND DEFICITS FOR THE YEAR ENDED 31 MARCH, 2013**

	<u>NOTES</u>	<u>2013</u>	<u>2012</u>
<b>Turnover</b> : Continuing operations	2	74,843	70,754
Operating (costs)	2	(57,438)	(56,042)
<b>Operating surplus</b> : Continuing operations	2	<b>17,405</b>	<b>14,712</b>
Gift aid receivable		811	1,438
Profit on sale of fixed assets	4	1,085	1,992
Interest receivable and other income	5	608	640
Interest payable and similar charges	6	(12,325)	(10,948)
Other finance costs	29	(132)	(19)
<b>Surplus on ordinary activities before taxation</b>	7	<b>7,452</b>	<b>7,815</b>
Tax on surplus on ordinary activities	8	-	-
<b>Surplus for the year</b>		<b>7,452</b>	<b>7,815</b>

There is no material difference between the surplus on ordinary activities before taxation and the retained surplus for the year stated above and their historic cost equivalent.

**ASSOCIATION STATEMENT OF TOTAL RECOGNISED SURPLUSES AND DEFICITS FOR THE YEAR ENDED 31 MARCH, 2013**

	<u>NOTES</u>	<u>2013</u>	<u>2012</u>
<b>Surplus for the financial year</b>		7,452	7,815
Actuarial (loss) on pension scheme	29	(1,272)	(1,799)
<b>Total recognised surpluses and deficits for the financial year</b>		<b>6,180</b>	<b>6,016</b>

**YORKSHIRE HOUSING LIMITED****CONSOLIDATED BALANCE SHEET AS AT 31 MARCH, 2013**

		<u>2013</u>	<u>2012</u>
	<b>NOTES</b>		
<b>Tangible assets</b>			
Housing properties	14	718,607	685,001
Social housing grant	14	<u>(319,190)</u>	<u>(307,012)</u>
		399,417	377,989
<b>Other tangible fixed assets</b>	15	8,928	10,177
<b>Fixed assets: investments</b>			
Homebuy loan	18	2,153	2,200
Homebuy grant	18	<u>(2,153)</u>	<u>(2,200)</u>
Other fixed assets	18	<u>1,207</u>	<u>1,323</u>
		1,207	1,323
<b>Total fixed assets</b>		<u><b>409,552</b></u>	<u><b>389,489</b></u>
<b>Current assets</b>			
Properties held for sale	16	36	124
Inventories	16	200	180
Debtors	17	5,743	10,901
Investments	18	1,662	4,904
Cash at bank and in hand		<u>1,508</u>	<u>1,420</u>
		9,149	17,529
<b>Creditors: amounts falling due within one year</b>	19	<u>(13,922)</u>	<u>(20,865)</u>
<b>Net current liabilities</b>		<b>(4,773)</b>	<b>(3,336)</b>
<b>Total assets less current liabilities</b>		<u><b>404,779</b></u>	<u><b>386,153</b></u>
<b>Creditors: amounts falling due after more than one year</b>			
<b>Net pension liability</b>	20	283,541	273,220
<b>Net assets including pension deficit</b>	29	<u>6,685</u>	<u>5,316</u>
		<b>290,226</b>	<b>278,536</b>
<b>Capital and reserves</b>			
Revaluation reserve	11	28,846	28,923
Designated reserves	9	9,499	8,448
Restricted reserve	10	12	11
Revenue reserve	12	<u>76,196</u>	<u>70,235</u>
		<b>114,553</b>	<b>107,617</b>
		<u><b>404,779</b></u>	<u><b>386,153</b></u>

The financial statements on pages 23 to 62 were approved by the Board on 24 July, 2013 and were signed on its behalf by:-

Jim Taylor                      - Chair  
Jacqui Bateson               - Vice Chair  
Gillian Baker                 - Company Secretary

**YORKSHIRE HOUSING LIMITED**

**ASSOCIATION BALANCE SHEET AS AT 31 MARCH, 2013**

	<u>NOTES</u>	<u>2013</u>	<u>2012</u>
<b>Tangible assets</b>			
Housing properties	<b>14</b>	706,266	671,407
Social housing grant	<b>14</b>	<u>(319,190)</u>	<u>(307,012)</u>
		387,076	364,395
<b>Other tangible fixed assets</b>	<b>15</b>	8,908	8,801
<b>Fixed assets: investments</b>			
Homebuy loan	<b>18</b>	2,153	2,200
Homebuy grant	<b>18</b>	<u>(2,153)</u>	<u>(2,200)</u>
Other fixed assets	<b>18</b>	<u>5,216</u>	<u>5,696</u>
		5,216	5,696
<b>Total fixed assets</b>		<b><u>401,200</u></b>	<b><u>378,892</u></b>
<b>Current assets</b>			
Properties held for sale	<b>16</b>	36	124
Inventories	<b>16</b>	200	180
Debtors	<b>17</b>	6,726	12,994
Investments	<b>18</b>	1,662	4,904
Cash at bank and in hand		<u>1,511</u>	<u>1,424</u>
		10,135	19,626
<b>Creditors: amounts falling due within one year</b>	<b>19</b>	<u>(13,395)</u>	<u>(19,482)</u>
<b>Net current assets</b>		<b>(3,260)</b>	<b>144</b>
<b>Total assets less current liabilities</b>		<b><u>397,940</u></b>	<b><u>379,036</u></b>
<b>Creditors: amounts falling due after more than one year</b>			
<b>Net pension liability</b>	<b>20</b>	274,955	263,599
<b>Net assets including pension deficit</b>	<b>29</b>	<u>6,685</u>	<u>5,316</u>
		<b>281,640</b>	<b>268,915</b>
<b>Capital and reserves</b>			
Revaluation reserve	<b>11</b>	28,846	28,923
Designated reserves	<b>9</b>	9,499	8,448
Restricted reserve	<b>10</b>	12	11
Revenue reserve	<b>12</b>	<u>77,943</u>	<u>72,739</u>
		<b>116,300</b>	<b>110,121</b>
		<b><u>397,940</u></b>	<b><u>379,036</u></b>

The financial statements on pages 23 to 62 were approved by the Board on 24 July, 2013 and were signed on its behalf by: -

Jim Taylor                      - Chair  
 Jacqui Bateson               - Vice Chair  
 Gillian Baker                 - Company Secretary



**YORKSHIRE HOUSING LIMITED****CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH, 2013**

	<u>NOTES</u>	2013	2012
Net cash inflow from operating activities		29,879	22,718
Receipts from joint venture	22	444	375
Returns on investments and servicing of finance	22	(12,870)	(11,144)
Taxation	22	(6)	(78)
Capital expenditure and financial investment	22	(29,619)	(34,431)
<b>Net cash (outflow) before use of liquid resources and financing</b>		<b>(12,172)</b>	<b>(22,560)</b>
Management of liquid resources	22	3,242	16,796
Financing	22	9,017	6,092
<b>Increase in cash in year</b>		<b>87</b>	<b>328</b>
<b><u>Reconciliation of operating surplus to net cash flow from operating activities</u></b>			
Operating surplus		18,477	16,219
Difference between pension charge and cash contributions		(35)	(87)
Depreciation charge		10,402	8,671
Impairment of fixed assets and stock		1,109	175
(Profit)/Loss on disposal of non housing fixed assets		(29)	19
(Increase)/decrease in debtors		(713)	845
Decrease in stock and work in progress		68	234
Increase/(Decrease) in creditors		636	(3,358)
(Decrease) in joint venture assets		(36)	-
<b>Net cash inflow from operating activities</b>		<b>29,879</b>	<b>22,718</b>
<b><u>RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET DEBT</u></b>			
	<u>NOTES</u>	2013	2012
Increase in cash in year	23	88	328
Cash used to (decrease) liquid resources	23	(3,242)	(16,796)
Net movement in housing loans	23	(9,018)	(6,160)
Net debt at 1 April, 2012	23	(267,243)	(244,615)
<b>Net debt at 31 March, 2013</b>		<b>(279,415)</b>	<b>(267,243)</b>

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**1. PRINCIPAL ACCOUNTING POLICIES**

The financial statements have been prepared on a going concern basis, in accordance with applicable Accounting Standards in the United Kingdom. These financial statements are prepared under the historical cost convention, as modified by the revaluation of property. They comply with the Accounting Direction for Private Registered Providers of Social Housing 2012 and with the Statement of Recommended Practice: Accounting by registered housing providers, update 2010.

All accounting policies have been applied consistently with the prior year.

**Basis of consolidation**

Yorkshire Housing Limited group financial statements include the results of its subsidiary companies Y H Residential Limited and Yorkshire Community Property Services Limited, consolidated in accordance with FRS2: Accounting for subsidiary undertakings and those of the joint venture, Yorkshire Transformations Holdings Limited; in accordance with FRS9: Associates and joint ventures.

Details of the subsidiary undertakings are included in note 26 to the financial statements. Intra-group turnover, surpluses/deficits and balances are eliminated fully on consolidation.

**Turnover and revenue recognition**

Income in respect of lettings is recognised when, and to the extent that, rental occurs. The main source of revenue is rental and service charge income from lettings. Other services of income included in turnover are supporting people income, income for other support services and other non lettings income.

The figures included are based upon income received or receivable in respect of actual activity undertaken within each category. Where income is received for a specific activity which is to be delivered in the following financial year, that income is deferred. Where activity has been delivered but the income has not been received in the financial year that income is included in turnover.

Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting. Income from first tranche sales and sales of properties built for sale is recognised at the point of legal completion of the sale. Revenue grants are receivable when the conditions for receipt of agreed grant funding have been met.

**Supporting people income**

Supporting people income receivable from administering authorities is included in turnover; costs incurred in providing these services are included in operating costs.

**Fixed assets and depreciation**

**Housing properties**

Housing properties are stated at cost, other than properties acquired through mergers with Ryedale Housing (in 1999) and Brunel Housing (in 2005) when properties were recorded at their current valuations, at the point of completion less capital grants and accumulated depreciation. No depreciation is charged on land or for properties in the course of construction.

Additions include the cost of acquiring land and buildings, development costs, capitalisation of interest and expenditure incurred in respect of enhancements to existing properties.

Where a housing property comprises two or more major components with substantially different useful economic lives (UELs), each component is accounted for separately and depreciated over its individual UEL. Expenditure relating to subsequent replacement of components is capitalised as incurred.

Depreciation is charged by component from the date of acquisition until the date of disposal on a straight line basis over the estimated UEL of the component.

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**Fixed assets and depreciation (continued)**

**Housing properties (continued)**

Useful economic lives for identified components are as follows:

	<b>Years</b>
Heating	15
Kitchen	15
Solar panels	25
Bathroom	30
Windows	30
Roof	60
Structure	75

**Other tangible fixed assets**

Other tangible fixed assets are stated at cost less accumulated depreciation.

Depreciation is charged by component from the date of acquisition until the date of disposal on a straight line basis over the estimated UEL of the component. No depreciation is charged on office land. Leased office premises are depreciated over the term of the lease.

Useful economic lives for identified components are as follows:

	<b>Years</b>
Motor vehicles	5
Computer equipment	5
Computer Data Room	10
Fixtures and fittings	10
Office Roof	60
Office Structure	60

**Impairment**

Reviews for impairment are carried out on an annual basis and any impairment is recognised by a charge to the income and expenditure account, in accordance with FRS11: Impairment of fixed assets and goodwill.

**Social housing and other grants**

Where developments have been financed wholly or partly by social housing and other grants, the cost of those developments has been reduced by the amount of the grant received.

Social housing grant can be recycled by registered providers under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the social housing grant can be used for projects approved by the Homes and Communities Agency. However, the social housing grant may have to be repaid if certain conditions are not met. On grant funded properties sold, until the grant has been recycled, social housing grant is treated as a liability and shown under creditors: amounts falling due after more than one year.

**Capitalisation of major repair costs**

The Group only capitalises expenditure on housing which results in an increase in the net rental income, a reduction in future maintenance costs or a significant extension of the life of a property. All other expenditure incurred in respect of general repairs to its housing stock is charged to the Income and expenditure account in the year in which it is incurred.

**Capitalisation of interest**

Interest is capitalised on all costs in the development phase including properties held in stock and work in progress but excluding capitalised major repairs. Interest is charged at a rate based on the average monthly rate payable on housing loans. This policy is in line with the requirements of the updated Statement of Recommended Practice 2010.

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**Capitalisation of development costs**

Costs directly attributable to bringing the asset to its working condition up to the date of completion are capitalised. Development labour and travel costs are allocated on the basis of property additions in the financial year including properties held in stock and work in progress but excluding capitalised major repairs. Development costs not capitalised are shown as other expenditure in note 2. This accounting policy is in line with the requirements of the updated Statement of Recommended Practice 2010.

**Sales of housing properties**

Housing properties are recognised as sold when contracts are exchanged.

Fixed asset property sales are included in the income and expenditure account as surplus on sale of housing fixed assets.

Sales of properties held for sale are included within the operating surplus/deficit.

**Shared ownership sales**

The surplus/deficit on first tranche disposals is included within the operating surplus/deficit in the financial year in which the disposal occurs. The first tranche proportion of completed shared ownership homes which are still unsold at the year end are included in current assets with the remaining costs of these homes being included in fixed assets.

The surpluses/deficits on further tranche disposals are included in the income and expenditure account as surplus on sale of housing fixed assets.

**Donations of land**

Land donated which is unconnected with a development is included at its current value, within turnover if it is from a private source and as a government grant if it is from a public source. Land which is donated at below market value as part of a development will be included in tangible fixed assets at its current value with regard to any restrictions placed upon it.

**Surpluses/ deficits on mixed use developments**

Any surpluses arising on one element of a mixed use development are reduced by any deficits arising on other elements of the same mixed use development.

**Stock and work in progress**

Property stock and work in progress is stated at the lower of cost and net realisable value and represent housing properties either completed or in the course of construction which are intended for sale together with the first tranche proportion of completed shared ownership homes which were still unsold at the year end.

Van stock is stated at the lower of cost and net realisable value, on a last-in-first-out basis.

Cost includes all expenses incurred in bringing the stock to the point of sale. Net realisable value is the price at which stock can be sold in the normal course of business after allowing for the costs of realisation.

**Pension costs**

The cost of providing retirement pensions and related benefits is charged to the management expenses over the pension schemes; one of which is a single-employer scheme. efined benefits

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**Pension costs (continued)**

Under FRS17: Retirement benefits, the difference between the fair value of the assets held in a single-employer liabilities measured on an actuarial basis, are recognised in the balance sheet as a pension scheme asset or liability as appropriate. The carrying value of any resulting pension scheme asset is restricted to the extent that the Association is able to recover the surplus either through reduced contributions in the future or through refunds from the scheme. The pension scheme balance is recognised net of other than cash contributions by the Association are charged to the income and expenditure account.

Net pension assets are held separately from those of Yorkshire Housing Limited.

Under FRS17: Retirement benefits, multi-employer schemes are accounted for as if they were a defined contribution scheme. Within the multi-employer scheme (SHPS) there is a defined contribution structure available to new entrants. The amount charged to the income and expenditure account represents the contributions payable to the scheme in respect of the accounting period.

**Leasing**

Where the Company enters into a lease which entails taking substantially all the risks and rewards of ownership of asset and is depreciated over its estimated useful life or the term of the lease, whichever is shorter. Future instalments under such leases, net of finance charges, are included within creditors. Rentals payable are apportioned between the finance element, which is charged to the income and expenditure account, and the capital element which reduces the outstanding obligation for future instalments.

The rentals paid under operating leases are charged to the income and expenditure account on a straight line basis over the term of the lease.

**Designated reserves**

The annual transfer is based on a notional depreciation calculation.

A further designated reserve has been created as a risk reserve for the Swarcliffe PFI project. This reflects the fact that income, including an allowance for inflation, is defined within the contract. An annual transfer is made based on the original business plan. The reserve can be released if future costs suffer from inflation significantly above the original business plan level.

Yorkshire Housing Limited also hold designated reserves for charitable purposes and a bequest account from which funds are used at the discretion of the Board.

**Restricted reserve**

Yorkshire Housing Limited maintains a restricted reserve for specific amounts donated to a hardship fund.

**Agency managed schemes**

In addition to its own directly managed schemes, Yorkshire Housing Limited owns a number of schemes that are run by outside agencies. Where Yorkshire Housing Limited and expenditure is included in the income and expenditure account. Where the agency carries the financial risk, only the turnover and costs which relate solely to Yorkshire Housing Limited is included. Other turnover and costs of schemes in this category are excluded from the income and expenditure account.

**Provision for doubtful debts**

A provision for doubtful debts is included within the financial statements at 7% of current tenant arrears. Former tenant arrears are provided for in full for all balances older than one year and at 65% for all other balances.

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**Deferred taxation**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date, where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date.

A net deferred tax asset is recognised as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable surpluses against which to recover carried forward tax deficits and from which the future reversal of underlying timing differences can be deducted.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on an undiscounted basis.

**Value Added Tax**

The group charges Value Added Tax (VAT) on some of its income and is able to recover part of the VAT it incurs on expenditure. The financial statements include VAT to the extent that it is suffered by the group and not recovered from HM Revenue and Customs. The balance of VAT payable or recoverable at the year-end is included as a current liability or asset.

**Investment in subsidiary undertakings**

Investments in subsidiary undertakings are included at cost plus incidental expenses less any provision for impairment. Impairment reviews are performed by the directors when there has been an indication of potential impairment.

**Component Accounting**

Housing properties are analysed by major component. Repairs undertaken in recent years relating to new components are now capitalised.

Existing schemes at the time of adoption, had component values allocated based on a matrix produced by Savills. This was created to be used nationally by all housing associations. New schemes built by Yorkshire Housing since adoption have a local matrix produced by BWA applied, which is reviewed and revised every few years based on construction costs.

**YORKSHIRE HOUSING LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**2. PARTICULARS OF TURNOVER, OPERATING COSTS AND SURPLUS**

**Consolidated operating activities**

**Turnover and costs from lettings**

	<b>2013</b>					<b>2012</b>
	<b>General needs</b>	<b>Housing for older people</b>	<b>Supported housing and care homes</b>	<b>Shared ownership</b>	<b>Total</b>	<b>Total</b>
<b>Turnover from lettings:</b>						
Rent receivable	43,979	13,561	2,663	694	60,897	55,632
Supported people income	369	790	737	-	1,896	1,952
Service charges receivable	2,863	1,894	415	475	5,647	5,808
<b>Turnover from lettings</b>	<b>47,211</b>	<b>16,245</b>	<b>3,815</b>	<b>1,169</b>	<b>68,440</b>	<b>63,392</b>
<b>Cost of lettings:</b>						
Management	7,085	2,056	2,607	-	11,748	10,754
Services	3,756	2,538	897	158	7,349	7,828
Routine maintenance	9,039	2,791	213	30	12,073	11,277
Planned maintenance	2,966	1,349	180	21	4,516	4,918
Major repairs expenditure	3,735	949	139	10	4,833	5,663
Rent losses from bad debts	322	93	8	-	423	293
Property leasing costs and agency fees	148	-	31	5	184	266
Depreciation of housing properties	7,336	1,891	186	32	9,445	7,865
Impairment of housing properties	1,109	-	-	-	1,109	-
<b>Operating cost of lettings</b>	<b>35,496</b>	<b>11,667</b>	<b>4,261</b>	<b>256</b>	<b>51,680</b>	<b>48,864</b>
<b>Operating surplus on lettings</b>	<b>11,715</b>	<b>4,578</b>	<b>(446)</b>	<b>913</b>	<b>16,760</b>	<b>14,528</b>

Turnover from lettings above is stated after deducting voids for the financial year of £1,004,000 (2012: £1,094,000).

**YORKSHIRE HOUSING LIMITED****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013****Consolidated operating activities (continued)****Other turnover and costs**

	<b>2013</b>			
	<b>Turnover</b>	<b>Cost of sales</b>	<b>Operating costs</b>	<b>Operating surplus</b>
<b>Social housing lettings</b>	68,440	-	(51,680)	16,760
<b>Other social housing activities</b>				
Sale of houses acquired for disposal	752	(626)	-	126
Care and support services	872	-	(781)	91
Low cost home ownership initiative	1,124	-	(333)	791
Third party contracts	2,167	-	(1,381)	786
Home improvement agencies	1,151	-	(1,379)	(228)
Other	1,053	-	(910)	143
	7,119	(626)	(4,784)	1,709
<b>Non social housing activities</b>				
Non social lettings	1,854	-	(1,846)	8
<b>Total</b>	<b>77,413</b>	<b>(626)</b>	<b>(58,310)</b>	<b>18,477</b>

	<b>2012</b>			
	<b>Turnover</b>	<b>Cost of sales</b>	<b>Operating costs</b>	<b>Operating surplus/ (deficit)</b>
<b>Social housing lettings</b>	63,392	-	(48,864)	14,528
<b>Other social housing activities</b>				
Sale of houses acquired for disposal	1,039	(922)	-	117
Care and support services	1,222	-	(1,607)	(385)
Impairment of fixed assets and stock	-	-	(175)	(175)
Low cost home ownership initiative	1,156	-	(405)	751
Third party contracts	2,119	-	(1,585)	534
Home improvement agencies	1,170	-	(1,199)	(29)
Other	1,558	-	(1,088)	470
	8,264	(922)	(6,059)	1,283
<b>Non social housing activities</b>				
Non social lettings	1,938	-	(1,530)	408
<b>Total</b>	<b>73,594</b>	<b>(922)</b>	<b>(56,453)</b>	<b>16,219</b>



**YORKSHIRE HOUSING LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**Association operating activities (continued)**

**Turnover and costs from lettings (continued)**

	<b>2013</b>					<b>2012</b>
	<b>General needs</b>	<b>Housing for older people</b>	<b>Supported housing and care homes</b>	<b>Shared ownership</b>	<b>Total</b>	<b>Total</b>
<b>Turnover of lettings:</b>						
Rent receivable	43,979	13,561	2,663	694	60,897	55,632
Supported people income	369	790	737	-	1,896	1,952
Service charges receivable	2,863	1,894	415	475	5,647	5,808
<b>Turnover from lettings</b>	<b>47,211</b>	<b>16,245</b>	<b>3,815</b>	<b>1,169</b>	<b>68,440</b>	<b>63,392</b>
<b>Cost of lettings:</b>						
Management	7,113	2,056	2,607	-	11,776	10,811
Services	3,756	2,538	897	158	7,349	7,828
Routine maintenance	9,039	2,791	213	30	12,073	11,277
Planned maintenance	2,966	1,349	180	21	4,516	4,918
Major repairs expenditure	3,735	949	139	10	4,833	5,663
Rent losses from bad debts	322	93	8	-	423	293
Property leasing costs and agency fees	148	-	31	5	184	266
Depreciation of housing properties	7,336	1,891	186	32	9,445	7,865
Impairment of housing properties	1,109	-	-	-	1,109	-
Other items	458	-	-	-	458	348
<b>Operating cost of lettings</b>	<b>35,982</b>	<b>11,667</b>	<b>4,261</b>	<b>256</b>	<b>52,166</b>	<b>49,269</b>
<b>Operating surplus on lettings</b>	<b>11,229</b>	<b>4,578</b>	<b>(446)</b>	<b>913</b>	<b>16,274</b>	<b>14,123</b>

Turnover from lettings above is stated after deducting voids for the financial year of £1,004,000 (2012: £1,094,000).

**YORKSHIRE HOUSING LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**Association operating activities (continued)**

**Other turnover and costs**

	<b>2013</b>			
	<b>Turnover</b>	<b>Cost of sales</b>	<b>Operating costs</b>	<b>Operating surplus</b>
<b>Social housing lettings</b>	68,440	-	(52,166)	16,274
<b>Other social housing activities</b>				
Sale of houses acquired for disposal	752	(626)	-	126
Care and support services	872	-	(781)	91
Third party contracts	2,167	-	(1,381)	786
Home improvement agencies	1,151	-	(1,379)	(228)
Other	1,461	-	(1,105)	356
<b>Total</b>	<b>74,843</b>	<b>(626)</b>	<b>(56,812)</b>	<b>17,405</b>

	<b>2012</b>			
	<b>Turnover</b>	<b>Cost of sales</b>	<b>Operating costs</b>	<b>Operating surplus/ (deficit)</b>
<b>Social housing lettings</b>	63,392	-	(49,269)	14,123
<b>Other social housing activities</b>				
Sale of houses acquired for disposal	1,039	(922)	-	117
Care and support services	2,062	-	(2,447)	(385)
Impairment of fixed assets and stock	-	-	(175)	(175)
Third party contracts	2,119	-	(1,585)	534
Home improvement agencies	1,170	-	(1,199)	(29)
Other	972	-	(445)	527
<b>Total</b>	<b>70,754</b>	<b>(922)</b>	<b>(55,120)</b>	<b>14,712</b>

	<b>Group</b>		<b>Association</b>	
	<b>Number of units</b>		<b>Number of units</b>	
	<b>31 March, 2013</b>	<b>1 April, 2012</b>	<b>31 March, 2013</b>	<b>1 April, 2012</b>
<b><u>Accommodation in management</u></b>				
General needs	10,178	10,158	10,178	10,158
Housing for older people	3,075	2,986	3,075	2,986
Shared ownership	338	347	338	347
Intermediate rent	893	782	-	-
Market rent	311	329	-	-
Supported housing and care homes	378	326	378	326
<b>Total</b>	<b>15,173</b>	<b>14,928</b>	<b>13,969</b>	<b>13,817</b>
<b><u>Accommodation managed by other bodies</u></b>	<b>441</b>	<b>503</b>	<b>1,334</b>	<b>1,285</b>

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013****3. JOINT VENTURE****Yorkshire Transformations Limited and Yorkshire Transformations Holdings Limited**

Yorkshire Transformations Limited is a wholly owned subsidiary of Yorkshire Transformations Holdings Limited. The share capital of Yorkshire Transformations Holdings Limited is held in equal shares by Yorkshire Housing Limited, Bank of Scotland Infrastructure Finance Limited and Carillion Private Finance Limited.

The principal activity of this company is the refurbishment, maintenance and financing of homes in the Swarcliffe area of Leeds under a Private Finance Initiative with Leeds City Council.

Yorkshire Transformations Holdings Limited and Yorkshire Transformations Limited have a non-coterminous year end with the Group, being 31 December.

re (33%) of the income and expenditure of Yorkshire Transformations Limited for the years ended 31 December 2011 and 2012  
Housing Limited has also included its share of the gross assets and liabilities of the joint venture.

The financial statements of Yorkshire Transformations Holdings Limited and Yorkshire Transformations Limited are prepared under International Financial Reporting Standards (IFRS). They have been re-stated under UK GAAP fo

Under IFRS, Yorkshire Transformations Limited has recognised the fair value of effective cash flow hedges directly in equity. At 31 December 2012, the total fair value of financial derivatives was a liability of £10,613k (31 December 2011: liability £10,172k). Under UK GAAP these cash flow hedges are not recognised on the balance sheet and the transactions to which the hedges relate have been recognised to reflect this cash flow hedge.

**Investment in Yorkshire Transformations Holdings Limited**

	<u>Group</u>		<u>Association</u>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
£1 share capital	-	-	33	33
Unsecured subordinated loan stock 2034	-	-	1,168	1,248
<b>Total</b>	<b>-</b>	<b>-</b>	<b>1,201</b>	<b>1,281</b>

**4. PROFIT ON SALE OF FIXED ASSETS**

	<u>Group</u>		<u>Association</u>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
Proceeds	6,035	5,820	3,841	4,878
Cost of sales	(3,894)	(3,319)	(2,756)	(2,886)
<b>Surplus</b>	<b>2,141</b>	<b>2,501</b>	<b>1,085</b>	<b>1,992</b>

**YORKSHIRE HOUSING LIMITED****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013****5. INTEREST RECEIVABLE AND OTHER INCOME**

	<u>Group</u>		<u>Association</u>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
<b>Interest receivable from cash deposits:</b>				
Group	116	259	268	259
Share of joint venture	940	815	-	-
<b>Interest receivable from group loans:</b>				
Group	-	-	95	6
<b>Dividends receivable from Yorkshire Transformations Limited</b>	-	-	245	375
<b>Total</b>	<b>1,056</b>	<b>1,074</b>	<b>608</b>	<b>640</b>

**6. INTEREST PAYABLE AND SIMILAR CHARGES**

	<u>Group</u>		<u>Association</u>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
<b>On bank loans, overdrafts and other loans:</b>				
Repayable wholly or partly in more than 5 years	13,050	11,619	12,576	11,219
Share of joint venture	622	838	-	-
	13,672	12,457	12,576	11,219
Less: Interest capitalised	(251)	(271)	(251)	(271)
<b>Total</b>	<b>13,421</b>	<b>12,186</b>	<b>12,325</b>	<b>10,948</b>

**7. SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION**

	<u>Group</u>		<u>Association</u>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
<b>Surplus on ordinary activities before taxation is stated after charging:</b>				
<i>Depreciation on tangible owned fixed assets:</i>				
Housing properties	9,634	8,165	9,438	7,960
Non housing fixed assets	768	506	747	476
<i>Loss/(profit) on disposal of non-housing fixed assets</i>	29	(19)	29	(19)
<i>Impairment:</i>				
Housing properties	1,109	175	1,109	175
<i>Auditors' remuneration (excluding VAT):</i>				
For audit services	54	55	54	55
For other services	5	8	5	8
<i>Operating lease rentals:</i>				
Land and buildings	897	1,084	503	669
Office equipment and motor vehicles	244	575	244	572

Audit fees of £7,523 (2012: £6,440) including expenses, excluding VAT relating to Y H Residential Limited and Yorkshire Community Property Services Limited are covered by the management fee received.

**YORKSHIRE HOUSING LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**8. TAX ON SURPLUS ON ORDINARY ACTIVITIES**

The tax assessed for the year is lower (2012: lower) than the standard rate of corporation tax in the UK of 24% (2012: 26%).

	<u>Group</u>		<u>Association</u>	
	<u>2013</u>	<u>2012</u>	<u>2013</u>	<u>2012</u>
<b>Surplus on ordinary activities before taxation</b>	<b><u>8,262</u></b>	<b><u>7,694</u></b>	<b><u>7,452</u></b>	<b><u>7,815</u></b>
Tax thereon at 24% (2012: 26%)	1,983	2,000	1,788	2,134
Effects of:				
Charitable activities exempt from tax	(1,788)	(2,032)	(1,788)	(2,134)
Depreciation in excess of capital allowances	50	58	-	-
(Decrease) in short term timing differences	1	(1)	-	-
Difference in tax rate	(1)	(1)	-	-
Joint Venture timing differences	(4)	42	-	-
Capital gain	<u>(240)</u>	<u>(60)</u>	<u>-</u>	<u>(2,134)</u>
<b>Current tax charge for year</b>	<b><u>1</u></b>	<b><u>6</u></b>	<b><u>-</u></b>	<b><u>-</u></b>
Tax (overcharged) in previous years	-	(3)	-	-
Share of joint venture	53	22	-	-
<b>Total</b>	<b><u>54</u></b>	<b><u>25</u></b>	<b><u>-</u></b>	<b><u>-</u></b>

Unrecognised deferred tax amounted to £62,000 asset (2012: £3,000 liability). There is no recognised deferred tax in the group.

**YORKSHIRE HOUSING LIMITED****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013****9. DESIGNATED RESERVES**

	<b>Group</b>		<b>Association</b>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
<b>As at 1 April</b>	8,448	7,583	8,448	7,583
Transfer from revenue reserve	1,359	1,153	1,359	1,153
Transfer (to) revenue reserve	(308)	(288)	(308)	(288)
<b>As at 31 March</b>	<b>9,499</b>	<b>8,448</b>	<b>9,499</b>	<b>8,448</b>

**10. RESTRICTED RESERVE**

	<b>Group</b>		<b>Association</b>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
<b>As at 1 April</b>	11	10	11	10
Transfer from revenue reserve	1	1	1	1
<b>As at 31 March</b>	<b>12</b>	<b>11</b>	<b>12</b>	<b>11</b>

**Restricted reserve:**

The restricted reserve is a hardship fund.

**11. REVALUATION RESERVE**

	<b>Group</b>		<b>Association</b>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
<b>As at 1 April</b>	28,923	28,979	28,923	28,979
Realised (surplus) on sales of housing properties	(77)	(56)	(77)	(56)
<b>As at 31 March</b>	<b>28,846</b>	<b>28,923</b>	<b>28,846</b>	<b>28,923</b>

**12. REVENUE RESERVE**

	<b>Group</b>		<b>Association</b>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
<b>As at 1 April</b>	70,235	65,175	72,739	67,533
Surplus for the financial year	8,208	7,669	7,541	7,815
Transfer (to) other reserves	(2,247)	(2,609)	(2,337)	(2,609)
<b>As at 31 March</b>	<b>76,196</b>	<b>70,235</b>	<b>77,943</b>	<b>72,739</b>

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**13. RECONCILIATION OF MOVEMENT IN ACCUMULATED FUNDS**

**Group**

	<b>Revenue reserve</b>	<b>Designated reserves</b>	<b>Restricted reserve</b>	<b>Revaluation reserve</b>	<b>Total</b>
At 1 April, 2012	70,235	8,448	11	28,923	107,617
Surplus for the financial year	8,208	-	-	-	8,208
Actuarial (loss) for the financial year	(1,272)	-	-	-	(1,272)
Transfer to/(from) reserves	(1,052)	1,051	1	-	-
Realised (surplus)/deficit on sales of housing properties	77	-	-	(77)	-
<b>At 31 March, 2013</b>	<b>76,196</b>	<b>9,499</b>	<b>12</b>	<b>28,846</b>	<b>114,553</b>

**Association**

	<b>Revenue reserve</b>	<b>Designated reserves</b>	<b>Restricted reserve</b>	<b>Revaluation reserve</b>	<b>Total</b>
At 1 April, 2012	72,739	8,448	11	28,923	110,121
Surplus for the financial year	7,451	-	-	-	7,451
Actuarial (loss) for the financial year	(1,272)	-	-	-	(1,272)
Transfer to/(from) reserves	(1,052)	1,051	1	-	-
Realised (surplus) on sales of housing properties	77	-	-	(77)	-
<b>At 31 March, 2013</b>	<b>77,943</b>	<b>9,499</b>	<b>12</b>	<b>28,846</b>	<b>116,300</b>

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**14. TANGIBLE FIXED ASSETS HOUSING PROPERTIES**

<b>Group</b>	<b>Completed housing properties</b>	<b>Completed shared ownership housing properties</b>	<b>Housing properties in the course of construction</b>	<b>Total</b>
<b><u>Cost or valuation</u></b>				
At 1 April, 2012	722,962	10,793	8,301	742,056
Capitalisation of components	11,225	38	-	11,263
Additions to new properties	20,575	319	17,365	38,259
Impairment	(1,109)	-	-	(1,109)
Transferred on completion	6,930	222	(7,152)	-
Disposals	(5,207)	(342)	-	(5,549)
Components replaced	(2,753)	-	-	(2,753)
<b>At 31 March, 2013</b>	<b>752,623</b>	<b>11,030</b>	<b>18,514</b>	<b>782,167</b>
<b><u>Social housing grant</u></b>				
At 1 April, 2012	297,238	5,428	4,346	307,012
Received	7,018	50	7,832	14,900
Transferred on completion	3,127	195	(3,322)	-
Disposals	(2,518)	(204)	-	(2,722)
<b>At 31 March, 2013</b>	<b>304,865</b>	<b>5,469</b>	<b>8,856</b>	<b>319,190</b>
<b><u>Accumulated depreciation</u></b>				
At 1 April, 2012	56,582	473	-	57,055
Charge for year	9,590	44	-	9,634
Components replaced	(2,753)	-	-	(2,753)
Disposals	(362)	(14)	-	(376)
<b>At 31 March, 2012</b>	<b>63,057</b>	<b>503</b>	<b>-</b>	<b>63,560</b>
<b>Net book value 31 March, 2013</b>	<b>384,701</b>	<b>5,058</b>	<b>9,658</b>	<b>399,417</b>
Net book value 31 March, 2012	369,142	4,892	3,955	377,989



**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**14. TANGIBLE FIXED ASSETS HOUSING PROPERTIES (CONTINUED)**

**Group (continued)**

Development costs have been capitalised amounting to £610,000 (2012: £602,000).

Total finance costs incurred during the financial year were £nil (2012: £nil).

Interest has been capitalised at a rate of 4.15% during the financial year and amounted to £251,000 (2012: £271,000).

Housing properties are shown:

	<b>2013</b>	<b>2012</b>
At cost	709,248	668,922
At valuation	72,919	73,134
<b>Total</b>	<b>782,167</b>	<b>742,056</b>

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**14. TANGIBLE FIXED ASSETS HOUSING PROPERTIES (CONTINUED)**

**Association**

	Completed housing properties	Housing properties in the course of construction	Completed shared ownership housing properties	Total
<b><u>Cost or valuation</u></b>		-		
At 1 April, 2012	707,925	8,301	10,793	727,019
Capitalisation of components	11,190	-	38	11,228
Additions to new properties	20,577	17,365	319	38,261
Impairment	(1,109)	-	-	(1,109)
Transferred on completion	6,930	(7,152)	222	-
Disposals	(3,971)	-	(342)	(4,313)
Components replaced	(2,729)	-	-	(2,729)
<b>At 31 March, 2013</b>	<b>738,813</b>	<b>18,514</b>	<b>11,030</b>	<b>768,357</b>
<b><u>Social housing grant</u></b>				
At 1 April, 2012	297,238	4,346	5,428	307,012
Received	7,018	7,832	50	14,900
Transferred on completion	3,127	-	195	3,322
Disposals	(2,517)	(3,322)	(205)	(6,044)
<b>At 31 March, 2013</b>	<b>304,866</b>	<b>8,856</b>	<b>5,468</b>	<b>319,190</b>
<b><u>Accumulated depreciation</u></b>				
At 1 April, 2012	55,139	-	473	55,612
Charge for year	9,394	-	44	9,438
Components replaced	(2,729)	-	-	(2,729)
Disposals	(217)	-	(13)	(230)
<b>At 31 March, 2013</b>	<b>61,587</b>	<b>-</b>	<b>504</b>	<b>62,091</b>
<b>Net book value 31 March, 2013</b>	<b>372,360</b>	<b>9,658</b>	<b>5,058</b>	<b>387,076</b>
Net book value 31 March, 2012	355,548	3,955	4,892	364,395

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**14. TANGIBLE FIXED ASSETS HOUSING PROPERTIES (CONTINUED)**

**Association (continued)**

Development costs have been capitalised amounting to £610,000 (2012: £602,000).

Total finance costs incurred during the financial year were £nil (2012: £nil).

Interest has been capitalised at a rate of 4.15% during the financial year and amounted to £251,000 (2012: £271,000).

Housing properties are shown:

	<b>2013</b>	<b>2012</b>
At cost	695,438	653,885
At valuation	72,919	73,314
<b>Total</b>	<b>768,357</b>	<b>727,019</b>

**15. OTHER TANGIBLE FIXED ASSETS**

**Group**

	<b>Freehold offices and shops</b>	<b>Fixtures and fittings</b>	<b>Computer equipment</b>	<b>Motor vehicles</b>	<b>Total</b>
<b>Cost</b>					
At 1 April, 2012	9,708	622	3,066	249	13,645
Additions	-	78	194	1,381	1,653
Disposals	(2,655)	(128)	-	(153)	(2,936)
<b>At 31 March, 2013</b>	<b>7,053</b>	<b>572</b>	<b>3,260</b>	<b>1,477</b>	<b>12,362</b>
<b>Accumulated depreciation</b>					
At 1 April, 2012	1,162	416	1,688	202	3,468
Charge for year	141	41	413	173	768
Eliminated in respect of disposals	(550)	(99)	-	(153)	(802)
<b>At 31 March, 2013</b>	<b>753</b>	<b>358</b>	<b>2,101</b>	<b>222</b>	<b>3,434</b>
<b>Net book value 31 March, 2013</b>	<b>6,300</b>	<b>214</b>	<b>1,159</b>	<b>1,255</b>	<b>8,928</b>
Net book value 31 March, 2012	8,546	206	1,378	47	10,177

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**15. OTHER TANGIBLE FIXED ASSETS (CONTINUED)**

Association	Freehold offices and shops	Fixtures and fittings	Computer equipment	Motor vehicles	Total
<b>Cost</b>					
At 1 April, 2012	8,092	587	3,016	249	11,944
Additions	-	73	194	1,381	1,648
Disposals	(1,040)	(117)	-	(153)	(1,310)
<b>At 31 March, 2013</b>	<b>7,052</b>	<b>543</b>	<b>3,210</b>	<b>1,477</b>	<b>12,282</b>
<b>Accumulated depreciation</b>					
At 1 April, 2012	900	396	1,645	202	3,143
Charge for year	125	39	410	173	747
Eliminated in respect of disposals	(272)	(91)	-	(153)	(516)
<b>At 31 March, 2013</b>	<b>753</b>	<b>344</b>	<b>2,055</b>	<b>222</b>	<b>3,374</b>
<b>Net book value 31 March, 2013</b>	<b>6,299</b>	<b>199</b>	<b>1,155</b>	<b>1,255</b>	<b>8,908</b>
Net book value 31 March, 2012	7,192	191	1,371	47	8,801

**Group and Association**

Included in office premises are improvements to leasehold office premises with a cost of

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**17. DEBTORS**

	<b>Group</b>		<b>Association</b>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
Rent arrears (net of provision for doubtful debts)	2,550	2,205	2,543	2,197
Prepayments and accrued income	1,799	7,595	1,785	7,584
Other debtors	1,394	1,101	1,344	1,047
Amounts owed by group undertakings	-	-	1,054	2,166
<b>Total</b>	<b>5,743</b>	<b>10,901</b>	<b>6,726</b>	<b>12,994</b>

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**18. INVESTMENTS**

**Fixed asset investments**

	<b>Group</b>		<b>Association</b>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
Investment in group undertakings	-	-	920	920
Group loans	-	-	-	400
Deferred group loan	-	-	3,095	3,095
Joint venture - Yorkshire Transformations Limited	1,207	1,323	-	-
Investment in Yorkshire Transformations Holdings Limited			1,201	1,281
<b>Homebuy</b>				
Gross homebuy asset	2,153	2,200	2,153	2,200
Financing	(2,153)	(2,200)	(2,153)	(2,200)
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total</b>	<b><u>1,207</u></b>	<b><u>1,323</u></b>	<b><u>5,216</u></b>	<b><u>5,696</u></b>

**Current asset investments**

	<b>Group</b>		<b>Association</b>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
Cash deposits			1,057	4,299
Debt service reserve fund			605	605
<b>Total</b>	<b><u>1,662</u></b>	<b><u>4,904</u></b>	<b><u>1,662</u></b>	<b><u>4,904</u></b>

The cash deposits are deposited with building societies and banks. The debt service reserve fund is held for an issued bond and is invested in stock under the management of the Royal Bank of Canada Global Markets. The investments are held at cost, their current valuation at the year end being £827,153 (2012: £793,875).

The Board believe that the carrying value of the investments is supported by their underlying net assets.

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**19. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>Group</b>		<b>Association</b>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
Housing loans	1,295	1,234	261	200
Housing loan interest	2,016	1,959	1,973	1,922
Trade creditors	5,140	5,145	5,117	5,125
Rent prepaid	1,342	1,273	1,145	1,071
Corporation tax due	1	6	-	-
Other taxation and social security payable	493	492	492	492
Accruals and deferred income	3,467	10,564	3,402	10,496
Amounts due to group undertakings	-	-	848	-
Other creditors	168	192	157	176
<b>Total</b>	<b>13,922</b>	<b>20,865</b>	<b>13,395</b>	<b>19,482</b>

**20. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>Group</b>		<b>Association</b>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
Disposal proceeds fund	65	55	65	55
Recycled capital grant fund	2,187	832	2,187	832
Housing loans	281,289	272,333	272,703	262,712
<b>Total</b>	<b>283,541</b>	<b>273,220</b>	<b>274,955</b>	<b>263,599</b>

Movements in the Disposal proceeds fund were as follows:

	<b>Group</b>		<b>Association</b>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
<b>As at 1 April</b>	55	55	55	55
Inputs to reserve:				
Grants recycled	30	-	30	-
New build	(20)	-	(20)	-
Interest accrued		-		-
<b>Amount due for repayment to the Homes and Communities Agency</b>	<b>65</b>	<b>55</b>	<b>65</b>	<b>55</b>

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**20. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR (CONTINUED)**

Movements in the recycled capital grant fund were as follows:

	<u>Group</u>		<u>Association</u>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
<b>As at 1 April</b>	832	877	832	877
Inputs to reserve:				
Grants recycled	1,341	954	1,341	954
New build	7	(999)	7	(999)
Interest accrued	7	-	7	-
<b>Amount due for repayment to the Homes and Communities Agency</b>	<b>2,187</b>	<b>832</b>	<b>2,187</b>	<b>832</b>

Housing loans from banks are secured by fixed charges on 10,152 (2012: 9,581) properties and are repayable at varying rates of interest in instalments due as follows:

	<u>Group</u>		<u>Association</u>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
<b>Within 1 year</b>	1,296	1,234	261	200
<b>Within 1 2 years</b>	1,319	1,246	285	212
<b>Within 2 5 years</b>	8,896	4,507	5,793	1,404
<b>Over 5 years</b>	271,074	266,580	266,625	261,096
	281,289	272,333	272,703	262,712
<b>Total</b>	<b>282,585</b>	<b>273,567</b>	<b>272,964</b>	<b>262,912</b>

The interest rate risk profile of the financial liabilities at 31 March, 2013 was:

<b>Total borrowing</b>	<b>Total variable</b>	<b>Total fixed rate</b>	<b>Weighted average rate %</b>	<b>Weighted average time for which rate is fixed Years</b>
282,585	105,418	177,167	4.23	17

**21. CALLED UP SHARE CAPITAL**

	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
<b>Shares of £1 each, allotted and fully paid, plus £1 loan stock</b>		
As at 1 April	295	311
Net issues less retirements	(32)	(16)
<b>As at 31 March</b>	<b>263</b>	<b>295</b>

The shares are non-transferable, non-redeemable and carry no rights to receive either income or capital payments. They are thus classified as non-equity shares in accordance with FRS25: Financial instruments presentation.



**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**22. NOTES TO THE CASH FLOW STATEMENT**

	<b>2013</b>	<b>2012</b>
<b><u>Receipts from joint venture</u></b>		
Receipts received from YTL	245	375
Other receipts	199	-
	444	375
<b><u>Returns on investments and servicing of finance</u></b>		
Interest received	123	259
Interest paid	(12,993)	(11,403)
	(12,870)	(11,144)
<b><u>Taxation</u></b>		
Corporation tax paid	(6)	(78)
<b><u>Capital expenditure and financial investment</u></b>		
Acquisition and construction of housing assets	(49,271)	(51,993)
Social housing grants received	13,079	17,925
Sales of housing properties	6,274	5,820
Purchase of other tangible fixed assets	(1,653)	(5,992)
Sale of other fixed assets	2,134	-
Cost of sales of housing properties	(225)	(248)
Cost of sales for non housing properties	(37)	-
Repayment of investment in joint venture (YTL)	80	57
	(29,619)	(34,431)
<b><u>Management of liquid resources</u></b>		
Decrease in short-term cash deposits	3,242	16,796
<b><u>Financing</u></b>		
Housing loans received	10,291	9,364
Housing loans repaid	(1,274)	(3,272)
	9,017	6,092

**23. ANALYSIS OF CHANGES IN NET DEBT**

	<b>At 1 April, 2012</b>	<b>Cash flows</b>	<b>At 31 March, 2013</b>
Cash at bank and in hand	1,420	88	1,508
Bank loans and overdrafts	-	-	-
	1,420	88	1,508
Short term cash deposits	4,904	(3,242)	1,662
Housing loans - due within 1 year	(1,234)	(62)	(1,296)
Housing loans - due within 1 - 2 years	(1,246)	(73)	(1,319)
- due within 2 - 5 years	(4,507)	(4,389)	(8,896)
- due over 5 years	(266,580)	(4,494)	(271,074)
<b>Total net debt</b>	<b>(267,243)</b>	<b>(12,172)</b>	<b>(279,415)</b>

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**24. REMUNERATION OF THE BOARD AND DIRECTORS**

**2013      2012**

**Board**

No board member received any remuneration other than reimbursement of expenses.

Expenses reimbursed to non executive board members not chargeable to UK income tax      8      8

**Directors**

The remuneration paid to the directors of the Group was:

Emoluments paid to:

The highest paid director (Chief Executive) excluding pension contributions	145	134
	523	496

The number of employees including the highest paid director who received emoluments in the following ranges was:

£60,001 to £70,000	1	2
£80,001 to £90,000	1	3
£90,001 to £100,000	4	2
£140,001 to £145,000	1	1

The Chief Executive is a member of the North Yorkshire County Council Superannuation Fund, previously available to all Yorkshire Housing members of staff, under the same conditions. Contributions paid during the financial year were £19,393 (2012: £18,914).

**25. EMPLOYEE INFORMATION**

	<b>Group</b>		<b>Association</b>	
	<b>2013 Number</b>	<b>2012 Number</b>	<b>2013 Number</b>	<b>2012 Number</b>
<b>The average monthly number of persons, (including the Chief Executive) expressed as full time equivalents of 35 hours per week, employed during the financial year was:</b>	<b>650.5</b>	<b>649.4</b>	<b>650.5</b>	<b>649.4</b>
	<b>Group</b>		<b>Association</b>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
<b>Staff costs (for the above persons) were:</b>				
Wages and salaries	16,957	16,675	16,957	16,675
Social security costs	1,438	1,418	1,438	1,418
Other pension costs	927	958	927	958
<b>Total</b>	<b>19,322</b>	<b>19,051</b>	<b>19,322</b>	<b>19,051</b>

19 FTE (2012:17 FTE) were employed on a joint contract between Y H Residential Limited and the Association, remunerated by the Association and recharged at £475,000 (2012: £430,000) to Y H Residential Limited.



**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**28. OPERATING LEASE COMMITMENTS**

Commitments under leases to pay rentals during the financial year following the year of these financial statements were:

	<u>Group</u>		<u>Association</u>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
<b>Land and buildings:</b>				
Expiring within 1 year	25	77	25	41
Expiring within 2-5 years	79	103	79	103
Expiring after 5 years	609	606	219	215
<b>Equipment and vehicles:</b>				
Expiring within 1 year	44	121	44	121
Expiring within 2-5 years	73	205	73	205
Expiring after 5 years	-	-	-	-

**29. PENSIONS**

**NORTH YORKSHIRE COUNTY COUNCIL SUPERANNUATION FUND**

The Group contributes to the North Yorkshire County Council Superannuation Fund (NYCCSF) which is a defined benefit scheme (closed to new members) and to the Social Housing Pension Scheme (SHPS), which is a multi-employer defined benefit scheme.

The actuarial liability in relation to the NYCCSF scheme is subject to a triennial valuation by Mercer Limited, qualified independent actuaries. The latest available valuation was carried out as at 31 March, 2010 using the attained age method.

The financial assumptions used for the purposes of the FRS17: Retirement benefits calculations were as follows:

<b>Assumptions as at :</b>	<b>2013</b>	<b>2012</b>
	<b>%</b>	<b>%</b>
Rate of CPI inflation	2.40	2.50
Rate of increase in salaries	4.15	4.25
Rate of increase in pensions	2.40	2.50
Discount rate	4.20	4.90

**Demographic assumptions**

	<b>2013</b>	<b>2012</b>
<b>Post retirement mortality</b>		
Non-retired members (retiring in the future in normal health)	SPA02_CMI_2009_ 1% tables Males: 97% Females: 90%	SPA02_CMI_2009_ 1% tables Males: 97% Females: 90%
Current pensioners (retired in normal health)	SPA02_CMI_2009_ 1% tables Males: 97% Females: 90%	SPA02_CMI_2009_ 1% tables Males: 97% Females: 90%
<b>Life expectancy</b>		
Of a male (female) future pensioner aged 65 in 20 years time	24.4 (27.2) yrs	23.6 (26.4) yrs
Of a male (female) current pensioner aged 65	22.6 (25.3) yrs	22.2 (24.8) yrs
<b>Commutation of pension for lump sum at retirement</b>	50% take maximum cash, 50% take 3/80	50% take maximum cash, 50% take 3/80 cash

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**NORTH YORKSHIRE COUNTY COUNCIL SUPERANNUATION FUND (CONTINUED)**

The actuaries have calculated the expected return on assets (gross of expenses) to be:

<b>Asset Class</b>	<b>Expected return (% of investment)</b>	
	<b>2013</b>	<b>2012</b>
Equities	7.00	7.00
Government bonds	2.80	3.10
Other bonds	3.90	4.10
Property	5.70	6.00
Cash/liquidity	0.50	0.50
Diversified growth funds	7.00	7.00
Expenses deduction	0.37	0.37

The expected rate of return of assets is based on market expectations at the beginning of the financial year, for investment returns over the entire life of the related obligation. The assumption used is the average of the above rates appropriate to the individual asset classes weighted by the proportion of the assets in the particular asset class.

The expected investment return on government bonds is the yield on 20 year fixed interest gilts at the relevant date.

The expected investment return on corporate bonds is based on the market yields at the relevant date restricted to 2% p.a. over and above that available on gilts.

The expected investment return on equities is the yield on 20 year fixed interest gilts plus an estimated risk premium.

**The split of assets between investment categories is:**

**201** (% of investment)

## YORKSHIRE HOUSING LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013

#### NORTH YORKSHIRE COUNTY COUNCIL SUPERANNUATION FUND (CONTINUED)

Yorkshire Housing Limited paid contributions at rates between 14.1% and 16.1% during the year ended 31 March, 2013 (2012: 14.1% and 16.1%). Member contributions were paid at rates between 5.5% and 7.5% (2012: 5.5% and 7.5%).

	2013	2012
<b>Asset Class</b>		
Equities	14,542	13,617
Government bonds	2,976	3,885
Other bonds	2,295	1,577
Property	841	-
Cash/liquidity	91	154
Other	1,977	-
<b>Total</b>	<b>22,722</b>	<b>19,233</b>

Pension costs have been charged to the income and expenditure account on the basis of contributions payable for the financial year to the North Yorkshire Pension Fund (based on a formal interim actuarial valuation for 31 March, 2013) and the pension payable in the financial year to retired employees. At the 31 March, 2013 the Group had the following pension assets and liabilities that have been included within the balance sheet:

#### **Net pension balance sheet (deficit)**

	2013	2012
Fair value of scheme assets	22,722	19,233
Present value of scheme liabilities	(29,407)	(24,549)
<b>Net pension (deficit)</b>	<b>(6,685)</b>	<b>(5,316)</b>

The actual contribution paid by Yorkshire Housing Limited in 2013 was £803,890 (2012: £808,374).

The movement in the fair value of scheme assets for the financial year is as follows:

	2013	2012
<b>As at 1 April</b>	<b>19,233</b>	<b>18,343</b>
Member and employer contributions	1,047	1,109
Benefits/transfers paid	(717)	(501)
Net interest/return on assets	1,078	1,200
Actuarial gain/(loss)	2,081	(918)
<b>As at 31 March</b>	<b>22,722</b>	<b>19,233</b>

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**NORTH YORKSHIRE COUNTY COUNCIL SUPERANNUATION FUND (CONTINUED)**

The movement in the present value of scheme liabilities for the financial year is as follows:

	<b>2013</b>	<b>2012</b>
<b>As at 1 April</b>	<b>(24,549)</b>	<b>(21,928)</b>
Current service cost	(689)	(709)
Past service cost	-	-
Curtailments	(80)	(39)
Benefits/transfers paid	717	501
Member contributions	(243)	(274)
Net interest/return on assets	(1,210)	(1,219)
Actuarial (loss)	(3,353)	(881)
<b>As at 31 March</b>	<b>(29,407)</b>	<b>(24,549)</b>

The movement in the net pension deficit can be analysed between the following revenue items:

	<b>2013</b>	<b>2012</b>
<b>Revenue item classification</b>		
<b>Amounts charged to operating surplus</b>		
Current service cost	(689)	(709)
Past service cost	-	-
Curtailments	(80)	(39)
Employer contributions	804	835
<b>Total gain</b>	<b>35</b>	<b>87</b>
<b>Amounts (debited to other finance costs)/credited to other finance income</b>		
Expected return on assets	1,078	1,200
Interest on pension liabilities	(1,210)	(1,219)
<b>Net cost</b>	<b>(132)</b>	<b>(19)</b>

The actuarial gains can be analysed into the following categories, measured as absolute amounts and as a percentage of assets or liabilities at 31 March, 2013:

<b>Statement of actuarial gains /(losses)</b>	<b>2013</b>	<b>2012</b>
Asset gain/(loss)	2,081	(918)
Liability (loss)	(3,353)	(881)
<b>Net gain/(loss)</b>	<b>(1,272)</b>	<b>(1,799)</b>

## YORKSHIRE HOUSING LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013

#### NORTH YORKSHIRE COUNTY COUNCIL SUPERANNUATION FUND (CONTINUED)

##### History of experience gains/(losses)

	2013	2012	2011	2010	2009
Experience gain /(loss) on assets	2,081	(918)	624	4,728	(6,013)
Value of assets	22,722	19,233	18,343	15,609	9,703
% of assets	9.2	4.8	3.4	30.3	62.0
Experience (losses) on liabilities	(3,353)	(881)	(56)	(5,299)	4,015
Value of liabilities	29,407	24,549	21,928	21,507	14,754
% of liabilities	11.4	3.6	0.3	24.6	27.2

#### SOCIAL HOUSING PENSION SCHEME

The Group contributes to the Social Housing Pension Scheme (SHPS), which is a multi-employer defined benefit scheme. The scheme is funded and contracted out of the state scheme. Within this scheme there is a defined contribution structure available.

Until March 2007, the scheme operated a single benefit structure, final salary with a 1/60 accrual rate. From April 2007 there were three benefit structures available; final salary with a 1/60 accrual rate, final salary with a 1/70 accrual rate and career average revalued earnings (CARE) with a 1/60 accrual rate.

From April 2010 there were a further two benefit structures available; final salary with a 1/80 accrual rate and CARE with a 1/80 accrual rate. From October 2010, a defined contribution benefit structure was also made available.

An employer can elect to operate different benefit structures for their active members and their new entrants. An employer can only operate one open defined benefit structure open to new entrants, at any one time.

The Group had elected to continue the final salary with a 1/60 accrual rate benefit structure for active members and new entrants. From April 2010; this benefit structure was closed and the CARE structure with a 1/60 accrual rate was made available to new entrants. From October 2010, the defined contribution structure was also opened to new entrants.

The Trustee commissions an actuarial valuation of the scheme every three years in order to determine the financial position of the scheme and consequently the level of future contributions required to ensure the scheme can meet its pension obligations as they fall due. From April 2007, the split of the total contribution rate between member and employer is set at individual employer level, subject to the employer paying no less than 50% of the total contribution rate. From April 2010, the requirement for employers to pay at least 50% of the total contribution rate no longer applies.

The actuarial valuation assesses whether the s date are likely to be sufficient to pay the pension benefits accrued by members as at the valuation date. Asset values are calculated by reference to market levels. Accrued pension benefits are valued by discounting expected future benefit payments using a discount rate calculated by reference to the expected future investment returns.

Contribution rates and employee numbers during the financial year were:

##### Final Salary Structure

The Group paid contributions at the rate of 9.1% during the financial year. Member contributions varied between 7.1% and 9.1% depending on their age. There are 109 (2012: 116) employees in this structure.

##### Career Average Revalued Earnings Structure

The Group paid contributions at the rate of 9.9% during the financial year. Member contributions varied between 3.4% and 5.4% depending on their age. There are 44 (2012:42) employees in this structure.



**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**SOCIAL HOUSING PENSION SCHEME (CONTINUED)**

**Defined Contribution Structure**

The Group matched contributions between 3% and 9% during the financial year with member contributions chosen by the member between 3% and 100% of their salary. There are 14 (2012: 14) employees in this structure.

As at 31 March, 2013 there were 167 (total SHPS) active members of the scheme employed by the Group (2012:172). The annual pensionable payroll in respect of these members was £3,903,891 (2012: £4,152,536).

Payments outstanding at the year end in relation to the scheme amounted to £9,144 (2012: £2,033). Payments relating to the past service deficit paid during the year was £376,552 (2012: £358,848).

It is not possible in the normal course of events to identify on a consistent and reasonable basis the share of underlying assets and liabilities belonging to individual participating employers. This is because the scheme is a multi-employer scheme where the scheme assets are co-mingled for investment purposes and benefits are paid from total scheme assets. Accordingly, due to the nature of the scheme, the accounting charge for the financial year under FRS17: Retirement benefits represent

The last formal valuation of the scheme was performed at 30 September, 2011 by a professionally qualified actuary using the Projected Unit Method. The market value of the s £2,062 million, with a shortfall of assets compared to liabilities of £1,035 million (equivalent to a past service funding level of 67.0%).

The Scheme Actuary has prepared an Actuarial Report that provides an approximate update on the funding position of the Scheme as at 30 September 2012. Such a report is required by legislation for years in which a

Report was £2,327 million. The Actuarial Report revealed a shortfall of assets compared with the value of liabilities of £1,241 million, equivalent to a past service funding level of 65%.

The financial assumptions underlying the valuation at 30 September, 2011 were:

	% pa
<b>Valuation discount rates</b>	
Pre retirement	7.0
Non pensioner post retirement	4.2
Pensioner post retirement	4.2
Pensionable earnings growth	2.5 per annum for 3 years, then 4.4
Price inflation	2.9
<b>Pension increases</b>	
Pre 88 GMP	0.0
Post 88 GMP	2.0
Excess over GMP	2.4

Expenses for death in service insurance, administration and Pension Protection Fund Levy are included in the contribution rate.

The valuation was carried out using the following demographic assumptions:

Mortality pre retirement	Mortality pre-retirement 41% SAPS S1 Male / Female All Pensioners (amounts), Year of Birth, CMI_2009 projections with long term improvement rates of 1.5% p.a. for Males and 1.25% p.a. for Females.
Mortality post retirement	Mortality post retirement 97% SAPS S1 Male / Female All Pensioners (amounts), Year of Birth, CMI_2009 projections with long term improvement rates of 1.5% p.a. for Males and 1.25% p.a. for Females.

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**SOCIAL HOUSING PENSION SCHEME (CONTINUED)**

The long-term joint contribution rates that will apply from April, 2010 required from employers and members to meet the cost of future benefit accrual were assessed at:

<b>Benefit structure</b>	<b>Long-term joint contribution rate (% of pensionable salaries)</b>
Final salary with 1/60 accrual rate	19.4
Final salary with 1/70 accrual rate	16.9
CARE with 1/60 accrual rate	18.1
Final salary with 1/80 accrual rate	14.8
CARE with 1/80 accrual rate	14.0
CARE with 1/120 accrual rate	9.7

If an actuarial valuation reveals a shortfall of assets compared to liabilities the Trustee must prepare a recovery plan setting out the steps to be taken to make up the shortfall.

Following consideration of the results of the 2011 actuarial valuation it was agreed that the shortfall of £1,035 million would be dealt with by the payment of deficit contributions of 7.5% of pensionable salaries, increasing each year in line with salary growth assumptions, from 1 April, 2010 to 30 September, 2020, dropping to 3.1% from 1 October, 2020 to 30 September, 2023. From 1 April, 2013 to 30 September, 2026 £30.64m is due per annum, payable monthly and increasing by 3% per annum on each successive 1 April, starting 1 April, 2014. Pensionable earnings at 30 September, 2008 are used as the reference point for calculating these deficit contributions. These deficit contributions are in addition to the long-term joint contribution rate above and are payable monthly.

Employers that participate in the scheme on a non-contributory basis pay a joint contribution rate (i.e. a combined employer and employee rate). Employers that have closed the scheme to new entrants are required to pay an additional employer contribution loading of 2.5% to reflect the higher costs of a closed arrangement. A small number of employers are required to contribute at a different rate to reflect the amortisation of a surplus or deficit on the transfer of assets and past service liabilities from another pension scheme into the SHPS scheme.

New employers that do not transfer any past service liabilities to the Scheme pay contributions at the ongoing future service contribution rate. This rate is reviewed at each valuation and new employers joining the Scheme between valuations up until 1 April 2010 do not contribute towards the deficit until two valuations have been completed after their date of joining. New employers joining the Scheme after 1 April 2010 will be liable for past service deficit contributions from the valuation following joining. Contribution rates are changed on the 1 April that falls 18 months after the valuation date.

A copy of the recovery plan, setting out the level of deficit contributions payable and the year for which they will be payable, must be sent to the Pensions Regulator. The Regulator has the power under Part 3 of the Pensions Act 2004 to issue scheme funding directions where it believes that the actuarial valuation assumptions and/or recovery plan are inappropriate. For example the Regulator could require that the Trustee strengthens the actuarial assumptions (which would increase the scheme liabilities and hence impact on the recovery plan) or impose a schedule of contributions on the scheme (which would effectively amend the terms of the recovery plan). A response regarding the 30 September 2011 valuation is awaited.

As a result of pension scheme legislation, there is a potential debt on the employer that could be levied by the Trustee of the scheme. The debt is due in the event of the employer ceasing to participate in the scheme or the scheme winding up.

The debt for the scheme as a whole is calculated by comparing the liabilities for the scheme (calculated on a buy-out basis i.e. the cost of securing benefits by purchasing annuity policies from an insurer, plus an allowance for expenses) with the assets of the scheme. If the liabilities exceed the assets there is a buy-out debt.

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2013**

**SOCIAL HOUSING PENSION SCHEME (CONTINUED)**

The leaving -

employment with all the currently participating empl share of any orphan liabilities in respect of previously participating employers. The amount of the debt therefore depends on many factors including the total scheme liabilities, scheme investment performance, the liabilities in respect of current and former employees of the employer, financial conditions at the time of the cessation event and the insurance buy-out market. The amounts of debt can therefore volatile over time.

The Scheme Actuary has estimated the employer debt on withdrawal from the scheme based on the financial position of the scheme as at 30 September, 2012 at £32.8m

**30. TRANSACTIONS WITH RELATED PARTIES**

A proportion of the b property. The terms of the tenancy arrangements are consistent with those offered to other tenants of the Group and they are not able to use their position to advantage.

Yorkshire Housing Limited has taken advantage of the exemption within FRS8: Related party disclosures not to disclose related party transactions where the Company is a wholly owned subsidiary and is included in the consolidated financial statements of a group whose financial statements are publicly available.

Related party transactions with Yorkshire Transformations Limited were as follows:

	<b>2013</b>	<b>2012</b>
Income	2,951	2,754
Debtor at 31 March	<u>-</u>	<u>198</u>

There have been no other related party transactions during the financial year other than disclosed elsewhere in the financial statements.

Charitable Industrial & Provident Society 30443R (England and Wales)

**YORKSHIRE HOUSING LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2014**



**YORKSHIRE**  
**HOUSING**

# YORKSHIRE HOUSING LIMITED

## DIRECTORS AND ADVISERS

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### Directors

J Taylor  
J Bateson  
I Havers  
A Malek  
P Nilsen  
E Stojanovic  
N Qureshi  
L Drake  
K Holloway  
K Kelly  
D Perry (Appointed 13 March 2014)  
J Baker (Appointed 25 September 2013)

### Secretary

G Baker

### Company number

30443R

### Registered office

Dysons Chambers  
12 -14 Briggate  
Leeds  
England  
LS1 6ER

### Registered auditors

PricewaterhouseCoopers LLP  
Benson House  
33 Wellington Street  
Leeds  
LS1 4JP

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# YORKSHIRE HOUSING LIMITED

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# YORKSHIRE HOUSING LIMITED

## REPORT OF THE BOARD

### FOR THE YEAR ENDED 31 MARCH 2014

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The Board of Yorkshire Housing presents its report together with the audited financial statements of Yorkshire Housing Limited (YHL) for the year ended 31 March, 2014. YHL is incorporated under the Industrial and Provident Societies Act 1965 (registered number 30443R) and is a Registered Provider (HCA registration number L4521). YHL was accepted as charitable by HM Revenue & Customs with effect from 1 April, 2008.

#### Group structure

As at 31 March, 2014 the Yorkshire Housing Group ("Group") comprised the parent, YHL ("Association"), together with the following organisations, both of which are trading subsidiaries of YHL:

Yorkshire Community Property Services Limited	- registered company number 4131362
Y H Residential Limited	- registered company number 4604866

The Group also has a third share in Yorkshire Transformations Holdings Limited. This share has been consolidated in the Group under the appropriate accounting policies.

#### Principal activities

The principal activity of the Group continues to be the construction and provision of rented housing. The Association provides social housing at rents below market levels, and Y H Residential Limited provides housing at a market rent. The Association provides limited housing for sale, mostly on a shared ownership basis, and delivers other government contracts to support low cost home ownership initiatives through Y H Residential Limited. The Association provides housing related services across Yorkshire to people in housing need including special needs accommodation. Yorkshire Community Property Services is utilised as a general commercial trading company to further the aims of Yorkshire Housing Limited and is currently dormant.

#### Business review and results

The Board is satisfied with the results for the year and with the position of the Group and Association as at 31 March, 2014. The Group made a surplus for the year after taxation of £12.7m (2013: £8.2m). In addition the pension scheme deficit reduced by £6.1m (2013: increase of £1.3m). An amount of £0.8m has been transferred to restricted and designated reserves (2013: £1.1m).

A detailed statement on the Group's activities, principal risks and operating results are included in the Operating and Financial Review on pages 6 - 15.

#### Future developments

The Group is constructing 302 (2013: 476) houses for rent and 20 (2013: nil) units for sale. A further 318 new or refurbished houses for rent are expected to be handed over by 2015.

#### Fixed assets

Significant movements in fixed assets during the year are detailed in notes 10 and 11 of the financial statements.

#### The Board and Executive Directors

The Board (a voluntary body elected by the shareholders) comprised the following members as at 31 March, 2014:

Jim Taylor	(Chair)	Elia Stojanovic	
Jacqui Bateson	(Vice-Chair)	Nasim Qureshi	
Keith Holloway		David Perry	Appointed 13 March, 2014
Imelda Havers		Lucy Drake	
Asif Malek		Kathleen Kelly	
Paul Nilsen		John Baker	Appointed 25 September, 2013

# YORKSHIRE HOUSING LIMITED

## REPORT OF THE BOARD (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2014

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Two of our tenant Board members, Sean Benbow and Doreen Benson resigned during the year on 27 November 2013 and 25 September 2013 respectively. We are pleased to welcome a new tenant member, David Perry, and a co-opted member from the Customer Services Committee, John Baker.

The Board comprises up to 12 members, elected by the shareholders; up to three of these places are reserved for tenants. Under Standing Orders, the Board may co-opt up to 5 additional members if necessary to meet identified skill shortages or to improve the diversity of the Board to better reflect the communities we serve.

Yorkshire Housing Group has three committees, (Audit & Risk, Customer Services, Remuneration & Nominations) all of which report to the Board. The Board also appoints a small Board to oversee the work of its wholly owned company Y H Residential Limited. In addition Yorkshire Housing Limited's Chair and Vice Chair are directors of its wholly owned company, Yorkshire Community Property Services Limited.

The Board has adopted the National Housing Federation's Code of Governance and currently complies with all its requirements, although the Board has reserved the right to allow a serving Chair to continue his or her period of office even if this goes beyond the 9 years permitted by the Code. This is to ensure Yorkshire Housing is chaired by an able and experienced person who has the confidence of all Board Members. This flexibility was not needed in 2013/14.

There were 245 (2013: 263) shareholders of the Association at 31 March, 2014, including the Board above, who each held one fully paid up share of £1. Under the rules of the Association, the surpluses may not be distributed among the shareholders of the Association.

The Executive Directors of the Group and Association are members of the Group's senior management team and have been in post for a number of years:

Mervyn Jones	Chief Executive
David Bolton	Property Services Director
Celia Cashman	Housing Services Director
Tansy Hepton	Resources Director
Ged Walsh	New Business & Development Director

The Executive Directors of the Group and Association have no interest in the share capital and, whilst not having the legal status of directors, they act as such within the authority delegated by the Board.

#### **Employees**

Employees are at the heart of the Group's ability to provide high quality services to its customers. The Group is accredited by Investors in People, and was awarded a silver rating in November 2013. The Group invests a significant sum in the training and development of its staff and encourages all staff to reach their potential. In 2014 24,256 (2013: 18,375) hours of training were undertaken across the Group, which equates to 38 (2013: 28) hours for each full time equivalent post.

A Joint Consultation Group exists where staff representatives meet with Directors to discuss relevant topics and raise issues of concern. During the last year, this group has met regularly, focusing on staff restructures, the staff survey action plan and HR policies.

We introduced an annual staff survey in December 2009. This is managed externally, so that we benefit from benchmarking against other organisations, staff feel confident that they can give their views freely and we get additional analysis. The company we use is able to assess which questions have the greatest impact on staff engagement. We can then compare our performance in these areas and identify actions for improvement which will have the greatest impact.



# YORKSHIRE HOUSING LIMITED

## REPORT OF THE BOARD (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2014

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The survey results at the end of 2013 showed a continuing recovery in staff engagement, from 72% up to 74% based on an excellent response rate of 85%. The key question on recommending YH as a good place to work was up 5% from 69% to 74%. Just over a third of questions show a significant improvement on last year, with the remainder being similar. 97% of questions are in line with the Housing Association benchmark.

#### **Donations**

During the year, the Group made charitable donations amounting to £26,100 (2013: £1,021) including £25,000 to Homeless International.

#### **Diversity**

Yorkshire Housing provides a service to a wide range of people including some of the most disadvantaged sections of the community. The Group's aim is to be responsive to the needs of all of these communities and the individuals it serves. Equality and diversity underpins the Group's corporate value of 'Respect'. All staff and Board and Committee members have been through our Respect training, which gives them a clear understanding of the principles of equality and diversity

The YH Respect Group is made up of 20 staff from across Yorkshire Housing who have volunteered to be involved because of their interest in diversity. The group is sponsored by the Chief Executive and champions equality and diversity across Yorkshire Housing. Self-organising sub-groups have been set up to look at training, communication and mental health.

#### **Health and safety**

The Group takes the health and safety of its customers, employees and other people seriously. The Board has approved a Health & Safety Policy which sets out how the Group will provide and maintain safe and healthy working conditions, equipment and systems of work for all employees. It recognises the Group's responsibilities and those of employees to co-operate by working safely at all times and adhering to the procedures set down.

Key risk areas have been identified and have an action plan in place to ensure compliance and best practice in these areas. Following a number of internal audits in accident reporting and management, fire, asbestos and legionella, our processes have been strengthened to ensure that they remain robust and allow for flexibility in a changing environment.

Risk assessments and surveys are in place for all communal areas for fire, asbestos and legionella, with robust arrangements for delivering any required actions.

Managers are responsible for the health and safety of their teams and for providing a safe environment for customers and the public. There is a strong focus on health and safety training, with mandatory health and safety training plans for all roles.

Summarised information on accidents and progress against the health & safety action plan is monitored by the Audit & Risk Committee.

There is a well established Joint Health & Safety Consultation Group where staff can review and approve policies and challenge any health or safety matters. This group is also working pro-actively to support and deliver our Wellbeing Strategy which aims to improve healthy living and reduce stress.

#### **Insurance**

Appropriate property damage, employers' liability, public liability, business interruption, fidelity and vehicle insurance policies are in place and reviewed annually.

#### **Internal controls assurance**

The Board acknowledges its overall responsibility for establishing and maintaining the whole system of internal control and for reviewing its effectiveness.

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# YORKSHIRE HOUSING LIMITED

## REPORT OF THE BOARD (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

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The system is designed to manage, rather than eliminate, the risk of failure to achieve business objectives and can only provide reasonable and not absolute assurance against material misstatement or loss. The process for identifying, evaluating and managing the significant risks faced by the Group is on-going, has been in place for the previous twelve months and up to the date of approval of the annual report and financial statements, and is regularly reviewed by the Board.

Key elements of the control framework include:

- Board approved terms of reference which set out the responsibilities for the Board itself, its Committees and subsidiaries, and delegated authorities covering the Chief Executive and Directors.
- A corporate plan which sets out key strategic and business planning considerations and includes financial and performance targets and forecasts.
- Independent assurance obtained from BDO (10 internal audits in line with an agreed 3 year plan), PwC (the annual external audit), Homes and Communities Agency (regulatory reviews including their annual viability report and 7 development scheme audits), Care Quality Commission (2 unannounced inspections), Local Authorities (partial review of Supporting People Quality Assurance Framework self assessments), Investors in People (a silver rating), Corgi (96% of our gas work meets their standard) and Foundations (a Quality Mark from the national body for Home Improvement Agencies).
- Internal assurance from a Service Inspector Team (recruited from tenants) and a number of management audits (covering lettings, all supported housing activities and performance indicators).
- Internal financial controls set out in the Financial Regulations which cover authorisation levels, reconciliations and segregation of duties. This is backed up by monthly performance reviews (financial and non-financial) and monthly reporting to Directors and the Audit & Risk Committee.
- A strong culture of integrity. Our code of conduct was reviewed during the year and approved by the Board in May 2014. An annual staff survey collects anonymised views on all aspects of the business. Formal recruitment, retention, training and development policies are in place and agreed with the Joint Consultation Group which meets regularly with the Chief Executive. The fraud and whistle blowing registers are reviewed by the Audit & Risk Committee at least twice a year. All cases of fraud are reported to the Audit & Risk Committee. Four allegations of theft or fraud were made during the year, two of which involved members of YH staff. One case required notification to the HCA as it was in excess of £5k. No cases involved board members or senior management. One of the theft cases came to light through whistleblowing; there were no other instances of whistle blowing during the year.
- Regular performance reporting at all levels of Business Plan progress, management accounts, Key Performance Indicators (KPIs), Health & Safety measures and incidents, loan covenant compliance and liquidity, and HR statistics.

The Audit & Risk Committee reports to the Board on risk and internal controls and alerts them to any emerging issues. In addition, the Committee oversees internal audit, external audit and management as required in its review of internal controls. The Committee provides advice to the Board on the effectiveness of the internal control system, including the Group's system for the management of risk. The Committee, which comprises members with a mix of skills and experience across financial and control matters, meets six times a year. The Audit & Risk Committee conducts part of every meeting with the internal auditors without staff being present.

# YORKSHIRE HOUSING LIMITED

## REPORT OF THE BOARD (CONTINUED)

**FOR THE YEAR ENDED 31 MARCH 2014**

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### STATEMENT OF THE BOARD'S RESPONSIBILITIES

The Board is responsible for preparing financial statements in accordance with applicable law and regulations.

The Friendly and Industrial and Provident Societies Act 1968 and registered social housing legislation require the board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Registered Provider (RP) and of the surplus or deficit for that period. In preparing these financial statements, the board is required to:

- select suitable accounting policies and then apply them consistently
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the RP will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable it to ensure that the financial statements comply with the Friendly and Industrial and Provident Societies Act 1968 and the Industrial and Provident Societies (Group Accounts) Regulations 1969, the Housing and Regeneration Act 2008 and the Accounting Direction for Social Housing in England from April 2012. It has general responsibility for taking reasonable steps to safeguard the assets of the RP and to prevent and detect fraud and other irregularities.

The Board is responsible for the maintenance and integrity of the society's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The financial statements have been prepared in accordance with the statement of recommended practice for housing association financial statements. Details of the policies adopted are set out in the accounting policies on pages 26 - 59.

The operating and financial review has been compiled with the principles set out in the Statement of Recommended Practice, Accounting by Registered Social Landlords Update 2010.

#### **Provision of information to auditors**

So far as each member of the Board is aware, there is no relevant audit information of which the company's auditors are unaware and each member has taken all the steps that he/she ought to have taken as a member in order to make him/herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

#### **Independent Auditors**

A resolution to re-appoint PricewaterhouseCoopers LLP will be proposed at the Annual General Meeting.

On behalf of the board

J Taylor  
23 July 2014

Registered office:  
Dysons Chambers  
12 -14 Briggate  
Leeds  
England  
LS1 6ER

# YORKSHIRE HOUSING LIMITED

## OPERATING AND FINANCIAL REVIEW

### FOR THE YEAR ENDED 31 MARCH 2014

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#### Overview of the business

Yorkshire Housing (YHL) is a large Registered Provider based and operating in Yorkshire. It is accepted as charitable by HM Revenue & Customs. YHL owns, manages and builds homes across Yorkshire and works in neighbourhoods to support sustainable communities. The Association also provides housing and support to vulnerable people including sheltered housing for older people and housing and day services for people with learning difficulties.

Non-charitable activity is undertaken by a subsidiary company Y H Residential Limited, operating under the brand of Space Property, which rents and sells properties on the open market. Space Property also provides services under the government's Help to Buy, HomeBuy and Mortgage Rescue schemes on behalf of Yorkshire Housing.

#### Performance in the year

The board is pleased to report a surplus for the year of £12.7m (2013: £8.2m). Group turnover has grown by 5.7% due to a combination of inflationary increases in affordable rents in line with HCA guidance and growth, while costs have remained steady or reduced as we continue to focus on Value for Money. In particular we have benefitted from continued low interest rates and cautious borrowing which has led to a fall in interest costs compared to the previous year. Most of the turnover increase therefore has found its way into strengthening our financial position which will enable us to continue investing in new homes and supporting our customers for many years to come.

We continue to invest in both building new homes and improving our existing homes, with spending in 13/14 reaching record levels. Against a surplus of £12.7m we have spent £11m on improving existing homes.

Group turnover and operating profit by activity are shown below.

Activity (£m)	Turnover		Operating surplus	
	2014	2013	2014	2013
General needs	51.1	47.2	15.1	11.7
Housing for older people	16.8	16.2	4.7	4.6
Supported housing and care homes	3.9	3.8	(0.3)	(0.4)
Shared ownership	1.2	1.2	0.9	0.9
Market rent	1.8	1.9	0.1	-
	<hr/>	<hr/>	<hr/>	<hr/>
Total from lettings	74.8	70.3	20.5	16.8
	<hr/>	<hr/>	<hr/>	<hr/>
Other social housing activity	7.0	7.1	1.9	1.7
	<hr/>	<hr/>	<hr/>	<hr/>
Total	81.8	77.4	22.4	18.5
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The majority of the operating surplus comes from our core business which is the rental of low-cost social housing.

In this table the other activity includes Home Improvement Agency work, Help to Buy and mortgage rescue services, the facilities management service (repairs and environmental work) provided to homes on the Swarcliffe estate in Leeds under a PFI contract, employment and leisure services provided by the Group's care and support team, and income from schemes managed by other associations and agencies.

Y H Residential, the Group's commercial arm, continues to generate a healthy profit of £1.4m which supports the Group's charitable activity.

The consolidated results also include the Group's one third interest in Yorkshire Transformations Limited's (YTL) which is accounted for as an associate. The PFI contract between YTL and Leeds City Council is for facilities management and improvement of around 1,500 homes on the Swarcliffe Estate.

# YORKSHIRE HOUSING LIMITED

## OPERATING AND FINANCIAL REVIEW (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2014

The group's five year financial performance is shown below:

	2014	2013	2012	2011	2010
<b>Income and Expenditure Account (£m)</b>					
Total turnover	82	77	74	75	74
Operating surplus	22	18	16	18	12
Surplus for the year transferred to reserves	<u>19</u>	<u>6</u>	<u>6</u>	<u>9</u>	<u>4</u>
<b>Balance Sheet (£m)</b>					
Fixed assets	442	410	389	343	324
Net current assets / (liabilities)	<u>0</u>	<u>(5)</u>	<u>(3)</u>	<u>12</u>	<u>18</u>
Total assets less current liabilities	<u>442</u>	<u>405</u>	<u>386</u>	<u>355</u>	<u>342</u>
Long-term loans	305	281	272	266	255
Creditors: amounts falling due after one year	3	2	1	1	1
Net pension liability	1	7	5	4	6
Restricted and designated reserves	10	10	8	8	7
Revaluation reserve	29	29	29	29	29
Revenue reserve	<u>94</u>	<u>76</u>	<u>70</u>	<u>48</u>	<u>44</u>
Group funds	<u>442</u>	<u>405</u>	<u>386</u>	<u>355</u>	<u>342</u>
<b>Cash Flow (£m)</b>					
Net cash inflow from operating activities	32	30	23	16	20
Returns on investment and servicing of finance	(12)	(12)	(11)	(10)	(11)
<u>Capital expenditure</u>					
New homes (net of grant)	(37)	(25)	(25)	(30)	(10)
Existing homes improvements	(11)	(11)	(9)	(0)	(1)
Sales of homes	8	6	6	4	5
Other fixed assets	<u>(1)</u>	<u>0</u>	<u>(6)</u>	<u>(1)</u>	<u>(1)</u>
	(41)	(30)	(34)	(27)	(7)
New loans	<u>23</u>	<u>9</u>	<u>6</u>	<u>11</u>	<u>(1)</u>
Increase/(decrease) in cash and deposits	<u>2</u>	<u>(3)</u>	<u>(16)</u>	<u>(10)</u>	<u>1</u>
<b>Housing Properties owned or managed</b>					
General needs and housing for older people	15,101	14,950	14,879	14,614	14,708
Intermediate rent	1,069	893	782	539	122
Supported housing and care	520	535	548	583	620
Shared ownership and leasehold	820	830	833	785	770
Market rent	307	311	329	337	340
Other	<u>59</u>	<u>99</u>	<u>99</u>	<u>83</u>	<u>430</u>
	<u>17,876</u>	<u>17,618</u>	<u>17,470</u>	<u>16,941</u>	<u>16,990</u>
<b>Key Performance Indicators</b>					
Operating surplus ( <i>surplus as % of turnover</i> )	27%	24%	22%	24%	16%
Interest cover ( <i>adjusted surplus / interest</i> )	1.81	1.38	1.33	1.59	1.47
Gearing ( <i>loans as % of cost of assets</i> )	40%	36%	37%	41%	42%
Empty homes ( <i>year end as % of homes managed</i> )	2.0%	1.3%	1.4%	2.2%	2.9%
Rent arrears ( <i>current tenant arrears / total rents</i> )	3.1%	3.2%	2.9%	3.0%	3.5%
New homes completed	476	254	602	402	397
Homes sold or demolished	151	69	72	102	101
Decent Homes compliance	99%	99%	100%	99%	94%

# YORKSHIRE HOUSING LIMITED

## OPERATING AND FINANCIAL REVIEW (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2014

#### Group objectives and strategy

Our 3 year Corporate Plan for 2013-15 sets out our journey and is available publicly on our website. It provides a clear ambition to achieve excellence through 5 corporate objectives which cover:

- excellent customer service;
- great homes;
- supporting customers and communities;
- employer of choice; and
- efficient business.

Progress against the targets in the Plan are summarised below:

Objective	Key achievements	Future priorities
<p>Excellent Customer Service</p> <ul style="list-style-type: none"> <li>• Customer satisfaction with Yorkshire Housing as landlord 92%</li> </ul>	<ul style="list-style-type: none"> <li>• We have delivered the Customer Service Centre, including the knowledge base, which allows advisers to give quick and consistent decisions to customers.</li> <li>• We have developed our neighbourhood operating model, equipping neighbourhood staff with technology that allows them to spend more of their time out on the patch.</li> <li>• Our repairs service continues to get high satisfaction scores. However, the overall customer satisfaction level is at 89%.</li> </ul>	<ul style="list-style-type: none"> <li>• The next stage of developing our customer service model will include a focus on expanding digital services.</li> <li>• We will improve customer insight, gathering more understanding about our customers and their needs for the future.</li> </ul>
<p>Great Homes</p> <ul style="list-style-type: none"> <li>• Customer satisfaction with their home 90%</li> <li>• 800 new homes</li> </ul>	<ul style="list-style-type: none"> <li>• Customer satisfaction with homes is at 89%.</li> <li>• We have already delivered 564 new homes, 206 are on site and there are a further 213 in the pipeline. In addition we have acquired 195 homes through the mortgage rescue scheme.</li> <li>• We have invested £41m in the first two years of our plan in planned and cyclical work, including £8m on improving safety and warmth.</li> <li>• We have developed a database which assesses the value of all our properties, taking into account rent levels, past repairs history, future investment, frequency of tenancy turnover, difficulty in letting, and a range of neighbourhood indicators. We are using this information to decide which properties to sell.</li> <li>• We have reviewed all of our sheltered schemes and identified those where demand is low. Following consultation with customers we are closing four schemes in Craven (84 units) which are no longer fit for purpose and have moved customers to better accommodation so these schemes can be demolished.</li> </ul>	<ul style="list-style-type: none"> <li>• We will build more homes (1,350 over 3 years)</li> <li>• We will manage our assets more actively, selling those properties which are uneconomic for us to maintain or for our customers to live in.</li> <li>• Tackling fuel poverty will be a priority for our investment in our existing homes. We will look for grant funding to support this work, including from Energy Company Obligations.</li> </ul>

# YORKSHIRE HOUSING LIMITED

## OPERATING AND FINANCIAL REVIEW (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2014

Objective	Key achievements	Future priorities
<p>Supporting Customers and Communities</p> <ul style="list-style-type: none"> <li>• Customer satisfaction with their neighbourhood 87%</li> <li>• 200 people helped into work</li> </ul>	<ul style="list-style-type: none"> <li>• Customer satisfaction with their neighbourhood is at 88%</li> <li>• Our employment and opportunities work has supported 404 people into work.</li> <li>• We have increased our team of Benefit and Money Advisers so we can provide more targeted support to customers affected by welfare reform.</li> <li>• We have successfully equipped our neighbourhood teams to be more visible in their communities and we have been more successful in dealing with anti social behaviour.</li> <li>• We have won support contracts in North Yorkshire to expand our home improvement agency service.</li> <li>• We have transformed some parts of our learning disability service achieving good ratings from the Care Quality Commission.</li> </ul>	<ul style="list-style-type: none"> <li>• As local authority and central government funding is withdrawn, we will seek ways of providing support for vulnerable customers.</li> <li>• We will expand employment and training for customers.</li> <li>• We will look to develop and grow more self-pay services to cross-subsidise services for our vulnerable customers.</li> </ul>
<p>Employer of Choice (Great place to work)</p> <ul style="list-style-type: none"> <li>• Staff satisfaction 75%</li> </ul>	<ul style="list-style-type: none"> <li>• Levels of engagement amongst our employees have risen significantly, with 74% now saying they would recommend Yorkshire Housing as a good place to work.</li> <li>• We have introduced a number of new staff benefits, dealt with pay anomalies and have started work on a pay structure that will ensure consistency and fairness and support development.</li> <li>• We have been developing new ways of working as more staff take advantage of flexible working and new technology. We have maintained a strong focus on personal safety and have provided training for over 450 employees.</li> </ul>	<ul style="list-style-type: none"> <li>• We will build the Yorkshire Housing employer brand, making Yorkshire Housing a great place to work.</li> <li>• Following feedback in our latest staff survey, we will focus on talent management and succession planning.</li> <li>• We will adapt to more flexible and mobile ways of working.</li> </ul>
<p>Efficient Business (Profit with a purpose)</p> <ul style="list-style-type: none"> <li>• “green” regulatory assessment for viability</li> </ul>	<ul style="list-style-type: none"> <li>• The most recent HCA review (Feb 2014) awarded us a green viability rating.</li> <li>• The project to re-locate over 200 employees to our new corporate centre in Leeds was successfully completed on time and on budget. We have seen improvements in both communication and efficiency as a result.</li> <li>• We have introduced a robust and flexible project management framework, which has improved our planning and is helping us prioritise change.</li> <li>• We have reviewed our care and support services, consulting widely with staff and implementing structures and pay levels that make us fit for the future.</li> <li>• We have invested significantly in our technology, building in resilience. All offices and touchdown points have new, efficient technology and our core housing system has been upgraded.</li> </ul>	<ul style="list-style-type: none"> <li>• We will develop a clear profit and subsidy model.</li> <li>• Value for money will be a key priority for all teams, building on our analysis of our relative costs and performance.</li> <li>• We will develop business intelligence tools.</li> </ul>

# YORKSHIRE HOUSING LIMITED

## OPERATING AND FINANCIAL REVIEW (CONTINUED)

**FOR THE YEAR ENDED 31 MARCH 2014**

### Risks and uncertainties

The risk management framework helps to facilitate the identification, assessment and on-going monitoring of risks significant to the Group. The key risks are formally appraised annually by the Board but emerging risks are added as required, and improvement actions and risk indicators are monitored regularly by senior management and the Audit & Risk Committee. There is a strong focus on risks associated with new business ventures and major projects. The internal auditors carry out an annual risk management stocktake.

A risk register based on the approved definitions is in place and is regularly reviewed and updated by directors and the Audit & Risk Committee. Significant emerging or project risks are the subject of specific reports to the Board. Responsibility for each risk is assigned to a named individual and actions to reduce exposure to high (“red”) risks are identified.

As part of the planning process, the main risks faced by the Group are discussed by the Board and the senior management team. These are categorised into external and internal risks and are analysed according to their impact and likelihood. In general, external risks are those affecting the sector as a whole and internal risks are those over which the Group has more control. Management attention is focussed on higher impact and higher likelihood risks.

The Group’s most significant risks are considered below.

Risk	Key controls	Assessment
<b>Welfare reform</b> changes impact customers and communities, resulting in increased arrears and higher income collection and housing management costs	Our specialist, well-trained Income team apply consistent policies and procedures. We have also invested in Money & Benefit Advisers and in supporting customers into work.  We are confident in our ability to manage this risk in the short term (for example current tenant arrears haven’t increased during the year despite 10% of our tenants being affected by the bedroom tax) but the uncertainties in the future mean that this remains a significant risk.	Amber
<b>A serious health &amp; safety incident</b> in which Yorkshire Housing is at fault, resulting in financial cost to put right and reputational damage.	We have robust governance and management focus on health & safety, with policies, procedures and risk assessments in place.  This risk will always be significant for a major landlord.	Amber
Expected benefits from our change programme of increased customer satisfaction are not realised due to <b>changing expectations and needs</b> .	Regular monitoring of performance indicators and assessment of demand and viability of our housing stock.  In a fast-changing world, we are confident that the changes we have already made to our operating model will give positive results, but it is too early to have demonstrable results.	Amber
<b>Unable to borrow</b> , or borrowing delayed and hence not able to continue to develop new homes	Our Treasury Strategy and business planning help us manage this risk. We have facilities in place that cover at least 12 months’ of capital expenditure.	Green
Significant changes to <b>key economic factors</b> in our business plan, resulting in reduced income or higher costs.	We have modelled the impact of changes to key factors and our business plan can support significant worsening of key assumptions.	Green



# YORKSHIRE HOUSING LIMITED

## OPERATING AND FINANCIAL REVIEW (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2014

#### Value for Money

Yorkshire Housing is committed to providing services that represent value for money for our customers and commissioners. This commitment can be found in everything we do. In the current economic climate demand for our services is higher than ever, whereas funding is scarcer than ever. Therefore ensuring that we get the best possible value for money drives our priorities, our decision-making, the setting of service levels, investment choices and our determination to support our customers when they face their own hard choices.

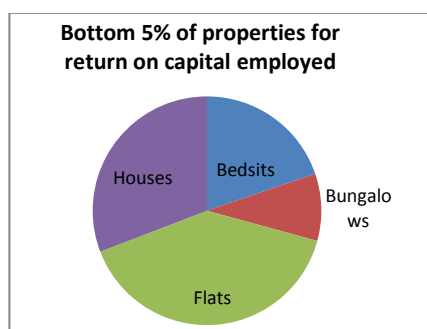
The regulatory framework for the sector includes a specific standard for VfM. Our regulator, the Homes and Communities Agency, expects us to comply with this standard and to demonstrate to all of our customers and stakeholders how we do so. The Board are therefore publishing their full VfM self-assessment for 2013/14 on the Yorkshire Housing website ([www.yorkshirehousing.co.uk/media/VfM-self-assessment.pdf](http://www.yorkshirehousing.co.uk/media/VfM-self-assessment.pdf)) which demonstrates how we are achieving VfM in delivering our purpose and objectives. Highlights from that report are detailed below which:

- enable readers to understand how we use our assets to support the delivery of our objectives
- set out the costs of our services
- demonstrate some of the VfM improvements we have already made and our plans for the future

#### Using our assets

We own 16,000 homes and set rent levels that are affordable, sustainable and comply with regulatory guidance in order to ensure that we remain financially viable.

One way of assessing performance is by looking at the net rental return each home makes over the next 30 years against the value of that property. On average our homes produce a net annual yield of just over 5% against the original cost of each home, or 1.4% measured against a property's current value. There is no particular trend amongst our homes which suggests that particular classes of home or location drive performance. However we can look at the poorest individual performers (measured by yield).



Location of poorest performing properties:

Bradford	180
Ryedale	132
Craven	91
Barnsley	55
Other authorities	48
<b>Total</b>	<b>506</b>

Drilling down into individual performance identifies a number of properties which appear to be uneconomic to retain, and we have reviewed performance alongside current market value, the level of grant which can be recycled into new homes, a fuel poverty measure and the time required for management. This has helped us to prioritise investment, and also to identify around 800 homes that are to be considered for disposal when they become empty. The sale of these homes over an extended period will help to fund the development of new homes right across Yorkshire. The following table demonstrates the poorer performance attaching to those properties compared with the rest of our stock.

	Average yield	SAP rating (a fuel economy score out of 100)	Tenancy turnover	Grant released for new homes
Uneconomic homes	32%	57	13%	£21k
All homes	44%	69	10%	£18k

Over the past 4 years we have transferred a number of homes that are on the edges of our operational area to other housing associations which are better placed geographically to manage them. In 13/14 this transfer programme included 29 homes on the East Coast now owned and managed by Hull Churches Housing Association, following on from 66 homes in Lancashire and North Yorkshire in previous years. We have an agreed disposals policy under which we completed the sale or demolition of 107 (2013: 58) homes during the year which are uneconomic to maintain in the long term.

# YORKSHIRE HOUSING LIMITED

## OPERATING AND FINANCIAL REVIEW (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2014

Following a full review of all of our sheltered schemes we have identified a total of 84 bedsits for which demand has disappeared across 4 sites in the Craven local authority area. We have relocated most of the remaining tenants ready for a redevelopment programme to provide family housing for rent.

We have begun to explore the use of a social return measure to assess the impact on society of some of our customer support activity. Over the past 3 years our employment and opportunities work has delivered around £1.2m of value against an investment of £600k. Our plans for the next 3 years anticipate a doubling of the investment but an increase of 500% in the value generated (calculated using a sector-wide HACT model). We will continue to review the use of this model and roll out to other activities where appropriate.

#### Understanding our costs

We benchmark ourselves against 38 other organisations delivering a similar service, which enables us to assess VfM by looking at service quality as well as cost. The only validated external comparisons that are currently available relate to the 12/13 financial year which plots each core service against cost and performance.



This shows that generally costs are clustered around the median for the peer group with the exception of major works and cyclical maintenance, and further detail is shown below. Performance is slightly below average, and this is an area where we intend to show progress over the coming year.

In addition to this dashboard we also track some key financial measures.

	13/14 Estimate	12/13	11/12	12/13 Peers
Cost per property :				
• Housing management	£412	£431	£400	£459
• Responsive repairs and voids	£729	£754	£778	£796
• Cyclical and major repairs	£1,643	£1,606	£1,468	£1,319
Overheads (as % of turnover)	9.3%	9.5%	9.2%	11.9%
Operating margin	27%	23%	21%	23%
Gearing	40%	38%	38%	36%
Average interest rate	4.0%	4.2%	3.9%	4.1%

This chart shows that we are making good progress in controlling our costs with reductions in some areas over the last year; we also take comfort from the benchmarking column which shows that our costs are similar or lower than our peer group.

The only notable exception is cyclical and major repairs where we continue to invest slightly more in our homes to ensure that they are safe and meet our standards. Further procurement activity has taken place in this area in recent years to ensure that we are getting the best VfM possible.

# YORKSHIRE HOUSING LIMITED

## OPERATING AND FINANCIAL REVIEW (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2014

#### Progress and plans

Yorkshire Housing's VfM journey can be viewed at 3 different levels, embracing strategic decision-making, changes in service delivery and right down to how we procure individual contracts. The table below includes some examples of stages on our journey and plans for future.

	Previous corporate plan	2013/14	2014/15
<b>Strategic</b> – which services should we deliver?	<ul style="list-style-type: none"> <li>Focus on core activities by transferring out:</li> <li>asylum services (2010)</li> <li>properties outside of Yorkshire (2009-13)</li> <li>nursing homes (2011).</li> </ul>	<ul style="list-style-type: none"> <li>Closure of 4 unpopular sheltered schemes to replace with family homes</li> <li>Transfer out of 29 Hull properties</li> <li>Expansion of the Help to Buy and HIA services.</li> <li>A full analysis of the performance of each property, and the identification of potential loss-making disposals.</li> <li>Closure of an unprofitable GardenWorks service</li> </ul>	<ul style="list-style-type: none"> <li>Review of residential care homes</li> <li>Establishment of a “return on investment” methodology to manage and assess all activities.</li> <li>The development of a new 3 year corporate plan (2015/18) with clear priorities for growth or consolidation in each key area.</li> <li>Publish decisions on how much profit is required from particular activities, and how much subsidy is allocated elsewhere</li> </ul>
<b>Tactical</b> – how we deliver each service	<ul style="list-style-type: none"> <li>Established separate income team (2010)</li> <li>Amalgamation of 4 separate providers into one Yorkshire Housing (2008)</li> <li>Centralisation of back office functions in Leeds (2012)</li> <li>Expansion of in-house repairs service (2009)</li> </ul>	<ul style="list-style-type: none"> <li>Opening of customer service centre (customer satisfaction with the phone service up from 67% to 89%).</li> <li>Introduction of new neighbourhood operating model and expansion of mobile working (increase of up to 50% in customer visits per neighbourhood officer)</li> <li>Delivered warden service from mobile staff working across schemes (saving £100k pa)</li> </ul>	<ul style="list-style-type: none"> <li>Expansion of self-service options for customers (improved satisfaction and lower costs)</li> <li>Further expansion of in-house repairs service (improved quality and reduced costs)</li> <li>Numbers of new homes acquired through planning gain to exceed those developed in-house (reduced costs)</li> <li>Protection of income as welfare reform cuts bite harder, eg through partnerships with credit unions (reduced bad debt losses)</li> </ul>
<b>Operational</b> – how much each service costs and how well it performs	<ul style="list-style-type: none"> <li>Tendered out development contracts (2010), repairs contract (2011), grounds maintenance contract (2012)</li> <li>Introduction of thin-client technology to reduce IT costs (2012)</li> <li>Closure of final salary pension scheme to new entrants (2012)</li> </ul>	<ul style="list-style-type: none"> <li>Expansion of direct debit facilities and other rent payment options (improved performance and saved £25k pa)</li> <li>Review of care and support pay and management costs (saved £360k pa)</li> <li>Tender of insurance costs (saved £150k pa), internal audit costs (£15k pa), telephones (£15k pa)</li> <li>Introduction of service inspectors (improved performance)</li> <li>Reduced void repair costs (saved £250k pa)</li> </ul>	<ul style="list-style-type: none"> <li>Standard specification for new homes (reduced costs of up to £500k pa)</li> <li>Improved ASB handling by bringing more in-house and new systems (improved performance)</li> <li>Improved environmental performance (to address fuel poverty)</li> <li>Expansion of social return reporting (improved performance)</li> <li>Tender for development contractors and advisors (reduced costs)</li> </ul>

#### Summary

A fuller analysis of our VfM assessment and future plans can be found on the Yorkshire Housing web-site. We have made some good progress, but there are areas where improvement is needed. In their recently published credit rating of Yorkshire Housing, Moody's identified a number of credit strengths including improving operating performance, a focus on core activities and a simple corporate structure. This independent review of our financial position reflects our sound financial management and focus on VfM.

# YORKSHIRE HOUSING LIMITED

## OPERATING AND FINANCIAL REVIEW (CONTINUED)

**FOR THE YEAR ENDED 31 MARCH 2014**

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### **Future Developments**

The Board is committed to maintaining the quality of the homes it owns and manages. The Group has a continuing programme of investment work in place, with a forward looking 3 year plan of around £60m. This includes specific programmes of work for improving the environmental performance of our homes, focussing on insulation (both loft and wall) and replacement boilers, as well as looking at alternative energy sources such as solar panels and ground source heat pumps.

We are committed to developing new homes to meet housing need in Yorkshire, through the government's Affordable Homes programme but also through planning gain. Over the next 5 years we anticipate developing a further 2,000 new homes at a total cost in excess of £200m. Funding for this programme will come from a variety of sources (50% new loans, 10% grant, 20% sale of new or existing homes and 20% from surpluses derived from normal operating activities).

Undrawn loan facilities of £40m are in place, and further funds are being sought from the capital funding markets through a planned bond issue in 2014/15.

### **Capital structure and treasury policy**

The Group funds its operations through a combination of retained earnings, grants, long term loans and short term facilities. Cash flow is monitored in both the short and the long term so that sufficient liquidity is maintained to ensure obligations can be met as they fall due. Excess cash is invested in short term accounts managed by the large UK clearing banks.

The loan portfolio is regularly reviewed by the Head of Finance and the Audit & Risk Committee, who monitor covenant compliance and the cost of funds. At the end of the year, total borrowings were £306m (2013: £283m) and unused facilities were an additional £40m. £7m of the borrowings are in a bond; the remainder is borrowed from banks in the UK. All of the borrowings are in sterling.

The Group is obliged by its funders to meet a series of loan covenants relating to asset values (asset cover), surpluses (interest cover) and total amount of debt (gearing). All loan covenants were met at the year end and the group business plan indicates that this will remain the case.

Treasury strategy is set by the Board. This sets out a normal target of between 50% and 70% of borrowings at fixed rates of interest. Although interest rates are at an historic low, the Board believes this remains a prudent approach, given the long term nature of the Group's assets. At 31 March, 2014 57% of borrowings were at fixed rates (2013: 63%), although this will rise significantly on a temporary basis following a potential capital markets issue this year. The Group does not make use of hedging instruments other than to fix variable debt at the time of drawdown.

The repayment profile of the debt at the year end is shown in note 16.

### **Cash flow**

Cash inflows and outflows are set out in the cash flow statement on page 26. The key cash flows were expenditure of £47m on the acquisition and construction of housing properties plus £11m on work to existing properties. This was covered by £10m of grants, net new funding of £23m, property sales of £8m and the remainder generated from operating activities less net interest.

The Group has detailed budgets in place as well as short and long-term cash flow projections which demonstrate that both current liquidity and long term viability are assured.

Loan funding facilities are available to cover cash requirements over the coming year.

# YORKSHIRE HOUSING LIMITED

## OPERATING AND FINANCIAL REVIEW (CONTINUED)

*FOR THE YEAR ENDED 31 MARCH 2014*

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### **Going Concern**

The Group has in place long-term debt facilities which provide adequate resources to finance committed reinvestment and development programmes, along with the Group's day to day operations. The Group has a long-term business plan which shows that it is able to service these debt facilities whilst continuing to comply with lenders' covenants. On this basis the Board believes that the future viability of the Group is secure and so it continues to adopt the going concern basis in the financial statements.

### **Accounting policies**

The principal accounting policies for the Group are set out on pages 28 - 62 of the financial statements. The accounting policies which have the greatest impact on the results of the Group are:

- The accounting for capital grants, which are deducted in the balance sheet from the costs of the assets; and
- The calculation of depreciation on housing properties, which aims to write off the original cost of the assets over differing periods for each component of the property (up to 75 years).

# YORKSHIRE HOUSING LIMITED

## INDEPENDENT AUDITORS' REPORT

### TO THE MEMBERS OF YORKSHIRE HOUSING LIMITED

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#### Report on the financial statements

##### Our opinion

In our opinion the financial statements, defined below:

- give a true and fair view of the state of the group's and of the registered provider's affairs as at 31st March 2014 and of the group's and the registered provider's surplus and cash flows for the year then ended; and
- have been properly prepared in accordance with the Industrial and Provident Societies Acts, 1965 to 2002, and the Industrial and Provident Societies (Group Accounts) Regulations 1969, the Housing and Regeneration Act 2008 and the Accounting Direction for Social Housing in England 2012.

This opinion is to be read in the context of what we say in the remainder of this report.

##### What we have audited

The group financial statements and registered provider financial statements (the "financial statements"), which are prepared by Yorkshire Housing Limited, comprise:

- the group and registered provider balance sheets as at 31st March 2014;
- the group and registered provider income and expenditure accounts and statements of total recognised surpluses and deficits for the year then ended;
- the group and registered provider statements of historical cost surpluses and deficits for the year then ended;
- the group and registered provider cash flow statements for the year then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In applying the financial reporting framework, the directors have made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

##### What an audit of financial statements involves

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) ("ISAs (UK & Ireland)"). An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of:

- whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed;
- the reasonableness of significant accounting estimates made by the directors; and
- the overall presentation of the financial statements.

In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

# YORKSHIRE HOUSING LIMITED

## INDEPENDENT AUDITORS' REPORT (CONTINUED)

### TO THE MEMBERS OF YORKSHIRE HOUSING LIMITED

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#### **Other matters on which we are required to report by exception**

##### **Adequacy of accounting records and information and explanations received**

Under the Industrial and Provident Acts, 1965 to 2002 we are required to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained; or
- we have not received all the information and explanations we require for our audit; or
- proper accounting records have not been kept by the registered provider; or
- the registered provider financial statements are not in agreement with the books of account.

We have no exceptions to report arising from this responsibility.

#### **Responsibilities for the financial statements and the audit**

##### **Our responsibilities and those of the directors**

As explained more fully in the Statement of Director's Responsibilities set out on page 5, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and ISAs (UK & Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the registered provider's members as a body in accordance with Section 9 (1) and Section 13(5) of the Friendly and Industrial Provident Societies Act 1968 and the Housing and Regeneration Act 2008 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
Leeds

- (a) The maintenance and integrity of the Registered Provider of Social Housing website is the responsibility of the board; the work carried out by the auditors does not involve consideration of these matters and, accordingly, the auditors accept no responsibility for any changes that may have occurred to the financial statements since they were initially presented on the website.
- (b) Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

# YORKSHIRE HOUSING LIMITED

## CONSOLIDATED INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2014

	Notes	2014 £'000	2013 £'000
<b>Turnover : Continuing operations</b>		83,614	78,703
Less: Share of joint venture turnover	4	(1,758)	(1,290)
<b>Turnover : Continuing operations</b>	2	81,856	77,413
Operating (costs)	2	(59,423)	(58,936)
<b>Operating surplus : continuing operations</b>	3	<b>22,433</b>	<b>18,477</b>
Share of operating surplus of joint venture		183	141
Profit on sale of fixed assets	5	1,621	2,141
<b>Surplus on ordinary activities before interest</b>		<b>24,237</b>	<b>20,759</b>
Interest receivable and other income	6		
Group		74	116
Joint venture		867	940
		941	1,056
Interest payable and similar charges	7		
Group		(11,888)	(12,799)
Joint venture		(647)	(622)
		(12,535)	(13,421)
Other finance income/(costs)	23	61	(132)
<b>Surplus on ordinary activities before taxation</b>		<b>12,704</b>	<b>8,262</b>
Tax on surplus on ordinary activities	8		
Group		-	(1)
Joint venture		(45)	(53)
		(45)	(54)
<b>Surplus for the year</b>	9	<b>12,659</b>	<b>8,208</b>

There is no material difference between the surplus on ordinary activities before taxation and the retained surplus for the year stated above and their historic cost equivalent.



# YORKSHIRE HOUSING LIMITED

## CONSOLIDATED STATEMENT OF TOTAL RECOGNISED SURPLUSES AND DEFICITS FOR THE YEAR ENDED 31 MARCH 2014

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_____	_____
_____	_____
_____	_____
=====	=====

# YORKSHIRE HOUSING LIMITED

## ASSOCIATION INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2014

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	Notes	2014 £'000	2013 £'000
<b>Turnover : Continuing operations</b>	<b>2</b>	78,973	74,843
Operating (costs)	2	(57,975)	(57,438)
<b>Operating surplus : Continuing operations</b>	<b>3</b>	<b>20,998</b>	<b>17,405</b>
Profit on sale of fixed assets	5	1,181	1,085
Gift aid receivable		1,099	811
<b>Surplus on ordinary activities before interest</b>		<b>23,278</b>	<b>19,301</b>
Interest receivable and other income	6	480	608
Interest payable and similar charges	7	(11,407)	(12,325)
Other finance income/(costs)	23	61	(132)
<b>Surplus on ordinary activities before taxation</b>		<b>12,412</b>	<b>7,452</b>
Tax on surplus on ordinary activities	8	-	-
<b>Surplus for the year</b>	<b>9</b>	<b>12,412</b>	<b>7,452</b>

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There is no material difference between the surplus on ordinary activities before taxation and the retained surplus for the year stated above and their historic cost equivalent.

# YORKSHIRE HOUSING LIMITED

## ASSOCIATION STATEMENT OF TOTAL RECOGNISED SURPLUSES AND DEFICITS FOR THE YEAR ENDED 31 MARCH 2014

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	<b>2014</b> <b>£'000</b>	<b>2013</b> <b>£'000</b>
<b>Surplus for the financial year</b>	12,412	7,452
Actuarial gain/(loss) on pension scheme	6,081	(1,272)
	<hr/>	<hr/>
	18,493	6,180
Realisation of property revaluation of surpluses in previous years	77	-
	<hr/>	<hr/>
<b>Total recognised surpluses and deficits relating to the year</b>	<b>18,570</b>	<b>6,180</b>
	<hr/> <hr/>	<hr/> <hr/>

# YORKSHIRE HOUSING LIMITED

## CONSOLIDATED BALANCE SHEET

AS AT 31 MARCH 2014

		2014		2013	
	Notes	£'000	£'000	£'000	£'000
<b>Tangible assets</b>					
Housing properties at cost	10	757,868		718,607	
Social housing grant	10	(326,279)		(319,190)	
			431,589		399,417
<b>Other tangible fixed assets</b>	11		8,701		8,928
<b>Fixed asset: investments</b>					
Homebuy loan	14	2,108		2,153	
Homebuy grant	14	(2,108)		(2,153)	
YTL gross assets	14	11,848		12,411	
YTL gross liabilities	14	(10,697)		(11,204)	
			1,151		1,207
<b>Total fixed assets</b>			<b>441,441</b>		<b>409,552</b>
<b>Current assets</b>					
Properties held for sale and stock	12	1,269		236	
Debtors	13	8,699		5,743	
Investments	14	3,367		1,662	
Cash at bank and in hand		1,684		1,514	
			15,019		9,155
<b>Creditors: amounts falling due within one year</b>	15	(14,835)		(13,928)	
<b>Net current assets/(liabilities)</b>			<b>184</b>		<b>(4,773)</b>
<b>Total assets less current liabilities</b>			<b>441,625</b>		<b>404,779</b>
<b>Creditors: amounts falling due after more than one year</b>	16	307,731		283,541	
<b>Net pension liability</b>	23	603		6,685	
			<b>308,334</b>		<b>290,226</b>
<b>Capital and Reserves</b>					
Revaluation reserve	9	28,769		28,846	
Designated reserves	9	10,266		9,499	
Restricted reserves	9	12		12	
Revenue reserve	9	94,244		76,196	
			<b>133,291</b>		<b>114,553</b>
			<b>441,625</b>		<b>404,779</b>

The financial statements on pages 18 to 60 were approved by the Board on 23 July 2014 and were signed on its behalf by: -

Board Member

Board Member

Company Secretary

# YORKSHIRE HOUSING LIMITED

## ASSOCIATION BALANCE SHEET

AS AT 31 MARCH 2014

		2014		2013	
	Notes	£'000	£'000	£'000	£'000
<b>Tangible assets</b>					
Housing properties at cost	10	746,027		706,265	
Social housing grant	10	(326,279)		(319,189)	
			419,748		387,076
<b>Other tangible fixed assets</b>	11		8,658		8,908
<b>Fixed asset: investments</b>					
Homebuy loan	14	2,108		2,153	
Homebuy grant	14	(2,108)		(2,153)	
Other fixed asset investments	14	5,171		5,216	
			5,171		5,216
<b>Total fixed assets</b>			<b>433,577</b>		<b>401,200</b>
<b>Current assets</b>					
Properties held for sale and stock	12	1,269		236	
Debtors	13	9,768		6,726	
Investments	14	3,367		1,662	
Cash at bank and in hand		1,681		1,511	
			16,085		10,135
<b>Creditors: amounts falling due within one year</b>	15	(14,088)		(13,396)	
<b>Net current assets/(liabilities)</b>			<b>1,997</b>		<b>(3,261)</b>
<b>Total assets less current liabilities</b>			<b>435,574</b>		<b>397,939</b>
<b>Creditors: amounts falling due after more than one year</b>	16	300,179		274,954	
<b>Net pension liability</b>		603		6,685	
			<b>300,782</b>		<b>281,639</b>
<b>Capital and Reserves</b>					
Revaluation reserve	9	28,769		28,846	
Designated reserves	9	10,266		9,499	
Restricted reserves	9	12		12	
Revenue reserve	9	95,745		77,943	
			<b>134,792</b>		<b>116,300</b>
			<b>435,574</b>		<b>397,939</b>

The financial statements on pages 18 to 60 were approved by the Board on 23 July 2014 and were signed on its behalf by: -

Board Member

Board Member

Company Secretary

# YORKSHIRE HOUSING LIMITED

## CONSOLIDATED CASH FLOW STATEMENT

FOR THE YEAR ENDED 31 MARCH 2014

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	2014		2013	
	£'000	£'000	£'000	£'000
<b>Net cash inflow from operating activities</b>		<b>31,153</b>		<b>29,879</b>
<b>Interest and dividends from joint venture</b>		<b>358</b>		<b>524</b>
<b>Returns on investments and servicing of finance</b>				
Interest received	135		123	
Interest paid	(12,058)		(12,993)	
	<u>          </u>		<u>          </u>	
<b>Net cash outflow for returns on investments and servicing of finance</b>		<b>(11,923)</b>		<b>(12,870)</b>
<b>Taxation</b>		<b>-</b>		<b>(6)</b>
<b>Capital expenditure</b>				
Acquisition and construction of housing properties	(57,954)		(49,271)	
Social housing grant received	9,917		13,079	
Sale of housing properties	7,624		6,049	
Purchase of other fixed assets	(868)		(1,653)	
Sale of other fixed assets	-		2,097	
	<u>          </u>		<u>          </u>	
<b>Net cash outflow from capital expenditure</b>		<b>(41,281)</b>		<b>(29,699)</b>
		<u>          </u>		<u>          </u>
<b>Net cash outflow before management of liquid resources and financing</b>		<b>(21,693)</b>		<b>(12,172)</b>
<b>Management of liquid resources</b>				
(Increase)/decrease in short term cash deposits	(1,705)		3,242	
	<u>          </u>		<u>          </u>	
		<b>(1,705)</b>		<b>3,242</b>
<b>Financing</b>				
New long term bank loan	27,073		10,291	
Repayment of other bank loans	(3,505)		(1,274)	
	<u>          </u>		<u>          </u>	
<b>Net cash inflow from financing</b>		<b>23,568</b>		<b>9,017</b>
<b>Increase in cash in the year</b>		<b>170</b>		<b>87</b>
		<u>          </u>		<u>          </u>

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# YORKSHIRE HOUSING LIMITED

## NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2014

<b>1</b>	<b>Reconciliation of operating profit to net cash inflow from operating activities</b>		<b>2014</b>	<b>2013</b>
			<b>£'000</b>	<b>£'000</b>
	Operating surplus		22,433	18,477
	(Decrease)/increase in pension provision		-	(35)
	Depreciation of tangible assets		11,080	10,402
	Impairment of fixed assets and stock		404	1,109
	Loss/(profit) on disposal of non housing fixed assets		31	(29)
	Decrease/(increase) in debtors		(2,956)	(713)
	(Increase)/decrease in properties held for sale and inventories		(1,033)	68
	Increase in creditors		1,138	636
	Increase/(decrease) in joint venture assets		56	(36)
	<b>Net cash inflow from operating activities</b>		<b>31,153</b>	<b>29,879</b>
<b>2</b>	<b>Analysis of net debt</b>	<b>1 April 2013</b>	<b>Cash flow</b>	<b>31 March 2014</b>
		<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
	Net cash:			
	Liquid resources:			
	Current asset investments	1,662	1,705	3,367
	Bank deposits	1,508	173	1,681
		<u>3,170</u>	<u>1,878</u>	<u>5,048</u>
	Debts falling due within one year	(1,301)	(57)	(1,238)
	Debts falling due after one year	(283,535)	24,190	(307,731)
		<u>(284,836)</u>	<u>24,133</u>	<u>(308,969)</u>
	Net debt	<u>(281,666)</u>	<u>22,255</u>	<u>(303,921)</u>
<b>3</b>	<b>Reconciliation of net cash flow to movement in net debt</b>		<b>2014</b>	<b>2013</b>
			<b>£'000</b>	<b>£'000</b>
	Cash (outflow)/inflow from (increase)/decrease in liquid resources		1,878	(3,153)
	Cash inflow from increase in debt		(24,133)	(6,886)
	<b>Movement in net debt in the year</b>		<b>(22,255)</b>	<b>(10,039)</b>
	Opening net debt		(281,666)	(271,627)
	<b>Closing net debt</b>		<b>(303,921)</b>	<b>(281,666)</b>

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 MARCH 2014

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#### 1 **PRINCIPAL ACCOUNTING POLICIES**

The financial statements have been prepared on a going concern basis, in accordance with applicable Accounting Standards in the United Kingdom. These financial statements are prepared under the historical cost convention, as modified by the revaluation of property. They comply with the Accounting Direction for Private Registered Providers of Social Housing 2012 and with the Statement of Recommended Practice: Accounting by registered housing providers, update 2010.

All accounting policies have been applied consistently with the prior year.

#### **Basis of consolidation**

Yorkshire Housing Limited group financial statements include the results of its subsidiary companies Y H Residential Limited and Yorkshire Community Property Services Limited, consolidated in accordance with FRS2: Accounting for subsidiary undertakings and those of the joint venture, Yorkshire Transformations Holdings Limited, in accordance with FRS9: Associates and joint ventures.

Details of the subsidiary undertakings are included in note 20 to the financial statements. Intra-group turnover, surpluses/deficits and balances are eliminated fully on consolidation.

#### **Turnover**

Income in respect of lettings is recognised when, and to the extent that, rental occurs. The main source of revenue is rental and service charge income from lettings. Other services included in turnover are Supporting People income, income from other support services and other non lettings income.

The figures included are based upon income received or receivable in respect of actual activity undertaken within each category. Where income is received for a specific activity which is to be delivered in the following financial year, that income is deferred. Where activity has been delivered but the income has not been received in the financial year that income is included in turnover.

Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting. Income from first tranche sales and sales of properties built for sale is recognised at the point when contracts are exchanged. Revenue grants are receivable when the conditions for receipt of agreed grant funding have been met.

#### **Supporting People income**

Supporting People income receivable from administering authorities is included in turnover; costs incurred in providing these services are included in operating costs.

#### **Fixed assets and depreciation**

##### **Housing properties**

Housing properties are stated at cost, other than properties acquired through mergers with Ryedale Housing (in 1999) and Brunel Housing (in 2005) when properties were recorded at their current valuations at the point of completion less capital grants and accumulated depreciation. No depreciation is charged on land or for properties in the course of construction.

Additions include the cost of acquiring land and buildings, development costs, capitalisation of interest and expenditure incurred in respect of enhancements to existing properties.



# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 1 PRINCIPAL ACCOUNTING POLICIES

(Continued)

Where a housing property comprises two or more major components with substantially different useful economic lives (UELs), each component is accounted for separately and depreciated over its individual UEL. Expenditure relating to subsequent replacement of components is capitalised as incurred.

Existing schemes at the time of adoption had component values allocated based on a matrix produced by Savills. This was created to be used nationally by all housing associations. New schemes built by Yorkshire Housing since adoption have a local matrix produced by a 3rd party which is reviewed and revised every 5 years based on construction costs.

Depreciation is charged by component from the date of acquisition until the date of disposal on a straight line basis over the estimated UEL of the component.

Useful economic lives for identified components are as follows:

	<b>Years</b>
Heating	15
Kitchen	15
Solar panels	25
Bathroom	30
Windows	30
Roof	60
Structure	75

#### **Other tangible fixed assets**

Other tangible fixed assets are stated at cost less accumulated depreciation.

Depreciation is charged by component from the date of acquisition until the date of disposal on a straight line basis over the estimated UEL of the component. No depreciation is charged on office land. Leased office premises are depreciated over the term of the lease.

Useful economic lives for identified components are as follows:

	<b>Years</b>
Motor vehicles	5
Computer equipment	5
Computer data room	10
Fixtures and fittings	10
Office roof	60
Office structure	60

#### **Impairment**

Reviews for impairment are carried out on an annual basis and any impairment is recognised by a charge to the income and expenditure account in accordance with FRS11: Impairment of fixed assets and goodwill.

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

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### 1 **PRINCIPAL ACCOUNTING POLICIES**

**(Continued)**

#### **Social housing and other grants**

Where developments have been financed wholly or partly by social housing and other grants, the cost of those developments has been reduced by the amount of the grant received.

Social housing grant can be recycled by registered providers under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the social housing grant can be used for projects approved by the Homes and Communities Agency. However, the social housing grant may have to be repaid if certain conditions are not met. On grant funded properties sold, until the grant has been recycled, social housing grant is treated as a liability and shown under creditors: amounts falling due after more than one year.

#### **Capitalisation of major repair costs**

The Group only capitalises expenditure on housing which results in an increase in the net rental income, a reduction in future maintenance costs or a significant extension of the life of a property. All other expenditure incurred in respect of general repairs to its housing stock is charged to the Income and Expenditure account in the year in which it is incurred.

#### **Capitalisation of interest**

Interest is capitalised on all costs in the development phase including properties held in stock and work in progress but excluding capitalised major repairs. Interest is charged at a rate based on the average monthly rate payable on housing loans. This policy is in line with the requirements of the updated Statement of Recommended Practice 2010.

#### **Capitalisation of development costs**

Costs directly attributable to bringing the asset to its working condition up to the date of completion are capitalised. Development labour and travel costs are allocated on the basis of property additions in the financial year including properties held in stock and work in progress but excluding capitalised major repairs. Development costs not capitalised are shown as other expenditure in note 2. This accounting policy is in line with the requirements of the updated Statement of Recommended Practice 2010.

#### **Sales of housing properties**

Housing properties are recognised as sold when contracts are exchanged.

Fixed asset property sales are incidental of housing properties that are previously held primarily for letting. Whereas properties held for sale are properties that are built for the purpose of achieving revenue through sales.

Fixed asset property sales are included in the income and expenditure account as profit on sale of fixed assets.

Sales of properties built for sale are included within the operating surplus/deficit.

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

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### 1 **PRINCIPAL ACCOUNTING POLICIES**

**(Continued)**

#### **Shared ownership sales**

The surplus/deficit on first tranche disposals is included within the operating surplus/deficit in the financial year in which the disposal occurs. The first tranche proportion of completed shared ownership homes which are still unsold at the year end are included in current assets with the remaining costs of these homes being included in fixed assets.

The surpluses/deficits on further tranche disposals are included in the income and expenditure account as surplus on sale of housing fixed assets.

#### **Donations of land**

Land donated which is unconnected with a development is included at its current value, within turnover if it is from a private source and as a government grant if it is from a public source as in line with the SORP. Land which is donated at below market value as part of a development will be included in tangible fixed assets at its current value with regard to any restrictions placed upon it.

#### **Surpluses/ deficits on mixed use developments**

Any surpluses arising on one element of a mixed use development are reduced by any deficits arising on other elements of the same mixed use development.

#### **Stock and work in progress**

Properties held for sale and stock are stated at the lower of cost and net realisable value and represent housing properties either completed or in the course of construction which are intended for sale together with the first tranche proportion of completed shared ownership homes which were still unsold at the year end.

Van stock is stated at the lower of cost and net realisable value.

Cost includes all expenses incurred in bringing the stock to the point of sale. Net realisable value is the price at which stock can be sold in the normal course of business after allowing for the cost of selling.

#### **Pension costs**

The cost of providing retirement pensions and related benefits is charged to the management expenses over the period benefiting from the employee's service. Yorkshire Housing Limited contributes to two defined benefits pension schemes; one of which is a single-employer scheme.

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

*FOR THE YEAR ENDED 31 MARCH 2014*

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### 1 PRINCIPAL ACCOUNTING POLICIES

(Continued)

Under FRS17: Retirement benefits, the difference between the fair value of the assets held in a single-employer defined benefit pension scheme and the scheme's liabilities measured on an actuarial basis, are recognised in the balance sheet as a pension scheme asset or liability as appropriate. The carrying value of any resulting pension scheme asset is restricted to the extent that the Association is able to recover the surplus either through reduced contributions in the future or through refunds from the scheme. The pension scheme balance is recognised net of any related deferred tax liability. Changes in

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# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2014

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### 1 PRINCIPAL ACCOUNTING POLICIES

(Continued)

#### Agency managed schemes

In addition to its own directly managed schemes, Yorkshire Housing Limited owns a number of schemes that are run by outside agencies. Where Yorkshire Housing Limited carries the financial risk, all of the scheme's income and expenditure is included in the income and expenditure account. Where the agency carries the financial risk, only the turnover and costs which relate solely to Yorkshire Housing Limited is included. Other turnover and costs of schemes in this category are excluded from the income and expenditure account.

#### Provisions

A provision for doubtful debts is included within the financial statements at 7% of current tenant arrears. Former tenant arrears are provided for in full for all balances older than one year and at 71% for all other balances.

Yorkshire Housing recognises a provision for legal claims where it has a present legal or constructive obligation of uncertain timing or amount; for which it is probable that there will be a future outflow of cash or other resources; and a reliable estimate can be made of the amount. In such a case, the amount recognised in the Balance Sheet would be the best estimate of the resources required to settle the obligation. There are no such instances in the current year.

#### Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date, where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date.

A deferred tax asset is recognised as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable surpluses against which to recover carried forward tax losses and from which the future reversal of underlying timing differences can be deducted.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on an undiscounted basis.

#### Value Added Tax

The group charges Value Added Tax (VAT) on some of its income and is able to recover part of the VAT it incurs on expenditure. The financial statements include VAT to the extent that it is suffered by the group and not recovered from HM Revenue and Customs. The balance of VAT payable or recoverable at the year-end is included as a current liability or asset.

#### Investment in subsidiary undertakings

Investments in subsidiary undertakings are included at cost plus incidental expenses less any provision for impairment. Impairment reviews are performed by the directors when there has been an indication of potential impairment.

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 2 Particulars of turnover, operating costs and surplus

#### Consolidation operating activities

#### Turnover and costs from lettings

	2014			2013
	General needs	Housing for older people	Supported housing and care homes	Shared ownership
	£'000	£'000	£'000	£'000
				Total
<b>Turnover from lettings:</b>				
Rent receivable	47,855	14,212	2,620	65,372
Supported people income	391	741	820	1,952
Service charges receivable	2,852	1,881	457	5,647
<b>Turnover from lettings</b>	<b>51,098</b>	<b>16,834</b>	<b>3,897</b>	<b>72,981</b>
<b>Cost of lettings:</b>				
Management Services	8,273	2,392	2,340	13,005
Routine maintenance	3,711	2,628	1,112	7,587
Planned maintenance	8,332	2,534	230	11,119
Major repairs expenditure	3,254	950	255	4,482
Rent losses from bad debts	4,002	1,366	94	5,463
Property leasing costs and agency fees	421	122	11	560
Depreciation of housing properties	141	-	23	194
Impairment of housing properties	7,670	2,021	208	9,941
	115	10a	b	Le
				56253CC589B3A76;73;Be O76

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 2 Particulars of turnover, operating costs and surplus

(Continued)

#### Association operating activities

#### Turnover and costs from lettings

2014

2013

	2014			Total
	General needs	Housing for older people	Supported housing and care homes	
	£'000	£'000	£'000	£'000
<b>Turnover from lettings:</b>				
Rent receivable	47,855	14,212	2,620	65,372
Supported people income	391	741	820	1,952
Service charges receivable	2,852	1,881	457	5,657
<b>Turnover from lettings</b>	<b>51,098</b>	<b>16,834</b>	<b>3,897</b>	<b>72,981</b>
<b>Cost of lettings:</b>				
Management	8,273	2,392	2,340	13,005
Services	3,711	2,628	1,112	7,587
Routine maintenance	8,332	2,534	230	11,119
Planned maintenance	3,254	950	255	4,482
Major repairs expenditure	4,002	1,366	94	5,463
Rent losses from bad debts	421	122	11	560
Property leasing costs and agency fees	141	-	23	194
Depreciation of housing properties	7,670	2,021	208	9,941
Impairment of housing properties	115	102	-	217
Other expenses	538	-	-	538
<b>Operating cost of lettings</b>	<b>36,457</b>	<b>12,115</b>	<b>4,273</b>	<b>53,106</b>
<b>Operating surplus on lettings</b>	<b>14,641</b>	<b>4,719</b>	<b>(376)</b>	<b>19,875</b>

Turnover from lettings above is stated after deducting voids for the financial year of £1,262,000 (2013:£1,004,000).

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2014

### 3 Other turnover and costs

2014

	Turnover	Cost of sales	Operating costs	Operating surplus
	£'000	£'000	£'000	£'000
<b><u>Consolidation other turnover and costs</u></b>				
<b>Social housing lettings</b>	72,981	-	(52,568)	20,413
<b>Other social housing activities</b>				
Sale of houses acquired for disposal	317	(285)	-	32
Care and support services	996	-	(870)	126
Low cost home ownership initiative	1,455	-	(543)	912
Third party contracts	2,332	-	(1,497)	835
Home improvement agencies	1,156	-	(1,442)	(286)
Impairment (Office)	-	-	(187)	(187)
Other	786	-	(288)	498
	7,042	(285)	(4,827)	1,930
<b>Non social housing activities</b>				
Non social lettings	1,833	-	(1,743)	90
<b>Total</b>	<b>81,856</b>	<b>(285)</b>	<b>(59,138)</b>	<b>22,433</b>

2013

	Turnover	Cost of sales	Operating costs	Operating surplus
	£'000	£'000	£'000	£'000
<b>Social housing lettings</b>	68,440	-	(51,680)	16,760
<b>Other social housing activities</b>				
Sale of houses acquired for disposal	752	(626)	-	126
Care and support services	872	-	(781)	91
Low cost home ownership initiative	2,167	-	(333)	1,834
Third party contracts	1,124	-	(1,381)	(257)
Home improvement agencies	1,151	-	(1,379)	(228)
Other	1,053	-	(910)	143
	7,119	(626)	(4,784)	1,709
<b>Non social housing activities</b>				
Non social lettings	1,854	-	(1,846)	8
<b>Total</b>	<b>77,413</b>	<b>(626)</b>	<b>(58,310)</b>	<b>18,477</b>



# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 3 Other turnover and costs

**(Continued)**

	2014			
	Turnover	Cost of sales	Operating costs	Operating surplus
	£'000	£'000	£'000	£'000
<b><u>Association other turnover and costs</u></b>				
<b>Social housing lettings</b>	72,981	-	(53,106)	19,875
<b>Other social housing activities</b>				
Sale of houses acquired for disposal	317	(285)	-	32
Care and support services	996	-	(870)	126
Third party contracts	2,332	-	(1,497)	835
Home improvement agencies	1,156	-	(1,442)	(286)
Impairment (Office)	-	-	(187)	(187)
Other	1,190	-	(587)	603
<b>Total</b>	<b>78,972</b>	<b>(285)</b>	<b>(57,689)</b>	<b>20,998</b>

	2013			
	Turnover	Cost of sales	Operating costs	Operating surplus
	£'000	£'000	£'000	£'000
<b>Social housing lettings</b>	68,440	-	(52,166)	16,274
<b>Other social housing activities</b>				
Sale of houses acquired for disposal	752	(626)	-	126
Care and support services	872	-	(781)	91
Third party contracts	2,167	-	(1,381)	786
Home improvement agencies	1,151	-	(1,379)	(228)
Other	1,461	-	(1,105)	356
<b>Total</b>	<b>74,843</b>	<b>(626)</b>	<b>(56,812)</b>	<b>17,405</b>

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 3 Other turnover and costs

(Continued)

	Group Number of units		Association Number of units	
	2014	2013	2014	2013
<b><u>Housing properties owned</u></b>				
General needs	10,388	10,178	10,388	10,178
Housing for older people	3,031	3,075	3,031	3,075
Shared ownership	330	338	330	338
Intermediate rent	1,069	893	-	-
Market rent	310	311	-	-
Supported housing and care homes	317	378	317	378
<b>Total</b>	<b>15,445</b>	<b>15,173</b>	<b>14,066</b>	<b>13,969</b>
<b>Accommodation managed by other bodies</b>	<b>418</b>	<b>441</b>	<b>1,487</b>	<b>1,334</b>

### 4 Joint Venture

#### **Yorkshire Transformations Limited and Yorkshire Transformations Holdings Limited**

Yorkshire Transformations Limited is a wholly owned subsidiary of Yorkshire Transformations Holdings Limited. The share capital of Yorkshire Transformations Holdings Limited is held in equal shares by Yorkshire Housing Limited, BOS Infrastructure (No3) Limited and DIF Infra 3 Ltd, following the transfer of equity previously held by Carillion private Finance Limited on 30 December 2013.

The principal activity of this company is the refurbishment, maintenance and financing of homes in the Swarcliffe area of Leeds under a Private Finance Initiative with Leeds City Council.

Yorkshire Transformations Holdings Limited and Yorkshire Transformations Limited have a non-coterminous year end with the Group, being 31 December. Yorkshire Transformations Limited's gross turnover for the year ended 31 December 2013 is £5.3m of which Yorkshire Housing Limited's share is £1.8m.

Yorkshire Housing Limited's share (33%) of the income and expenditure of Yorkshire Transformations Limited for the years ended 31 December 2012 and 2013 is consolidated into the Group's financial statements. Yorkshire Housing Limited has also included its share of the gross assets and liabilities of the joint venture.

The financial statements of Yorkshire Transformations Holdings Limited and Yorkshire Transformations Limited are prepared under International Financial Reporting Standards (IFRS). They have been re-stated under UK GAAP for consolidation into the Group's financial statements.

Under IFRS, Yorkshire Transformations Limited has recognised the fair value of effective cash flow hedges directly in equity. At 31 December 2013, the total fair value of financial derivatives was a liability of £6,700k (31 December 2012: liability £10,613k). Under UK GAAP these cash flow hedges are not recognised on the balance sheet and the transactions to which the hedges relate have been recognised to reflect this cash flow hedge.

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 4 Joint Venture

(Continued)

	Group		Association	
	2014 £'000	2013 £'000	2014 £'000	2013 £'000
£1 share capital	-	-	33	33
Unsecured subordinated loan stock 2034	-	-	1,123	1,168
<b>Total</b>	<b>-</b>	<b>-</b>	<b>1,156</b>	<b>1,201</b>

### 5 Profit on sale of fixed assets

	Group		Association	
	2014 £'000	2013 £'000	2014 £'000	2013 £'000
Proceeds	8,051	7,335	7,241	3,841
Cost of sales	(6,430)	(5,194)	(6,060)	(2,756)
<b>Surplus</b>	<b>1,621</b>	<b>2,141</b>	<b>1,181</b>	<b>1,085</b>

### 6 Interest receivable and other income

	Group		Association	
	2014 £'000	2013 £'000	2014 £'000	2013 £'000
<b>Interest receivable from cash deposits:</b>				
Group	74	116	213	268
Shares of joint venture	867	940	-	-
<b>Interest receivable from group deferred acquisition commitment:</b>				
Group	-	-	92	95
<b>Dividends receivable</b>				
Yorkshire Transformations Limited	-	-	175	245
<b>Total</b>	<b>941</b>	<b>1,056</b>	<b>480</b>	<b>608</b>

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2014

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7	<u>Interest payable and similar charges</u>	Group		Association	
		2014 £'000	2013 £'000	2014 £'000	2013 £'000
	<b>On bank loans, overdrafts and other loans:</b>				
	Repayable on bank loans	12,422	13,050	11,939	12,575
	On amounts payable to group companies	-	-	2	1
	Share of joint venture	647	622	-	-
		<hr/>	<hr/>	<hr/>	<hr/>
		13,069	13,672	11,941	12,576
	Less: Interest capitalised	(534)	(251)	(534)	(251)
		<hr/>	<hr/>	<hr/>	<hr/>
	<b>Total</b>	<b>12,535</b>	<b>13,421</b>	<b>11,407</b>	<b>12,325</b>
		<hr/>	<hr/>	<hr/>	<hr/>

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2014

8 **Surplus on ordinary activities before taxation**

	Group		Association	
	2014 £'000	2013 £'000	2014 £'000	2013 £'000
<b>Surplus on ordinary activities before taxation is stated after charging:</b>				
Depreciation on tangible owned fixed assets:				
Housing properties	10,205	9,650	10,026	9,439
Non housing fixed assets	875	751	870	747
Loss/(profit) on disposal of non-housing fixed assets	31	30	31	26
Impairment:				
Housing properties	217	1,109	217	1,109
Other Fixed Assets	187	-	187	-
Auditors' remuneration (excluding VAT):				
For audit services	55	54	55	54
For other services	-	8	-	8
Operating lease rentals:				
Land and buildings	829	897	435	503
Office equipment and motor vehicles	143	244	143	244
	Group		Association	
	£'000	£'000	£'000	£'000
<b>Domestic current year tax</b>				
U.K. corporation tax	-	1	-	-
<b>Total current tax</b>	-	1	-	-
<b>Factors affecting the tax charge for the year</b>				
Profit on ordinary activities before taxation	12,704	8,262	12,412	7,452
Profit on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 23% (2013 - 24%)	2,922	1,983	2,855	1,788

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

8 <u>Surplus on ordinary activities before taxation</u>	<u>(Continued)</u>			
Effects of:				
Depreciation in excess of capital allowances	35	50	-	-
Charitable activities exempt from tax	(2,863)	(1,788)	(2,855)	(1,788)
Tax losses utilised	(101)	-	-	-
Chargeable gain	-	(240)	-	-
Directors'/participators' remuneration adjustment	1	-	-	-
Other tax adjustments	7	(3)	-	-
	<u>(2,921)</u>	<u>(1,982)</u>	<u>(2,855)</u>	<u>(1,788)</u>
<b>Current tax charge for the year</b>	<u>1</u>	<u>1</u>	<u>-</u>	<u>-</u>

Unrecognised deferred tax amounted to £1000 liability (2013: £62,000 asset). There is no recognised deferred tax in the group.

### 9 Statement of movements on reserves

Group	Revaluation reserves	Other reserves (see below)	Revenue Reserves
	£'000	£'000	£'000
Balance at 1 April 2013	28,846	9,510	76,195
Profit for the year	-	-	12,659
Realised (surplus)/deficit on sale of housing properties	(77)	-	77
Transfer to/(from) reserves	-	768	(768)
Actuarial gains or losses on pension scheme assets	-	-	6,081
<b>Balance at 31 March 2014</b>	<u><b>28,769</b></u>	<u><b>10,278</b></u>	<u><b>94,244</b></u>

#### Other reserves

##### Designated Reserves

Balance at 1 April 2013	9,498
Other reserve movement	768
Balance at 31 March 2014	<u><b>10,266</b></u>

##### Restricted Reserves

Balance at 1 April 2013 & at 31 March 2014	<u><b>12</b></u>
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# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 9 Statement of movements on reserves

(Continued)

Association	Revaluation reserves £'000	Other reserves (see below) £'000	Revenue Reserves £'000
Balance at 1 April 2013	28,846	9,510	77,943
Profit for the year	-	-	12,412
Realised (surplus)/deficit on sale of housing properties	(77)	-	77
Transfer to/(from) reserves	-	768	(768)
Actuarial gains or losses on pension scheme assets	-	-	6,081
<b>Balance at 31 March 2014</b>	<b>28,769</b>	<b>10,278</b>	<b>95,745</b>
<b>Other reserves</b>			
<b>Designated reserve</b>			
Balance at 1 April 2013		9,498	
Other reserve movement		768	
Balance at 31 March 2014		<b>10,266</b>	
<b>Restricted reserve</b>			
Balance at 1 April 2013 & at 31 March 2014		12	

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 10 Tangible fixed assets - Housing properties

Group	Completed housing properties	Housing properties in the course of construction	Completed shared ownership housing properties	Total
	£'000	£'000	£'000	£'000
<b>Cost</b>				
At 1 April 2013	752,705	18,514	11,030	782,249
Capitalisation of components	11,112	-	-	11,112
Additions	-	46,842	-	46,842
Impairment	(217)	-	-	(217)
Disposals	(8,775)	-	(255)	(9,030)
Components replaced	(2,102)	-	-	(2,102)
Transfer on completion	47,437	(47,437)	-	-
<b>At 31 March 2014</b>	<b>800,160</b>	<b>17,919</b>	<b>10,775</b>	<b>828,854</b>
<b>Social Housing Grant</b>				
At 1 April 2013	(304,863)	(8,857)	(5,468)	(319,188)
Receivable	-	(11,053)	-	(11,053)
Transferred on completion	(13,360)	13,360	-	-
Disposals	3,877	-	85	3,962
<b>At 31 March 2014</b>	<b>(314,346)</b>	<b>(6,550)</b>	<b>(5,383)</b>	<b>(326,279)</b>
<b>Accumulated depreciation</b>				
At 1 April 2013	(63,137)	-	(504)	(63,641)
Charge for the year	(10,163)	-	(42)	(10,205)
On disposals	724	-	34	758
On component replaced	2,102	-	-	2,102
<b>At 31 March 2014</b>	<b>(70,474)</b>	<b>-</b>	<b>(512)</b>	<b>(70,986)</b>
<b>Net book value at 31 March 2014</b>	<b>415,340</b>	<b>11,369</b>	<b>4,880</b>	<b>431,589</b>
Net book value at 31 March 2013	384,705	9,657	5,058	399,420



# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

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### 10 Tangible fixed assets - Housing properties

(Continued)

Development costs have been capitalised amounting to £563,312 (2013: £610,000).

Interest has been capitalised at a rate of 4.07% during the financial year and amounted to £534,000 (2013: £251,000).

Housing properties are shown:

	<b>2014</b>	<b>2013</b>
	<b>£'000</b>	<b>£'000</b>
At cost	759,371	709,248
At valuation	72,584	72,919
	<hr/>	<hr/>
	831,955	782,167
	<hr/>	<hr/>

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 10 Tangible fixed assets - Housing properties

(Continued)

Association	Completed housing properties	Housing properties in the course of construction	Completed shared ownership housing properties	Total
	£'000	£'000	£'000	£'000
<b>Cost</b>				
At 1 April 2013	738,812	18,514	11,030	768,356
Capitalisation of components	11,081	-	-	11,081
Additions	-	46,842	-	46,842
Impairment	(217)	-	-	(217)
Disposals	(8,366)	-	(255)	(8,621)
Components replaced	(2,085)	-	-	(2,085)
Transfer on completion	47,437	(47,437)	-	-
<b>At 31 March 2014</b>	<b>786,662</b>	<b>17,919</b>	<b>10,775</b>	<b>815,356</b>
<b>Social Housing Grant</b>				
At 1 April 2013	(304,863)	(8,857)	(5,468)	(319,188)
Received	-	(11,053)	-	(11,053)
Transferred on completion	(13,360)	13,360	-	-
Disposals	3,877	-	85	3,962
<b>At 31 March 2014</b>	<b>(314,346)</b>	<b>(6,550)</b>	<b>(5,383)</b>	<b>(326,279)</b>
<b>Accumulated depreciation</b>				
At 1 April 2013	(61,587)	-	(504)	(62,091)
Charge for the year	(9,984)	-	(42)	(10,026)
On disposals	669	-	34	703
On component replaced	2,085	-	-	2,085
<b>At 31 March 2014</b>	<b>(68,817)</b>	<b>-</b>	<b>(512)</b>	<b>(69,329)</b>
<b>Net book value at 31 March 2014</b>	<b>403,499</b>	<b>11,369</b>	<b>4,880</b>	<b>419,748</b>
Net book value at 31 March 2013	372,362	9,657	5,058	387,077

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 10 Tangible fixed assets - Housing properties

(Continued)

Development costs have been capitalised amounting to £563,312 (2013: £610,000).

Interest has been capitalised at a rate of 4.07% during the financial year and amounted to £534,000 (2013: £251,000).

Housing properties are shown:

	<b>2014</b>	<b>2013</b>
	<b>£'000</b>	<b>£'000</b>
At cost	742,772	695,438
At deemed cost at point of transfer	72,584	72,919
	<u>815,356</u>	<u>768,357</u>

### 11 Other tangible fixed assets

<b>Group</b>	<b>Freehold offices and shops</b>	<b>Computer equipment</b>	<b>Fixtures and fittings</b>	<b>Motor vehicles</b>	<b>Total</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
At 1 April 2013	7,052	3,261	572	1,477	12,362
Additions	4	437	46	381	868
Impairment	(187)	-	-	-	(187)
Disposals	-	(454)	(24)	(9)	(487)
<b>At 31 March 2014</b>	<b><u>6,869</u></b>	<b><u>3,244</u></b>	<b><u>594</u></b>	<b><u>1,849</u></b>	<b><u>12,556</u></b>
<b>Accumulated depreciation</b>					
At 1 April 2013	(753)	(2,100)	(361)	(222)	(3,436)
Charge for the year	(115)	(393)	(34)	(333)	(875)
Eliminated in respect of disposals	-	428	20	8	456
<b>At 31 March 2014</b>	<b><u>(868)</u></b>	<b><u>(2,065)</u></b>	<b><u>(375)</u></b>	<b><u>(547)</u></b>	<b><u>(3,855)</u></b>
<b>Net book value at 31 March 2014</b>	<b><u>6,001</u></b>	<b><u>1,179</u></b>	<b><u>219</u></b>	<b><u>1,302</u></b>	<b><u>8,701</u></b>
At 31 March 2013	6,299	1,160	214	1,255	8,928

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2014

### 11 Other tangible fixed assets

(Continued)

Association	Freehold offices and shops £'000	Computer equipment £'000	Fixtures and fittings £'000	Motor vehicles £'000	Total £'000
<b>Cost or valuation</b>					
At 1 April 2013	7,052	3,211	542	1,477	12,282
Additions	4	415	39	381	839
Impairment	(187)	-	-	-	(187)
Disposals	-	(454)	(24)	(9)	(487)
<b>At 31 March 2014</b>	<b>6,869</b>	<b>3,172</b>	<b>557</b>	<b>1,849</b>	<b>12,447</b>
<b>Accumulated depreciation</b>					
At 1 April 2013	(753)	(2,055)	(345)	(222)	(3,375)
Charge for the year	(115)	(390)	(32)	(333)	(870)
Eliminated in respect of disposals	-	428	20	8	456
<b>At 31 March 2014</b>	<b>(868)</b>	<b>(2,017)</b>	<b>(357)</b>	<b>(547)</b>	<b>(3,789)</b>
<b>Net book value at 31 March 2014</b>	<b>6,001</b>	<b>1,155</b>	<b>200</b>	<b>1,302</b>	<b>8,658</b>
At 31 March 2013	6,299	1,155	199	1,255	8,908

### 12 Properties held for sale and stock

	Group		Association	
	2014 £'000	2013 £'000	2014 £'000	2013 £'000
Van stock	123	200	123	200
Properties for sale	1,146	36	1,146	36
<b>Total</b>	<b>1,269</b>	<b>236</b>	<b>1,269</b>	<b>236</b>

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2014

13 <b>Debtors</b>	<b>Group</b>		<b>Association</b>	
	<b>2014</b> <b>£'000</b>	<b>2013</b> <b>£'000</b>	<b>2014</b> <b>£'000</b>	<b>2013</b> <b>£'000</b>
Rent arrears (net of provision for doubtful debts)	3,459	2,550	3,450	2,542
Prepayments and accrued income	3,818	1,801	3,808	1,785
Other debtors	1,422	1,392	1,372	1,345
Amounts owed by group undertakings	-	-	1,138	1,054
	<b>8,699</b>	<b>5,743</b>	<b>9,768</b>	<b>6,726</b>

### 14 **Investments**

#### Fixed asset investments

<b>Group</b>	<b>2014</b>		<b>2013</b>	
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>Yorkshire Transformations Holdings</b>				
Gross assets	11,848		12,411	
Gross liabilities	(10,697)		(11,204)	
		1,151		1,207
<b>Homebuy</b>				
Gross homebuy asset	2,108		2,153	
Financing	(2,108)		(2,153)	
		-		-
<b>Total</b>		<b>1,151</b>		<b>1,207</b>

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

14 <u>Investments</u>	<u>(Continued)</u>			
	2014		2013	
Association	£'000	£'000	£'000	£'000
Investment in group undertakings		920		920
Deferred group loan		3,095		3,095
Investment in Yorkshire Transformations Holdings		1,156		1,201
<b>Homebuy</b>				
Gross homebuy asset	2,108		2,153	
Financing	(2,108)		(2,153)	
		-		-
<b>Total</b>		<b>5,171</b>		<b>5,216</b>
<b>Current asset investments</b>	<b>Group</b>		<b>Association</b>	
	2014	2013	2014	2013
	£'000	£'000	£'000	£'000
Debt service reserve fund	605	605	605	605
Cash deposits	2,762	1,057	2,762	1,057
<b>Total</b>	<b>3,367</b>	<b>1,662</b>	<b>3,367</b>	<b>1,662</b>

The cash deposits are deposited with building societies and banks but are not available for immediate access. The debt service reserve fund is held for an issued bond and is invested in stock under the management of the Royal Bank of Canada Global Markets. The investments are held at cost, their current valuation at the year end being £797,369 (2013: £827,153).

The Board believe that the carrying value of the investments is supported by their underlying net assets.

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2014

15 **Creditors: amounts falling due within one year**

	Group		Association	
	2014 £'000	2013 £'000	2014 £'000	2013 £'000
Housing loans	1,241	1,301	204	261
Housing loan interest	1,846	2,016	1,803	1,973
Trade creditors	6,794	5,140	6,776	5,118
Rent prepaid	1,880	1,342	1,688	1,145
Other taxes and social security costs	499	493	499	492
Accruals and deferred income	2,391	3,467	2,093	3,402
Amounts due to group undertakings	-	-	845	848
Other creditors	184	168	180	157
Corporation tax	-	1	-	-
	<b>14,835</b>	<b>13,928</b>	<b>14,088</b>	<b>13,396</b>

16 **Creditors: amounts falling due after more than one year**

	Group		Association	
	2014 £'000	2013 £'000	2014 £'000	2013 £'000
Housing loans	304,914	281,289	297,362	272,703
Recycled capital grant fund	2,812	2,187	2,812	2,186
Disposal proceeds fund	5	65	5	65
	<b>307,731</b>	<b>283,541</b>	<b>300,179</b>	<b>274,954</b>

Movements in the Disposal proceeds fund were as follows:

	Group		Association	
	2014 £'000	2013 £'000	2014 £'000	2013 £'000
Inputs to reserve brought forward	65	55	65	55
Grants recycled	-	30	-	30
Allocated to homes	(60)	(20)	(60)	(20)
<b>Amount due for repayment to the Homes and Communities Agency</b>	<b>5</b>	<b>65</b>	<b>5</b>	<b>65</b>

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 16 Creditors: amounts falling due after more than one year (Continued)

Movements in the recycled capital grant fund were as follows:

	Group		Association	
	2014 £'000	2013 £'000	2014 £'000	2013 £'000
Inputs to reserve brought forward	2,187	832	2,187	832
Grants recycled	1,692	1,341	1,692	1,341
Allocated to homes	(1,076)	7	(1,076)	7
Interest accrued	9	7	9	7
<b>Amount due for repayment to the Homes and Communities Agency</b>	<b>2,812</b>	<b>2,187</b>	<b>2,812</b>	<b>2,187</b>

	Group		Association	
	2014 £'000	2013 £'000	2014 £'000	2013 £'000
Analysis of loans				
Within 1 year	1,238	1,295	204	261
In more than one year but not more than two years	1,256	1,319	222	285
In more than two years but not more than five years	14,130	8,896	11,027	5,793
In more than five years	289,522	271,074	286,107	266,625
	<b>304,914</b>	<b>281,289</b>	<b>297,362</b>	<b>272,703</b>
Total	<b>306,152</b>	<b>282,584</b>	<b>297,566</b>	<b>272,964</b>

Housing loans from banks are secured by fixed charges on 9,759 (2013: 10,152 ) of the Group's housing properties and are repayable at varying rates of interest in instalments due as follows:

Total borrowing	At variable rate	At fixed rate	Weighted average rate	Weighted average time for which rate is fixed
£'000	£'000	£'000	%	Years
306,153	132,036	174,117	4.03	17



# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

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17	<b><u>Share capital</u></b>	<b>2014</b>	<b>2013</b>
		<b>£</b>	<b>£</b>
	<b>Shares of £1 each, allotted and fully paid.</b>		
	As at 1 April	263	295
	Net issues less retirements	(18)	(32)
		<hr/>	<hr/>
		245	263
		<hr/>	<hr/>

The shares are non-transferable, non-redeemable and carry no rights to receive either income or capital payments. They are thus classified as non-equity shares in accordance with FRS25: Financial instruments presentation.

18	<b><u>Remuneration of the board and directors</u></b>	<b>2014</b>	<b>2013</b>
		<b>£'000</b>	<b>£'000</b>
	<b>Board</b>		
	No board member received any remuneration other than reimbursement of expenses.		
	Expenses reimbursed to non executive board members not chargeable to UK income tax	6	8
	<b>Directors</b>		
	The remuneration paid to the directors of the Group were:	531	523
	Emoluments paid to the highest paid director (Chief Executive) excluding pension contributions	148	145
	Pension contributions for the year were:	70	67
	The number of employees including the highest paid director who received emoluments in the following ranges were:		
	£60,001 to £70,000	3	1
	£80,001 to £90,000	-	1
	£90,001 to £100,000	3	4
	£100,001 to £110,000	1	-
	£140,001 to £145,000	1	1

The Chief Executive is a member of the North Yorkshire County Council Superannuation Fund, previously available to all Yorkshire Housing members of staff, under the same conditions. Contributions paid during the financial year were £19,939 (2013: £19,393).

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 19 Employee Information

	Group		Association	
	2014 Number	2013 Number	2014 Number	2013 Number
The average monthly number of persons, (including the Chief Executive) expressed as full time equivalents of 35 hours per week, employed during the financial year was:	644	651	644	651
<b>Staff costs (for the above persons) were:</b>	<b>2014 £'000</b>	<b>2013 £'000</b>	<b>2014 £'000</b>	<b>2013 £'000</b>
Wages and salaries	17,368	16,957	17,368	16,957
Social security costs	1,385	1,438	1,385	1,438
Other pension costs	983	927	983	927
<b>Total</b>	<b>19,736</b>	<b>19,322</b>	<b>19,736</b>	<b>19,322</b>

21 FTE (2013:19 FTE) were employed on a joint contract between Y H Residential Limited and the Association, remunerated by the Association and recharged at £562,000 (2013: £475,000) to Y H Residential Limited.

### 20 Shares in group undertakings

Subsidiary name	Registered Social Landlord	£1 Shares held by Yorkshire Housing Limited	Basis of control
Yorkshire Community Property Services Limited	No	1,421,001	100% shares
Y H Residential Limited	No	100	100% shares
Yorkshire Transformations Holdings Limited	No	33,334	33.3% shares

All the above are registered in England.

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2014

#### 20 Shares in group undertakings

**(Continued)**

Yorkshire Community Property Services Limited owned the organisation's York office, Yorkshire House, which had been provided to Yorkshire Housing Limited until its disposal during the previous year. The total amount payable for the rent of this office was £nil (1 April, 2012 to 30 September 2012: £28,000). Management charges to the Company were £5,000 (2013: £19,680).

Y H Residential Limited owns and manages the market rented homes portfolio. Management charges to the Company were £240,623 (2013: £220,517). Yorkshire Housing also charged rent and service charges for use of office premises of £80,166 (2013: £70,800) and use of housing properties of £44,326 (2013: £44,326). Y H Residential also manages the sub-market rental properties on behalf of Yorkshire Housing; management charges in relation to these properties were £539,136 (2013: £457,459). Interest receivable on the deferred loan in the year amounted to £93,001 (2013: £92,851).

Yorkshire Transformations Holdings Limited is a joint venture which undertakes the refurbishment, maintenance and financing of homes in the Swarcliffe area of Leeds under a Private Finance Initiative with Leeds City Council.

#### 21 Capital commitments

	Group		Association	
	2014 £'000	2013 £'000	2014 £'000	2013 £'000
Capital expenditure contracted for less certified at the year end	30,982	32,151	30,982	32,151
Capital expenditure authorised by the Board but not contracted at the year end	23,111	15,305	23,111	15,305
<b>Total</b>	<b>54,093</b>	<b>47,456</b>	<b>54,093</b>	<b>47,456</b>

It is proposed that the above commitment will be funded as follows:

	2014 £'000	2013 £'000	2014 £'000	2013 £'000
Loans	50,035	41,794	50,035	41,794
Grant	4,058	5,662	4,058	5,662
<b>Total</b>	<b>54,093</b>	<b>47,456</b>	<b>54,093</b>	<b>47,456</b>

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 22 Operating lease commitments

The company was committed to making the following payments under non-cancellable operating leases in the year to 31 March:

Group	Land and buildings		Equipment and vehicles	
	2014 £'000	2013 £'000	2014 £'000	2013 £'000
Operating leases which expire:				
Within one year	18	25	10	44
Between two and five years	138	79	106	73
In over five years	636	609	4	-
	<u>792</u>	<u>713</u>	<u>120</u>	<u>117</u>

Association	Land and buildings		Equipment and vehicles	
	2014 £'000	2013 £'000	2014 £'000	2013 £'000
Operating leases which expire:				
Within one year	18	25	10	44
Between two and five years	138	79	106	73
In over five years	242	219	4	-
	<u>398</u>	<u>323</u>	<u>120</u>	<u>117</u>

### 23 Pensions

#### NORTH YORKSHIRE COUNTY COUNCIL SUPERANNUATION FUND

The Group contributes to the North Yorkshire County Council Superannuation Fund (NYCCSF) which is a defined benefit scheme (closed to new members) and to the Social Housing Pension Scheme (SHPS), which is a multi-employer defined benefit scheme.

The actuarial liability in relation to the NYCCSF scheme is subject to a triennial valuation by Mercer Limited, qualified independent actuaries. The latest available valuation was carried out as at 31 March, 2013 using the attained age method.

The financial assumptions used for the purposes of the FRS17: Retirement benefits calculations were as follows:

Assumptions as at :	2014 %	2013 %
Rate of CPI inflation	2.40	2.40
Rate of increase in salaries	3.90	4.15
Rate of increase in pensions	2.40	2.40
Discount rate	4.50	4.20

**YORKSHIRE HOUSING LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

***FOR THE YEAR ENDED 31 MARCH 2014***

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# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 23 Pensions

(Continued)

The split of assets between investment categories is:	(% of investment)	
	2014	2013
Equities		
Government bonds	67.00	64.00
Other bonds	12.40	13.10
Property	7.50	10.10
Cash/liquidity	4.70	3.70
Diversified growth funds	0.50	0.40
	7.90	8.70

In accordance with Paragraph 77(a) of FRS17: Retirement benefits (as revised), the assets for the current and previous three periods are measured at current bid price. Asset and liability values for 2009 are shown at mid-market value and have not been re-measured as permitted by FRS17: Retirement benefits (as revised) as the effect of doing so is not considered to be material. Information for 2009 can be obtained from this and previous FRS17: Retirement benefits disclosures.

	Present value of Association's share in scheme liabilities	Present value of Association's share in scheme assets	Present value of Association's share in scheme (deficit)/surplus
Year ended 31 March 2014	27,813	27,210	(603)
Year ended 31 March 2013	29,407	22,722	(6,685)
Year ended 31 March 2012	24,549	19,233	(5,316)
Year ended 31 March 2011	21,928	18,343	(3,585)
Year ended 31 March 2010	21,507	15,609	(5,898)
Year ended 31 March 2009	14,754	9,703	(5,051)

Yorkshire Housing Limited paid contributions at rates between 14.1% and 16.1% during the year ended 31 March 2014 (2013: 14.1% and 16.1%). Member contributions were paid at rates between 5.5% and 7.5% (2013: 5.5% and 7.5%).

The value of the Group's share of the scheme assets is as follows:

	2014 £'000	2013 £'000
<b>Asset Class</b>		
Equities	18,230	14,542
Government bonds	3,374	2,976
Other bonds	2,041	2,295
Property	1,279	841
Cash/liquidity	137	91
Other	2,149	1,977
	<b>27,210</b>	<b>22,722</b>

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 23 Pensions

(Continued)

Pension costs have been charged to the income and expenditure account on the basis of contributions payable for the financial year to the North Yorkshire Pension Fund (based on a formal interim actuarial valuation for 31 March 2013) and the pension payable in the financial year to retired employees. At the 31 March 2014 the Group had the following pension assets and liabilities that have been included within the balance sheet:

Net pension balance sheet (deficit)	2014 £'000	2013 £'000
Fair value of scheme assets	27,210	22,722
Present value of scheme liabilities	(27,813)	(29,407)
<b>Net pension (deficit)</b>	<b>(603)</b>	<b>(6,685)</b>

The actual contribution paid by Yorkshire Housing Limited in 2014 was £747,015 (2013: £803,890).

The value of the Group's share of the scheme assets is as follows:

	2014 £'000	2013 £'000
<b>As at 1 April</b>	22,722	19,233
Member and employer contributions	976	1,047
Benefits/transfers paid	(739)	(717)
Net interest/return on assets	1,301	1,078
Actuarial gain/(loss)	2,950	2,081
<b>As at 31 March</b>	<b>27,210</b>	<b>22,722</b>

The movement in the present value of scheme liabilities for the financial year is as follows:

	2014 £'000	2013 £'000
<b>As at 1 April</b>	(29,407)	(24,549)
Current service cost	(807)	(689)
Past service cost	-	-
Curtailments	-	(80)
Benefits/transfers paid	739	717
Member contributions	(229)	(243)
Net interest/return on assets	(1,240)	(1,210)
Actuarial gain/(loss)	3,131	(3,353)
<b>As at 31 March</b>	<b>(27,813)</b>	<b>(29,407)</b>

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

### 23 Pensions

(Continued)

The movement in the net pension deficit can be analysed between the following revenue items:

	2014 £'000	2013 £'000
<b>Revenue item classification</b>		
<b>Amounts charged to operating surplus</b>		
Current service cost	(807)	(689)
Curtailments	-	(80)
Employer contributions	747	804
<b>Total (loss)/gain</b>	<b>(60)</b>	<b>35</b>
<b>Amounts (debited to other finance costs)/credited to other finance income</b>		
Expected return on assets	1,301	1,078
Interest on pension liabilities	(1,240)	(1,210)
<b>Net income/(cost)</b>	<b>61</b>	<b>(132)</b>

The actuarial gains can be analysed into the following categories, measured as absolute amounts and as a percentage of assets or liabilities at 31 March 2014:

<b>Statement of actuarial gains /(losses)</b>	<b>2014 £'000</b>	<b>2013 £'000</b>
Asset gain/(loss)	2,950	2,081
Liability gain/(loss)	3,131	(3,353)
<b>Net gain/(loss)</b>	<b>6,081</b>	<b>(1,272)</b>

<b>History of experience gains/(losses)</b>	<b>2014 £'000</b>	<b>2013 £'000</b>	<b>2012 £'000</b>
Experience gain /(loss) on assets	2,950	2,081	(918)
Value of assets	27,210	22,722	19,233
% of assets	10.84%	9.16%	4.77%
Experience (losses) on liabilities	3,131	(3,353)	(881)
Value of liabilities	(27,813)	(29,407)	24,549
% of liabilities	11.26%	11.40%	3.59%



# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2014

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### 23 Pensions

**(Continued)**

#### **SOCIAL HOUSING PENSION SCHEME**

Yorkshire Housing participates in the Social Housing Pension Scheme (the Scheme). The Scheme is funded and is contracted-out of the State Pension scheme.

It is not possible in the normal course of events to identify on a consistent and reasonable basis the share of underlying assets and liabilities belonging to individual participating employers. This is because the Scheme is a multi-employer scheme where the Scheme assets are co-mingled for investment purposes, and benefits are paid from total Scheme assets. Accordingly, due to the nature of the Scheme, the accounting charge for the period under FRS17 represents the employer contribution payable.

The Trustee commissions an actuarial valuation of the Scheme every three years. The main purpose of the valuation is to determine the financial position of the Scheme in order to address the level of future contributions required so that the Scheme can meet its pension obligations as they fall due.

The last formal valuation of the Scheme was performed as at 30 September 2011 by a professionally qualified Actuary using the Projected Unit Method. The market value of the Scheme's assets at the valuation date was £2,062 million. The valuation revealed a shortfall of assets compared with the value of liabilities of £1,035 million, equivalent to a past service funding level of 67.0%.

The Scheme Actuary has prepared an Actuarial Report that provides an approximate update on the funding position of the Scheme as at 30 September 2013. Such a report is required by legislation for years in which a full actuarial valuation is not carried out. The market value of the Scheme's assets at the date of the Actuarial Report was £2,718 million. The Actuarial Report revealed a shortfall of assets compared with the value of liabilities of £1,151 million, equivalent to a past service funding level of 70%.

# YORKSHIRE HOUSING LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2014

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### 24 Related party transactions

A proportion of the board members and shareholders are tenants of the Group and reside in the Group's property. The terms of the tenancy arrangements are consistent with those offered to other tenants of the Group and they are not able to use their position to advantage.

Yorkshire Housing Limited has taken advantage of the exemption within FRS8: Related party disclosures not to disclose related party transactions where the company is a wholly owned subsidiary and is included in the consolidated financial statements of a group whose financial statements are publicly available.

Related party transactions with Yorkshire Transformations Limited were as follows:

	<b>2014</b>	<b>2013</b>
	<b>£'000</b>	<b>£'000</b>
<b>Contractual income</b>		
Income received 2013-14	3,012	2,428
<b>Other income</b>		
Repayment of subordinated debt	44	80
Directors fees	55	52
Subordinated debt interest	139	146
Dividend	175	245
	<hr/>	<hr/>
<b>Total Income</b>	<b>3,425</b>	<b>2,951</b>
	<hr/>	<hr/>
<b>Trading debtor at 31 March</b>	<b>325</b>	<b>198</b>

During the year Yorkshire Housing transacted with its non regulated subsidiaries, Y H Residential Limited and Yorkshire Community Property Services Limited. These transactions were conducted on an arms length basis and were eliminated on consolidation within the Group's financial statements.

Further details of these transactions can be found within the financial statements of the subsidiary company.

## VALUATION REPORT

The following valuation report (the "**Valuation Report**") relates to the properties which will be charged in favour of the Security Trustee on the Closing Date (the Initial Properties) and allocated to secure the Bonds. Accordingly, on the Closing Date the Issuer's Designated Security will be comprised of the Initial Properties.

The Valuation Report was prepared by Savills Advisory Services Limited, Registered Chartered Surveyors, of 33 Margaret Street, London W1G 0JD (the "**Valuer**"). The Valuation Report is included in this Prospectus, in the form and context in which it is included, with the consent of the Valuer and the Valuer has authorised the contents of this section.

The Valuer does not have a material interest in the Issuer or the Original Borrower.

### Summary of valuations

A summary of the values of the Initial Properties set out in the Valuation Report is set out below:

<b>EUV-SH / MV-ST as appropriate</b>				
<b>Units No.</b>	<b>Valued on EUV-SH basis</b>	<b>Units No.</b>	<b>Valued on MV-ST basis</b>	<b>Total</b>
977	£45,160,000	2,303	£123,450,000	£168,610,000

# Yorkshire Housing Finance Limited

Valuation of Housing Stock for Bond

29 October 2014



Ground Floor  
City Point  
29 King Street  
Leeds  
LS1 2HL

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## **Appendices**

### **Appendix 1**

### **Appendix 2**

### **Appendix 3**

### **Appendix 4**



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**Trust Deed**

**Bond**

**Joint Bookrunners**

**REPORTING COMPANY: SAVILLS ADVISORY SERVICES LIMITED**

**VALUATION OF HOUSING STOCK OF YORKSHIRE HOUSING LIMITED (THE "BORROWER") RELATING TO THE ISSUE OF £200,000,000 4.125 PER CENT. SECURED BONDS DUE 2044 (THE "BONDS") INCLUDING £60,000,000 RETAINED BONDS, TO BE ISSUED BY YORKSHIRE HOUSING FINANCE LIMITED PLC (THE "ISSUER") PURSUANT TO A BOND TRUST DEED TO BE DATED ON OR AROUND 31 OCTOBER 2014 BETWEEN THE ISSUER AND PRUDENTIAL TRUSTEE COMPANY LIMITED (THE "BOND TRUSTEE") AS TRUSTEE FOR ITSELF AND THE HOLDERS OF THE BONDS.**

**1. INSTRUCTIONS & TERMS OF REFERENCE**

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**Appendix 1**

**3379 units**

**Properties**

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**Existing Use Value - Social Housing is defined by the Royal Institution of Chartered Surveyors (“RICS”) at UKVS 1.13 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 - subject to the following special assumptions that the property will continue to be let by a body pursuant to delivery of a service for the existing use:*

- i) at the valuation date, any regulatory body, in applying its criteria for approval, would not unreasonably fetter the vendor's ability to dispose of the property to organisations intending to manage their housing stock in accordance with that regulatory body's requirements;*
- ii) properties temporarily vacant pending re-letting would 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*
- iii) any subsequent sale would be subject to all of the above special assumptions.”*

**Market Value is defined by the Royal Institution of Chartered Surveyors as:-**

*“The estimated amount for which an asset or liability should exchange on the date of valuation 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”.*





**Prospectus**

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**Andrew G Smith**

**Andrew G Smith**

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**Certificates of Title**

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## 2. EXECUTIVE SUMMARY OF VALUATION

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- **Market Value – Subject to Tenancies (MV-STT) is £115,510,000 (one hundred and fifteen million five hundred and ten thousand pounds)**
  
- **Existing Use for Social Housing is £36,000,000 (thirty six million pounds)**

### Appendix 1

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- **Market Value – Subject to Tenancies (MV-STT) is £7,940,000 (seven million nine hundred and forty thousand pounds)**
  
- **Existing Use for Social Housing is £9,160,000 (nine million one hundred and sixty thousand pounds)**

### Appendix 1



Appendix 1

Table 2: Breakdown by Unit Type

Type	Beds	Number of Units
<b>Grand Total</b>		<b>3280</b>

Appendix 3

4. ENVIRONMENTAL CONSIDERATIONS

**5. TOWN PLANNING**

**Property Documents**

**6. TENURE**

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**Appendix 1**

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**7 RENT RESTRUCTURING, TARGET RENTS AND “CONVERGENCE” RENTS**

**Table 3: Summary Comparison of Rents 2014/15 (£ per week net, 52 weeks)**

	<b>£pw net</b>

*Source: Savills & the Issuer*

**8 RENTS AND CPI**

**9 “AFFORDABLE” RENT**

**10 WELFARE REFORM - ADDITIONAL COMMENTARY ON VOIDS, ARREARS AND BAD DEBTS**

11 THE PROPERTY MARKET – GENERAL MARKET SUMMARY

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Appendix 2

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Table 4 : Vacant Possession Values

Type	Beds	Market Value Vacant Possession Average £
<b>Overall Average</b>		<b>88,588</b>

Source.; Savills



**Table 5 : Average Market Rents Per Calendar Month**

Type	Beds	Market Rent Per Calendar Month (£ Ave)
<b>Overall Average</b>		<b>469</b>

Source: Savills

**12 EXISTING USE VALUE FOR SOCIAL HOUSING - VALUATION APPROACH**



**13 VALUATION APPROACH - MARKET VALUE SUBJECT TO TENANCIES**

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**Table 7: Investment Variables**

Variable	Unit of Cost	Year	Variable Amount	Source

Source: Savills

**14 SHARED OWNERSHIP – VALUATION APPROACH**

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**Shared Ownership Properties**

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- 
- 

**Continued...**

15 VALUATIONS

A. Properties that may be disposed of by a mortgagee in possession at MV-STT, that is on an unfettered basis (meaning subject to existing tenancies but otherwise with vacant possession and not subject to any security interest, option or other encumbrance or to any restriction preventing its sale to, or use by, any person for residential use) as referred to in paragraph 1.2 above.

Table 8 Valuation of Freehold and Leasehold Property that may be disposed at MV-STT (£) and Their Equivalent EUV-SH

Category of Property	Number of Dwellings	Market Value – Subject to Tenancies (MV-STT) £	Equivalent Existing Use Value – Social Housing (EUV-SH) £
			£72,320,000
			£5,515,000
<b>Total</b>	<b>2,303</b>	<b>£123,450,000</b>	<b>£78,190,000</b>

B. Properties that owing to Restrictions or letting type may only be sold at EUV-SH - defined as other properties including the retained equity in shared ownership dwellings as referred to in paragraph 1.3 above.

Table 9: Valuation of Freehold And Leasehold Property that may be only by disposed at EUV-SH

Category of Property	Number of Dwellings		Existing Use Value – Social Housing (EUV-SH)
<b>Total</b>	<b>977</b>		<b>£45,160,000</b>

**Appendix 1**

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**Appendix 1**

**16 LOTTING AND VALUE DISAGGREGATION**

**Appendix 1.**

**17 SUITABILITY AS LOAN SECURITY**

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**18 GENERAL ASSUMPTIONS AND STANDARD CONDITIONS**

**Appendix 4**

BS311.19T(36) 02.02.11(5) (S) 05/01/18



## Appendix 1

### Stock Schedules

1. MVSTT Freehold
2. MVSTT Leasehold
3. EUV-SH Freehold
4. EUV-SH Leasehold
5. Nil Value

Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT EPW	TARGET/FORMULA RENT EPW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT
9	17168	Flat 1	82 Avern	Bradford	BD10 9HE	Secure - Fair Rent	Flat	1	1981	66.24	68.69	2	2	Averingcliffe Rd, Eccleshill	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£14,107
10	17169	Flat 2	82 Avern	Bradford	BD10 9HE	Assured Rent	Flat	1	1981	71.73	74.38	2	2	Averingcliffe Rd, Eccleshill	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
11	17170	Flat 3	82 Avern	Bradford	BD10 9HE	Secure - Fair Rent	Flat	1	1981	71.73	74.38	2	2	Averingcliffe Rd, Eccleshill	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
12	17171	Flat 4	82 Avern	Bradford	BD10 9HE	Secure - Fair Rent	Flat	1	1981	56.36	58.45	2	2	Averingcliffe Rd, Eccleshill	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£12,004
13	17172	Flat 5	82a Aver	Bradford	BD10 9HE	Secure - Fair Rent	Flat	1	1981	71.73	74.38	2	2	Averingcliffe Rd, Eccleshill	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
14	17173	Flat 2	82a Aver	Bradford	BD10 9HE	Secure - Fair Rent	Flat	1	1981	66.24	68.69	2	2	Averingcliffe Rd, Eccleshill	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£14,107
15	17174	Flat 3	82a Aver	Bradford	BD10 9HE	Assured Rent	Flat	1	1981	71.73	74.38	2	2	Averingcliffe Rd, Eccleshill	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
16	17175	Flat 4	82a Aver	Bradford	BD10 9HE	Secure - Fair Rent	Flat	1	1981	71.73	74.38	2	2	Averingcliffe Rd, Eccleshill	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
17	24391	19 Oakdale Drive	Bradford	Bradford	BD10 0JF	Assured Rent	House	4	2012	99.65	103.34	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	98,000	MVSTT	FH	1	£71,138	£60,921
18	24405	17 Oakdale Drive	Bradford	Bradford	BD10 0JF	Assured Rent	House	4	2012	99.65	103.34	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	98,000	MVSTT	FH	1	£78,400	£67,972
19	24406	15 Oakdale Drive	Bradford	Bradford	BD10 0JF	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
20	24407	13 Oakdale Drive	Bradford	Bradford	BD10 0JF	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
21	24408	11 Oakdale Drive	Bradford	Bradford	BD10 0JF	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
22	24409	9 Oakdale Drive	Bradford	Bradford	BD10 0JF	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
23	24410	7 Oakdale Drive	Bradford	Bradford	BD10 0JF	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
24	24411	5 Oakdale Drive	Bradford	Bradford	BD10 0JF	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
25	24412	3 Oakdale Drive	Bradford	Bradford	BD10 0JF	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
26	24413	1 Oakdale Drive	Bradford	Bradford	BD10 0JF	Starter Tenancies	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
27	24390	189 Ravenscliffe Ave	Bradford	Bradford	BD10 0JX	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
28	24392	191 Ravenscliffe Ave	Bradford	Bradford	BD10 0JX	Starter Tenancies	House	2	2012	84.34	87.46	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	58,000	MVSTT	FH	1	£55,160	£55,160
29	24393	193 Ravenscliffe Ave	Bradford	Bradford	BD10 0JX	Assured Rent	House	2	2012	84.34	87.46	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	58,000	MVSTT	FH	1	£55,160	£55,160
30	24394	195 Ravenscliffe Ave	Bradford	Bradford	BD10 0JX	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
31	24395	185 Ravenscliffe Ave	Bradford	Bradford	BD10 0JX	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
32	24396	175 Ravenscliffe Ave	Bradford	Bradford	BD10 0JX	Assured Rent	House	2	2012	84.34	87.46	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	58,000	MVSTT	FH	1	£55,160	£55,160
33	24397	173 Ravenscliffe Ave	Bradford	Bradford	BD10 0JX	Assured Rent	House	2	2012	84.34	87.46	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	58,000	MVSTT	FH	1	£55,160	£55,160
34	24398	187 Ravenscliffe Ave	Bradford	Bradford	BD10 0JX	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
35	24399	183 Ravenscliffe Ave	Bradford	Bradford	BD10 0JX	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
36	24400	181 Ravenscliffe Ave	Bradford	Bradford	BD10 0JX	Assured Rent	House	2	2012	84.34	87.46	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	58,000	MVSTT	FH	1	£55,160	£55,160
37	24401	179 Ravenscliffe Ave	Bradford	Bradford	BD10 0JX	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
38	24402	177 Ravenscliffe Ave	Bradford	Bradford	BD10 0JX	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
39	24403	171 Ravenscliffe Ave	Bradford	Bradford	BD10 0JX	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
40	24404	169 Ravenscliffe Ave	Bradford	Bradford	BD10 0JX	Assured Rent	House	3	2012	93.85	97.32	3	3	Ravenscliffe,Bradford	1, 2 & 3	E	70,000	MVSTT	FH	1	£62,300	£62,300
41	17176	Flat 1	103 The	Bradford	BD10 0QA	Assured Shorthold	Flat	1	1980	71.73	74.38	4	4	The Bank, Bradford	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
42	17177	Flat 2	103 The	Bradford	BD10 0QA	Assured Rent	Flat	1	1980	71.73	74.38	4	4	The Bank, Bradford	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
43	17178	Flat 3	103 The	Bradford	BD10 0QA	Assured Rent	Flat	1	1980	71.73	74.38	4	4	The Bank, Bradford	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
44	17179	Flat 4	103 The	Bradford	BD10 0QA	Assured Rent	Flat	1	1980	71.73	74.38	4	4	The Bank, Bradford	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
45	17180	Flat 1	105 The	Bradford	BD10 0QA	Assured Rent	Flat	1	1980	71.73	74.38	4	4	The Bank, Bradford	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
46	17181	Flat 2	105 The	Bradford	BD10 0QA	Assured Rent	Flat	1	1980	71.73	74.38	4	4	The Bank, Bradford	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
47	17182	Flat 3	105 The	Bradford	BD10 0QA	Assured Rent	Flat	1	1980	71.73	74.38	4	4	The Bank, Bradford	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
48	17183	Flat 4	105 The	Bradford	BD10 0QA	Assured Rent	Flat	1	1980	71.73	74.38	4	4	The Bank, Bradford	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
49	17184	Flat 1	107 The	Bradford	BD10 0QA	Assured Rent	Flat	1	1980	71.73	74.38	4	4	The Bank, Bradford	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
50	17185	Flat 2	107 The	Bradford	BD10 0QA	Assured Rent	Flat	1	1980	71.73	74.38	4	4	The Bank, Bradford	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
51	17186	Flat 3	107 The	Bradford	BD10 0QA	Assured Rent	Flat	1	1980	71.73	74.38	4	4	The Bank, Bradford	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
52	17187	Flat 4	107 The	Bradford	BD10 0QA	Assured Rent	Flat	1	1980	71.73	74.38	4	4	The Bank, Bradford	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,038	£15,276
61	2866	53 First Street	Low Moc	Bradford	BD12 0JQ	Assured Rent	House	3	1950	86.20	89.39	6	6	Bradford HMP Rehab2	1, 2 & 3	E	70,000	MVSTT	FH	1	£47,875	£23,900
62	2881	775 Cleckheaton Road	Low Moc	Bradford	BD12 7AT	Assured Rent	House	2	1885	80.17	83.14	6	6	Bradford HMP Rehab2	1, 2 & 3	E	58,000	MVSTT	FH	1	£41,525	£22,229
71	2828	1 Fern lea	Queensb	Bradford	BD13 1BL	Assured Rent	House	2	1950	83.97	87.08	8	8	Bradford HMP Rehab2	1, 2 & 3	E	110,000	MVSTT	FH	1	£57,775	£23,282
72	2853	19 Medway	Queensb	Bradford	BD13 2RQ	Assured Rent	House	3	1944	90.01	93.34	8	8	Bradford HMP Rehab2	1, 2 & 3	E	125,000	MVSTT	FH	1	£65,063	£24,956
73	2855	21 Medway	Queensb	Bradford	BD13 2RQ	Assured Rent	House	3	1944	90.01	93.34	8	8	Bradford HMP Rehab2	1, 2 & 3	E	125,000	MVSTT	FH	1	£65,063	£24,956
74	2868	67 Pentland Avenue	Clayton	Bradford	BD14 6JF	Assured Rent	House	3	1978	86.20	89.39	9	9	Bradford HMP Rehab2	1, 2 & 3	E	130,000	MVSTT	FH	1	£66,625	£23,900
75	2862	46 Eskdale Rise	Allerton	Bradford	BD15 7UQ	Assured Rent	House	3	1974	86.20	89.39	10	10	Bradford HMP Rehab2	1, 2 & 3	E	80,000	MVSTT	FH	1	£49,700	£23,900
83	2839	10 Langlands Road	Cottingle	Bradford	BD16 1QJ	Assured Rent	House	2	1986	83.97	87.08	12	12	Bradford HMP Rehab2	1, 2 & 3	E	95,000	MVSTT	FH	1	£56,988	£23,282
100	2610	14 Hazel Mount	Shipley	Bradford	BD18 2LH	Assured Rent	House	2	1996	92.28	95.69	14	14	Hollin Lane, Shipley	1, 2 & 3	E	115,000	MVSTT	FH	1	£67,638	£47,799
101	2614	16 Hazel Mount	Shipley	Bradford	BD18 2LH	Assured Rent	House	4	1996	96.05	99.60	14	14	Hollin Lane, Shipley	1, 2 & 3	E	138,000	MVSTT	FH	1	£83,519	£49,752
102	2618	18 Hazel Mount	Shipley	Bradford	BD18 2LH	Assured Rent	House	4	1996	96.05	99.60	14	14	Hollin Lane, Shipley	1, 2 & 3	E	138,000	MVSTT	FH	1	£83,519	£49,752
103	2630	24 Hazel Mount	Shipley	Bradford	BD18 2LH	Assured Rent	House	4	1996	96.05	99.60	14	14	Hollin Lane, Shipley	1, 2 & 3	E	138,000	MVSTT	FH	1	£83,519	£49,752
104	2634	26 Hazel Mount	Shipley	Bradford	BD18 2LH	Assured Rent	House	4	1996	96.05	99.60	14	14	Hollin Lane, Shipley	1, 2 & 3	E	138,000	MVSTT	FH	1	£83,519	£49,752
105	2628	23 Hazel Mount	Shipley	Bradford	BD18 2LH	Assured Rent	House	3	1996	95.48	99.01	14	14	Hollin Lane, Shipley	1, 2 & 3	E	125,000	MVSTT	FH	1	£74,250	£49,457
106	2612	15 Hazel Mount	Shipley	Bradford	BD18 2LH	Assured Rent	House	2	1996	92.28	95.69	14	14	Hollin Lane, Shipley	1, 2 & 3	E	115,000					

Schedule 1 ; MVSTT Freehold

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122	2600	3 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	3	1995	90.01	93.34	14	Hollin Lane, Shipley	1, 2 & 3 E	125,000	MVSTT	FH	1	£74,250	£46,625
123	2606	9 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	3	1996	90.01	93.34	14	Hollin Lane, Shipley	1, 2 & 3 E	125,000	MVSTT	FH	1	£74,250	£46,625
124	2608	11 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	3	1996	90.01	93.34	14	Hollin Lane, Shipley	1, 2 & 3 E	125,000	MVSTT	FH	1	£74,250	£46,625
125	2627	22 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	3	1996	90.01	93.34	14	Hollin Lane, Shipley	1, 2 & 3 E	125,000	MVSTT	FH	1	£74,250	£46,625
126	2635	26 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	3	1996	90.01	93.34	14	Hollin Lane, Shipley	1, 2 & 3 E	125,000	MVSTT	FH	1	£74,250	£46,625
127	2637	27 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	3	1996	90.01	93.34	14	Hollin Lane, Shipley	1, 2 & 3 E	125,000	MVSTT	FH	1	£74,250	£46,625
128	2639	28 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	3	1996	95.48	95.48	14	Hollin Lane, Shipley	1, 2 & 3 E	125,000	MVSTT	FH	1	£81,315	£60,887
129	2641	29 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	3	1996	90.01	93.34	14	Hollin Lane, Shipley	1, 2 & 3 E	125,000	MVSTT	FH	1	£74,250	£46,625
130	2617	17 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	2	1996	79.77	79.77	14	Hollin Lane, Shipley	1, 2 & 3 E	115,000	MVSTT	FH	1	£74,059	£50,869
131	2631	24 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	2	1996	84.63	84.63	14	Hollin Lane, Shipley	1, 2 & 3 E	115,000	MVSTT	FH	1	£74,059	£53,968
132	2599	2 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	3	1996	86.20	89.39	14	Hollin Lane, Shipley	1, 2 & 3 E	125,000	MVSTT	FH	1	£74,250	£44,652
133	2601	4 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	3	1996	86.20	89.39	14	Hollin Lane, Shipley	1, 2 & 3 E	125,000	MVSTT	FH	1	£74,250	£44,652
134	2603	6 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	3	1996	86.20	89.39	14	Hollin Lane, Shipley	1, 2 & 3 E	125,000	MVSTT	FH	1	£74,250	£44,652
135	2605	8 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	3	1996	86.20	89.39	14	Hollin Lane, Shipley	1, 2 & 3 E	125,000	MVSTT	FH	1	£74,250	£44,652
136	2607	10 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	3	1996	86.20	89.39	14	Hollin Lane, Shipley	1, 2 & 3 E	125,000	MVSTT	FH	1	£74,250	£44,652
137	2602	5 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	2	1996	83.97	87.08	14	Hollin Lane, Shipley	1, 2 & 3 E	115,000	MVSTT	FH	1	£67,638	£43,498
138	2604	7 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	2	1996	83.97	87.08	14	Hollin Lane, Shipley	1, 2 & 3 E	115,000	MVSTT	FH	1	£67,638	£43,498
139	2621	19 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	2	1996	83.97	87.08	14	Hollin Lane, Shipley	1, 2 & 3 E	115,000	MVSTT	FH	1	£67,638	£43,498
140	2623	20 Yew Tree Close		Shiple	Bradford	BD18 2LX	Support Works	House	2	1996	79.21	79.21	14	Hollin Lane, Shipley	1, 2 & 3 E	115,000	MVSTT	FH	1	£61,009	£23,804
141	2625	21 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	2	1997	87.25	87.25	14	Hollin Lane, Shipley	1, 2 & 3 E	115,000	MVSTT	FH	1	£74,059	£55,639
142	2629	23 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	2	1996	83.97	87.08	14	Hollin Lane, Shipley	1, 2 & 3 E	115,000	MVSTT	FH	1	£67,638	£43,498
143	2633	25 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	2	1996	83.97	87.08	14	Hollin Lane, Shipley	1, 2 & 3 E	115,000	MVSTT	FH	1	£67,638	£43,498
144	2609	12 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	2	1996	80.17	83.14	14	Hollin Lane, Shipley	1, 2 & 3 E	115,000	MVSTT	FH	1	£67,638	£41,530
145	2611	14 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	2	1997	80.17	83.14	14	Hollin Lane, Shipley	1, 2 & 3 E	115,000	MVSTT	FH	1	£67,638	£41,530
146	2613	15 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	2	1996	80.17	83.14	14	Hollin Lane, Shipley	1, 2 & 3 E	115,000	MVSTT	FH	1	£67,638	£41,530
147	2615	16 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	2	1996	80.17	83.14	14	Hollin Lane, Shipley	1, 2 & 3 E	115,000	MVSTT	FH	1	£67,638	£41,530
148	2619	18 Yew Tree Close		Shiple	Bradford	BD18 2LX	Assured Rent	House	2	1996	80.17	83.14	14	Hollin Lane, Shipley	1, 2 & 3 E	115,000	MVSTT	FH	1	£67,638	£41,530
149	17625	Flat 2 Tudor Barn Court Towngate		Tudor Bc	Bradford	BD18 1LD	Assured Rent	Flat	1	1998	77.75	80.63	15	Towngate, Wrose	1, 2 & 3 E	50,000	MVSTT	FH	1	£34,425	£16,559
150	17626	Flat 4 Tudor Barn Court Towngate		Tudor Bc	Bradford	BD18 1LD	Assured Rent	Flat	1	1998	71.73	74.38	15	Towngate, Wrose	1, 2 & 3 E	50,000	MVSTT	FH	1	£34,425	£15,276
151	17627	Flat 6 Tudor Barn Court Towngate		Tudor Bc	Bradford	BD18 1LD	Assured Rent	Flat	1	1998	71.73	74.38	15	Towngate, Wrose	1, 2 & 3 E	50,000	MVSTT	FH	1	£34,425	£15,276
152	17628	Flat 8 Tudor Barn Court Towngate		Tudor Bc	Bradford	BD18 1LD	Assured Rent	Flat	1	1998	71.73	74.38	15	Towngate, Wrose	1, 2 & 3 E	50,000	MVSTT	FH	1	£34,425	£15,276
153	17629	Flat 10 Tudor Barn Court Towngate		Tudor Bc	Bradford	BD18 1LD	Assured Rent	Flat	1	1998	71.73	74.38	15	Towngate, Wrose	1, 2 & 3 E	50,000	MVSTT	FH	1	£34,425	£15,276
154	17630	Flat 12 Tudor Barn Court Towngate		Tudor Bc	Bradford	BD18 1LD	Assured Rent	Flat	1	1998	71.73	74.38	15	Towngate, Wrose	1, 2 & 3 E	50,000	MVSTT	FH	1	£34,425	£15,276
155	17631	Flat 14 Tudor Barn Court Towngate		Tudor Bc	Bradford	BD18 1LD	Assured Rent	Flat	1	1998	71.73	74.38	15	Towngate, Wrose	1, 2 & 3 E	50,000	MVSTT	FH	1	£34,425	£15,276
156	17632	Flat 16 Tudor Barn Court Towngate		Tudor Bc	Bradford	BD18 1LD	Assured Rent	Flat	1	1998	71.73	74.38	15	Towngate, Wrose	1, 2 & 3 E	50,000	MVSTT	FH	1	£34,425	£15,276
157	17633	Flat 18 Tudor Barn Court Towngate		Tudor Bc	Bradford	BD18 1LD	Assured Rent	Flat	1	1998	71.73	74.38	15	Towngate, Wrose	1, 2 & 3 E	50,000	MVSTT	FH	1	£34,425	£15,276
158	17634	Flat 20 Tudor Barn Court Towngate		Tudor Bc	Bradford	BD18 1LD	Assured Rent	Flat	1	1998	71.73	74.38	15	Towngate, Wrose	1, 2 & 3 E	50,000	MVSTT	FH	1	£34,425	£15,276
159	17635	Flat 22 Tudor Barn Court Towngate		Tudor Bc	Bradford	BD18 1LD	Secure - Fair Rent	Flat	1	1998	65.57	68.00	15	Towngate, Wrose	1, 2 & 3 E	50,000	MVSTT	FH	1	£34,425	£13,965
160	17636	Flat 24 Tudor Barn Court Towngate		Tudor Bc	Bradford	BD18 1LD	Assured Rent	Flat	1	1998	71.73	74.38	15	Towngate, Wrose	1, 2 & 3 E	50,000	MVSTT	FH	1	£34,425	£15,276
161	17637	Flat 26 Tudor Barn Court Towngate		Tudor Bc	Bradford	BD18 1LD	Assured Rent	Flat	1	1998	71.73	74.38	15	Towngate, Wrose	1, 2 & 3 E	50,000	MVSTT	FH	1	£34,425	£15,276
162	17638	Flat 28 Tudor Barn Court Towngate		Tudor Bc	Bradford	BD18 1LD	Assured Rent	Flat	1	1998	71.73	74.38	15	Towngate, Wrose	1, 2 & 3 E	50,000	MVSTT	FH	1	£34,425	£15,276
163	18914	6 High Street		Cleckhe	Cleckheaton	BD19 3PX	Assured Rent	Flat	1	1979	71.56	74.21	16	High Street, Cleckheaton	1, 2 & 3 E	60,000	MVSTT	FH	1	£37,425	£15,241
164	18915	8 High Street		Cleckhe	Cleckheaton	BD19 3PX	Assured Rent	Flat	1	1979	71.56	74.21	16	High Street, Cleckheaton	1, 2 & 3 E	60,000	MVSTT	FH	1	£37,425	£15,241
165	18916	10 High Street		Cleckhe	Cleckheaton	BD19 3PX	Assured Rent	Flat	1	1979	71.56	74.21	16	High Street, Cleckheaton	1, 2 & 3 E	60,000	MVSTT	FH	1	£37,425	£15,241
166	18917	12 High Street		Cleckhe	Cleckheaton	BD19 3PX	Assured Rent	Flat	1	1979	71.56	74.21	16	High Street, Cleckheaton	1, 2 & 3 E	60,000	MVSTT	FH	1	£37,425	£15,241
167	18918	14 High Street		Cleckhe	Cleckheaton	BD19 3PX	Assured Rent	Flat	1	1979	71.56	74.21	16	High Street, Cleckheaton	1, 2 & 3 E	60,000	MVSTT	FH	1	£37,425	£15,241
168	18919	16 High Street		Cleckhe	Cleckheaton	BD19 3PX	Assured Rent	Flat	1	1979	71.56	74.21	16	High Street, Cleckheaton	1, 2 & 3 E	60,000	MVSTT	FH	1	£37,425	£15,241
169	18920	18 High Street		Cleckhe	Cleckheaton	BD19 3PX	Assured Shorthold	Flat	1	1979	71.56	74.21	16	High Street, Cleckheaton	1, 2 & 3 E	60,000	MVSTT	FH	1	£37,425	£15,241
170	18921	20 High Street		Cleckhe	Cleckheaton	BD19 3PX	Secure - Fair Rent	Flat	1	1979	69.45	72.02	16	High Street, Cleckheaton	1, 2 & 3 E	60,000	MVSTT	FH	1	£37,425	£14,791
171	18922	22 High Street		Cleckhe	Cleckheaton	BD19 3PX	Secure - Fair Rent	Flat	1	1979	54.11	56.11	16	High Street, Cleckheaton	1, 2 & 3 E	60,000	MVSTT	FH	1	£37,425	£11,524
172	18923	24 High Street		Cleckhe	Cleckheaton	BD19 3PX	Assured Rent	Flat	1	1979	71.56	74.21	16	High Street, Cleckheaton	1, 2 & 3 E	60,000	MVSTT	FH	1	£37,425	£15,241
173	18924	26 High Street		Cleckhe	Cleckheaton	BD19 3PX	Assured Rent	Flat	1	1979	71.56	74.21	16	High Street, Cleckheaton	1, 2 & 3 E	60,000	MVSTT	FH	1	£37,425	£15,241
174	18925	28 High Street		Cleckhe	Cleckheaton	BD19 3PX	Secure - Fair Rent	Flat	1	1979	71.56	74.21	16	High Street, Cleckheaton	1, 2 & 3 E	60,000	MVSTT	FH	1	£37,425	£15,241
175	3473	56 Howard Park		Cleckhe	Cleckheaton	BD19 3SF	Licence	House	1	1914	75.36	78.15	17	Kirklees HMP Rehabs	1, 2 & 3 E	68,000	MVSTT	FH	1	£39,450	£20,895
176	3477	65 Howard Park		Cleckhe	Cleckheaton	BD19 3SF	Licence	House	2	1914	81.42	84.43	17	Kirklees HMP Rehabs	1, 2 & 3 E	80,000	MVSTT	FH	1	£45,800	£22,574
177	3483	93 St Peg Lane		Cleckhe	Cleckheaton	BD19 3SG	Assured Rent	House	2	1890	81.42	84.43	17	Kirklees HMP Rehabs	1, 2 & 3 E	80,000	MVSTT	FH	1	£45,800	£22,574
178	3436	4 Beech Grove		Gomers	Cleckheaton	BD19 4SH	Assured Rent	House	2	1944	81.42	84.43	17	Kirklees HMP Rehabs	1, 2 & 3 E	70,000	MVSTT	FH	1	£46,575	£22,574
179	3223	2 Mount Street		Moorend	Cleckheaton	BD19 3QL	Assured Rent	House	3	1992	92.94	96.38	18	Mount Street, Cleckheaton	1, 2 & 3 E	135,000	MVSTT	FH	1	£83,889	£48,143
180	3225	4 Mount Street		Moorend	Cleckheaton	BD19 3QL	Assured Rent	House	3	1992	92.94	96.38	18	Mount Street, Cleckheaton	1, 2 & 3 E	135,000	MVSTT	FH	1	£83,889	£48,143

Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just at MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT	
217	3237	17 Victoria Street		Moorend	Cleckheaton	BD19 3TF	Assured Rent	House	2	1992	84.45	84.45	21	Victoria Street, Cleckheaton	1, 2 & 3	£	120,000	MVSTT	FH	1	£81,443	£53,853
218	3222	1 Victoria Street		Moorend	Cleckheaton	BD19 3TF	Assured Rent	House	3	1992	98.40	98.40	21	Victoria Street, Cleckheaton	1, 2 & 3	£	135,000	MVSTT	FH	1	£91,953	£62,749
219	3224	3 Victoria Street		Moorend	Cleckheaton	BD19 3TF	Assured Rent	House	3	1992	87.46	90.70	21	Victoria Street, Cleckheaton	1, 2 & 3	£	135,000	MVSTT	FH	1	£83,889	£45,306
220	3226	5 Victoria Street		Moorend	Cleckheaton	BD19 3TF	Assured Rent	House	3	1992	87.46	90.70	21	Victoria Street, Cleckheaton	1, 2 & 3	£	135,000	MVSTT	FH	1	£83,889	£45,306
221	3232	14 Victoria Street		Moorend	Cleckheaton	BD19 3TF	Assured Rent	House	2	1992	86.91	90.13	21	Victoria Street, Cleckheaton	1, 2 & 3	£	120,000	MVSTT	FH	1	£74,306	£45,021
222	3235	15 Victoria Street		Moorend	Cleckheaton	BD19 3TF	Assured Rent	House	2	1992	86.91	90.13	21	Victoria Street, Cleckheaton	1, 2 & 3	£	120,000	MVSTT	FH	1	£74,306	£45,021
223	3239	19 Victoria Street		Moorend	Cleckheaton	BD19 3TF	Assured Rent	House	2	1992	86.91	90.13	21	Victoria Street, Cleckheaton	1, 2 & 3	£	120,000	MVSTT	FH	1	£74,306	£45,021
227	17718	13 Princes Crescent		Bradford	Cleckheaton	BD2 1ED	Assured Rent	House	2	1930	83.97	87.08	22	BD2 STREET PROPS	1, 2 & 3	£	55,000	MVSTT	FH	1	£40,588	£23,282
228	17641	2 Almscliffe Place		Bradford	Cleckheaton	BD2 3SS	Assured Rent	House	2	1879	80.17	83.14	22	BD2 STREET PROPS	1, 2 & 3	£	80,000	MVSTT	FH	1	£48,400	£22,229
229	17642	3 Almscliffe Place		Bradford	Cleckheaton	BD2 3SS	Assured Rent	House	2	1850	80.17	83.14	22	BD2 STREET PROPS	1, 2 & 3	£	80,000	MVSTT	FH	1	£48,400	£22,229
230	17643	4 Almscliffe Place		Bradford	Cleckheaton	BD2 3SS	Assured Rent	House	2	1850	80.17	83.14	22	BD2 STREET PROPS	1, 2 & 3	£	80,000	MVSTT	FH	1	£48,400	£22,229
231	17644	5 Almscliffe Place		Bradford	Cleckheaton	BD2 3SS	Secure - Fair Rent	House	2	1900	61.50	63.78	22	BD2 STREET PROPS	1, 2 & 3	£	80,000	MVSTT	FH	1	£48,400	£17,053
233	17674	51 Hatfield Road		Bradford	Cleckheaton	BD2 4QX	Assured Rent	House	2	1910	80.17	83.14	22	BD2 STREET PROPS	1, 2 & 3	£	80,000	MVSTT	FH	1	£48,400	£22,229
234	17206	1 Charwood Close		Undercliff	Bradford	BD2 3EG	Secure - Fair Rent	Flat	1	1985	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
235	17207	2 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1985	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
236	17208	3 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	2	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	60,000	MVSTT	FH	1	£40,200	£15,276
237	17209	4 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
238	17210	5 Charwood Close		Undercliff	Bradford	BD2 3EG	Secure - Fair Rent	Flat	1	1986	69.57	72.14	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£14,816
239	17211	6 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	2	1986	77.78	80.66	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	60,000	MVSTT	FH	1	£40,200	£16,565
240	17212	7 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	2	1986	77.78	80.66	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	60,000	MVSTT	FH	1	£40,200	£16,565
241	17213	8 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
242	17214	9 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
243	17215	10 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
244	17216	11 Charwood Close		Undercliff	Bradford	BD2 3EG	Secure - Fair Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
245	17217	12 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
246	17218	13 Charwood Close		Undercliff	Bradford	BD2 3EG	Secure - Fair Rent	Flat	1	1986	52.97	54.93	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£11,281
247	17219	14 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	2	1986	77.78	80.66	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	60,000	MVSTT	FH	1	£40,200	£16,565
248	17220	15 Charwood Close		Undercliff	Bradford	BD2 3EG	Secure - Fair Rent	Flat	2	1986	54.97	57.00	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	60,000	MVSTT	FH	1	£40,200	£11,706
249	17221	16 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
250	17222	17 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
251	17223	18 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
252	17224	19 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
253	17225	20 Charwood Close		Undercliff	Bradford	BD2 3EG	Secure - Fair Rent	Flat	1	1986	46.97	48.71	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£10,004
254	17226	21 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
255	17227	22 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
256	17228	23 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
257	17229	24 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
258	17230	25 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
259	17231	26 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
260	17232	27 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
261	17233	28 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
262	17234	29 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	69.57	72.14	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£14,816
263	17235	30 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
264	17236	31 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
265	17237	32 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
266	17238	33 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
267	17239	34 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
268	17240	35 Charwood Close		Undercliff	Bradford	BD2 3EG	Secure - Fair Rent	Flat	1	1986	46.97	48.71	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£10,004
269	17241	36 Charwood Close		Undercliff	Bradford	BD2 3EG	Secure - Fair Rent	Flat	1	1986	46.97	48.71	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£10,004
270	17242	37 Charwood Close		Undercliff	Bradford	BD2 3EG	Assured Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
271	17243	38 Charwood Close		Undercliff	Bradford	BD2 3EG	Secure - Fair Rent	Flat	1	1986	71.73	74.38	23	Charwood Close, Undercliffe, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
272	17675	Flat 1		32 Harro	Bradford	BD2 3EA	Assured Rent	Flat	1	1900	71.73	74.38	24	Harrogate Rd, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
273	17676	Flat 2		32 Harro	Bradford	BD2 3EA	Assured Rent	Flat	1	1900	71.73	74.38	24	Harrogate Rd, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
274	17677	Flat 3		32 Harro	Bradford	BD2 3EA	Assured Rent	Flat	1	1900	71.73	74.38	24	Harrogate Rd, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
275	17678	Flat 4		32 Harro	Bradford	BD2 3EA	Assured Rent	Flat	1	1900	71.73	74.38	24	Harrogate Rd, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
276	17679	Flat 1		34 Harro	Bradford	BD2 3EA	Assured Rent	Flat	1	1900	71.73	74.38	24	Harrogate Rd, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
277	17680	Flat 2		34 Harro	Bradford	BD2 3EA	Assured Rent	Flat	1	1900	71.73	74.38	24	Harrogate Rd, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
278	17681	Flat 3		34 Harro	Bradford	BD2 3EA	Assured Rent	Flat	1	1900	71.73	74.38	24	Harrogate Rd, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£	

Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT EPW	TARGET/FORMULA RENT EPW	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT	
295	18553	33 Bradford Street	Keighley	Keighley	BD21 3EB	Assured Rent	House	3	1900	86.20	89.39	28	Keighley Street Props	1, 2 & 3	E	82,000	MVSTT	FH	1	£47,465	£23,900	
296	18701	16 Parsons Street	Keighley	Keighley	BD21 3HG	Assured Rent	House	2	1910	80.17	83.14	28	Keighley Street Props	1, 2 & 3	E	70,000	MVSTT	FH	1	£41,375	£22,229	
297	18702	22 Parsons Street	Keighley	Keighley	BD21 3HJ	Assured Rent	House	2	1910	80.17	83.14	28	Keighley Street Props	1, 2 & 3	E	70,000	MVSTT	FH	1	£41,375	£22,229	
298	19404	Flat 1	37-39	Ox	Keighley	BD21 5ES	Support Works	Flat	1	1998	53.75	53.75	29	Oak Vale Hs, Keighley	1, 2 & 3	E	40,000	MVSTT	FH	1	£25,000	£21,449
299	19405	Flat 2	37-39	Ox	Keighley	BD21 5ES	Support Works	Flat	1	1998	53.75	53.75	29	Oak Vale Hs, Keighley	1, 2 & 3	E	40,000	MVSTT	FH	1	£25,000	£21,449
300	19406	Flat 3	37-39	Ox	Keighley	BD21 5ES	Assured Shorthold	Flat	1	1998	53.75	68.74	29	Oak Vale Hs, Keighley	1, 2 & 3	E	40,000	MVSTT	FH	1	£25,000	£21,449
301	19407	Flat 4	37-39	Ox	Keighley	BD21 5ES	Support Works	Flat	1	1998	53.75	53.75	29	Oak Vale Hs, Keighley	1, 2 & 3	E	40,000	MVSTT	FH	1	£25,000	£21,449
302	19408	Flat 5	37-39	Ox	Keighley	BD21 5ES	Support Works	Flat	1	1998	53.75	53.75	29	Oak Vale Hs, Keighley	1, 2 & 3	E	40,000	MVSTT	FH	1	£25,000	£21,449
303	19409	Flat 6	37-39	Ox	Keighley	BD21 5ES	Assured Shorthold	Flat	1	1998	53.75	68.74	29	Oak Vale Hs, Keighley	1, 2 & 3	E	40,000	MVSTT	FH	1	£25,000	£21,449
304	19410	Flat 7	37-39	Ox	Keighley	BD21 5ES	Assured Shorthold	Flat	1	1998	53.75	68.74	29	Oak Vale Hs, Keighley	1, 2 & 3	E	40,000	MVSTT	FH	1	£25,000	£21,449
305	19411	Flat 8	37-39	Ox	Keighley	BD21 5ES	Assured Shorthold	Flat	1	1998	53.75	68.74	29	Oak Vale Hs, Keighley	1, 2 & 3	E	40,000	MVSTT	FH	1	£25,000	£21,449
306	19412	Flat 9	37-39	Ox	Keighley	BD21 5ES	Support Works	Flat	1	1998	53.75	53.75	29	Oak Vale Hs, Keighley	1, 2 & 3	E	40,000	MVSTT	FH	1	£25,000	£21,449
307	19413	Flat 10	37-39	Ox	Keighley	BD21 5ES	Support Works	Flat	1	1998	53.75	53.75	29	Oak Vale Hs, Keighley	1, 2 & 3	E	40,000	MVSTT	FH	1	£25,000	£21,449
308	19633	Flat 1 Woodworth House	Halifax R	Keighley	BD21 5ES	Support Works	Flat	1	1900	130.41	130.41	30	Woodworth House, Keighley	1, 2 & 3	E	35,000	MVSTT	FH	1	£21,875	£21,449	
309	19634	Flat 2 Woodworth House	Halifax R	Keighley	BD21 5ES	Support Works	Flat	1	1900	130.41	130.41	30	Woodworth House, Keighley	1, 2 & 3	E	35,000	MVSTT	FH	1	£21,875	£21,449	
310	19635	Flat 3 Woodworth House	Halifax R	Keighley	BD21 5ES	Support Works	Flat	1	1900	130.41	130.41	30	Woodworth House, Keighley	1, 2 & 3	E	35,000	MVSTT	FH	1	£21,875	£21,449	
311	19636	Flat 4 Woodworth House	Halifax R	Keighley	BD21 5ES	Support Works	Flat	1	1900	130.41	130.41	30	Woodworth House, Keighley	1, 2 & 3	E	35,000	MVSTT	FH	1	£21,875	£21,449	
312	19637	Flat 5 Woodworth House	Halifax R	Keighley	BD21 5ES	Support Works	Flat	1	1900	130.41	130.41	30	Woodworth House, Keighley	1, 2 & 3	E	35,000	MVSTT	FH	1	£21,875	£21,449	
313	19638	Flat 6 Woodworth House	Halifax R	Keighley	BD21 5ES	Support Works	Flat	1	1900	130.41	130.41	30	Woodworth House, Keighley	1, 2 & 3	E	35,000	MVSTT	FH	1	£21,875	£21,449	
314	19639	Flat 7 Woodworth House	Halifax R	Keighley	BD21 5ES	Support Works	Flat	1	1900	130.41	130.41	30	Woodworth House, Keighley	1, 2 & 3	E	35,000	MVSTT	FH	1	£21,875	£21,449	
315	19640	Flat 8 Woodworth House	Halifax R	Keighley	BD21 5ES	Support Works	Flat	1	1900	130.41	130.41	30	Woodworth House, Keighley	1, 2 & 3	E	35,000	MVSTT	FH	1	£21,875	£21,449	
316	19641	Flat 9 Woodworth House	Halifax R	Keighley	BD21 5ES	Support Works	Flat	1	1900	130.41	130.41	30	Woodworth House, Keighley	1, 2 & 3	E	35,000	MVSTT	FH	1	£21,875	£21,449	
317	19642	Flat 10 Woodworth House	Halifax R	Keighley	BD21 5ES	Support Works	Flat	1	1900	130.41	130.41	30	Woodworth House, Keighley	1, 2 & 3	E	35,000	MVSTT	FH	1	£21,875	£21,449	
318	2805	32 Oldfield Lane	Oakwort	Keighley	BD22 0HZ	Assured Rent	House	2	1914	88.92	92.21	31	Bradford HMP's P4	1, 2 & 3	E	120,000	MVSTT	FH	1	£63,500	£24,625	
319	2807	34 Oldfield Lane	Oakwort	Keighley	BD22 0HZ	Assured Rent	House	2	1914	80.17	83.14	31	Bradford HMP's P4	1, 2 & 3	E	120,000	MVSTT	FH	1	£63,500	£22,229	
320	2809	36 Oldfield Lane	Oakwort	Keighley	BD22 0HZ	Assured Rent	House	2	1914	80.17	83.14	31	Bradford HMP's P4	1, 2 & 3	E	120,000	MVSTT	FH	1	£63,500	£22,229	
321	2810	38 Oldfield Lane	Oakwort	Keighley	BD22 0HZ	Assured Rent	House	2	1914	81.29	81.29	31	Bradford HMP's P4	1, 2 & 3	E	120,000	MVSTT	FH	1	£79,565	£51,838	
322	2864	48 Fell Lane	Keighley	Keighley	BD22 6EH	Assured Rent	House	3	1914	86.20	89.39	31	Bradford HMP's P4	1, 2 & 3	E	80,000	MVSTT	FH	1	£49,700	£23,900	
323	2841	11 Changegate Court	Haworth	Keighley	BD22 8DG	Assured Rent	House	3	1989	83.80	83.80	31	Bradford HMP's P4	1, 2 & 3	E	160,000	MVSTT	FH	1	£99,200	£53,399	
325	2532	1 Chestnut Close	Fell Lane	Keighley	BD22 6EG	Assured Rent	House	3	1993	90.01	93.34	32	Fell Lane, Keighley	1, 2 & 3	E	80,000	MVSTT	FH	1	£57,944	£46,625	
326	2534	2 Chestnut Close	Fell Lane	Keighley	BD22 6EG	Assured Rent	House	3	1993	90.01	93.34	32	Fell Lane, Keighley	1, 2 & 3	E	80,000	MVSTT	FH	1	£57,944	£46,625	
327	2536	3 Chestnut Close	Fell Lane	Keighley	BD22 6EG	Assured Rent	House	3	1993	90.01	93.34	32	Fell Lane, Keighley	1, 2 & 3	E	80,000	MVSTT	FH	1	£57,944	£46,625	
328	2544	8 Chestnut Close	Fell Lane	Keighley	BD22 6EG	Assured Rent	House	3	1993	90.01	93.34	32	Fell Lane, Keighley	1, 2 & 3	E	80,000	MVSTT	FH	1	£57,944	£46,625	
329	2538	4 Chestnut Close	Fell Lane	Keighley	BD22 6EG	Assured Rent	House	2	1993	83.97	87.08	32	Fell Lane, Keighley	1, 2 & 3	E	68,000	MVSTT	FH	1	£50,681	£43,498	
330	2541	6 Chestnut Close	Fell Lane	Keighley	BD22 6EG	Assured Rent	House	2	1993	83.97	87.08	32	Fell Lane, Keighley	1, 2 & 3	E	68,000	MVSTT	FH	1	£50,681	£43,498	
331	2550	14 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	4	1993	96.05	99.60	32	Fell Lane, Keighley	1, 2 & 3	E	98,000	MVSTT	FH	1	£66,464	£49,752	
332	2552	16 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	4	1993	96.05	99.60	32	Fell Lane, Keighley	1, 2 & 3	E	98,000	MVSTT	FH	1	£66,464	£49,752	
333	2535	2 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	2	1993	91.47	94.85	32	Fell Lane, Keighley	1, 2 & 3	E	68,000	MVSTT	FH	1	£50,681	£47,379	
334	2533	1 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	2	1993	90.01	93.34	32	Fell Lane, Keighley	1, 2 & 3	E	68,000	MVSTT	FH	1	£50,681	£46,625	
335	2537	3 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	3	1993	90.01	93.34	32	Fell Lane, Keighley	1, 2 & 3	E	80,000	MVSTT	FH	1	£57,944	£46,625	
336	2539	4 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	3	1993	90.01	93.34	32	Fell Lane, Keighley	1, 2 & 3	E	80,000	MVSTT	FH	1	£57,944	£46,625	
337	2540	5 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	3	1993	90.01	93.34	32	Fell Lane, Keighley	1, 2 & 3	E	80,000	MVSTT	FH	1	£57,944	£46,625	
338	2542	6 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	3	1993	90.01	93.34	32	Fell Lane, Keighley	1, 2 & 3	E	80,000	MVSTT	FH	1	£57,944	£46,625	
339	2545	8 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	3	1993	90.01	93.34	32	Fell Lane, Keighley	1, 2 & 3	E	80,000	MVSTT	FH	1	£57,944	£46,625	
340	2547	10 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	3	1993	90.01	93.34	32	Fell Lane, Keighley	1, 2 & 3	E	80,000	MVSTT	FH	1	£57,944	£46,625	
341	2548	11 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	2	1993	90.01	93.34	32	Fell Lane, Keighley	1, 2 & 3	E	68,000	MVSTT	FH	1	£50,681	£46,625	
342	2551	15 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	3	1993	90.01	93.34	32	Fell Lane, Keighley	1, 2 & 3	E	80,000	MVSTT	FH	1	£57,944	£46,625	
343	2553	17 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	3	1993	90.01	93.34	32	Fell Lane, Keighley	1, 2 & 3	E	80,000	MVSTT	FH	1	£57,944	£46,625	
344	2543	7 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	2	1993	83.97	87.08	32	Fell Lane, Keighley	1, 2 & 3	E	68,000	MVSTT	FH	1	£50,681	£43,498	
345	2546	9 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	2	1993	83.97	87.08	32	Fell Lane, Keighley	1, 2 & 3	E	68,000	MVSTT	FH	1	£50,681	£43,498	
346	2549	12 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	2	1993	83.97	87.08	32	Fell Lane, Keighley	1, 2 & 3	E	68,000	MVSTT	FH	1	£50,681	£43,498	
347	2554	18 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	2	1993	83.97	87.08	32	Fell Lane, Keighley	1, 2 & 3	E	68,000	MVSTT	FH	1	£50,681	£43,498	
348	2555	20 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	2	1993	83.97	87.08	32	Fell Lane, Keighley	1, 2 & 3	E	68,000	MVSTT	FH	1	£50,681	£43,498	
349	2556	22 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	2	1993	83.97	87.08	32	Fell Lane, Keighley	1, 2 & 3	E	68,000	MVSTT	FH	1	£50,681	£43,498	
350	2557	24 Sycamore View	Fell Lane	Keighley	BD22 6EQ	Assured Rent	House	2	1993	83.97	87.08	32	Fell Lane, Keighley	1, 2 & 3	E	68,000	MVSTT	FH	1	£50,681	£43,498	
351	19403	47 Windsor Cres	Keighley	Keighley	BD22 7PQ	Assured Rent	House	3	1952	90.01	93.34	33	Keighley Street Props	1, 2 & 3	E	160,000	MVSTT	FH	1	£79,900	£24,956	
352	14269	7 Cawder Green	Skipton	Skipton	BD23 2QB	CH New Assured Tenants	House	3	2004	90.61	93.96	34	CH Horse Close Estate, Skipton	1, 2 & 3	E	160,000	MVSTT	FH	1	£95,688	£55,391	
353	14270	8 Cawder Green	Skipton	Skipton	BD23 2QB	CH New Assured Tenants	House	3	2004	90.58	93.93	34	CH Horse Close Estate, Skipton	1, 2 & 3	E	160,000	MVSTT	FH	1	£95,688	£55,374	
354	14271	8A Cawder Green	Skipton	Skipton	BD23 2QB	CH New Assured Tenants	House	3	2004	90.58	93.93	34	CH Horse Close Estate, Skipton	1, 2 & 3	E	1						

Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENTAL/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared owners hip)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT
445	19934	157 Little Horton Lane	Bradford	Bradford	BD5 0HS	Assured Rent	House	4	1919	96.05	99.60	40	BD5 Street Props		1, 2 & 3	95,000	MVSTT	FH	1	£55,428		£26,630
446	18580	12 Christopher Terrace	Bradford	Bradford	BD5 0PH	Assured Rent	House	2	1930	80.17	83.14	40	BD5 Street Props		1, 2 & 3	60,000	MVSTT	FH	1	£38,250		£22,229
447	20229	48 St Georges Pl	Bradford	Bradford	BD5 0SA	Assured Rent	House	5	1900	102.08	105.86	40	BD5 Street Props		1, 2 & 3	110,000	MVSTT	FH	1	£62,975		£28,303
451	18658	22 Lindley Road	Bradford	Bradford	BD5 7PD	Assured Rent	House	2	1900	80.17	83.14	40	BD5 Street Props		1, 2 & 3	48,000	MVSTT	FH	1	£33,980		£22,229
452	18659	24 Lindley Road	Bradford	Bradford	BD5 7PD	Assured Rent	House	3	1900	86.20	89.39	40	BD5 Street Props		1, 2 & 3	60,000	MVSTT	FH	1	£39,550		£23,900
453	18617	15 Greaves Street	Bradford	Bradford	BD5 7PE	Assured Rent	House	1	1900	74.12	76.86	40	BD5 Street Props		1, 2 & 3	37,000	MVSTT	FH	1	£28,463		£20,550
455	18557	18 Burnett Place	Bradford	Bradford	BD5 9LX	Assured Rent	House	2	1900	80.17	83.14	40	BD5 Street Props		1, 2 & 3	48,000	MVSTT	FH	1	£33,980		£22,229
456	18558	2 Burnett Place	Bradford	Bradford	BD5 9LX	Assured Rent	House	2	1900	80.17	83.14	40	BD5 Street Props		1, 2 & 3	48,000	MVSTT	FH	1	£33,980		£22,229
457	18660	28 Marshfields Place	Bradford	Bradford	BD5 9ND	Assured Rent	House	3	1900	86.20	89.39	40	BD5 Street Props		1, 2 & 3	60,000	MVSTT	FH	1	£39,550		£23,900
459	18673	117 Marsh Street	Bradford	Bradford	BD5 9PA	Assured Rent	House	3	1900	86.20	89.39	40	BD5 Street Props		1, 2 & 3	60,000	MVSTT	FH	1	£39,550		£23,900
460	18629	65 Hastings Avenue	Bradford	Bradford	BD5 9PP	Assured Rent	House	2	1900	80.17	83.14	40	BD5 Street Props		1, 2 & 3	48,000	MVSTT	FH	1	£33,980		£22,229
462	2875	118 Park Lane	Little Hor	Bradford	BD5 0LN	Assured Rent	House	2	1982	83.97	87.08	41	Bradford HMP Rehabs Patch 3		1, 2 & 3	60,000	MVSTT	FH	1	£38,250		£23,282
463	2860	35 Roundhill Street	West Bo	Bradford	BD5 7NJ	Assured Rent	House	3	1914	86.20	89.39	41	Bradford HMP Rehabs Patch 3		1, 2 & 3	60,000	MVSTT	FH	1	£39,550		£23,900
464	2861	39 Delamere Street	West Bo	Bradford	BD5 9NN	Assured Rent	House	2	1993	80.17	83.14	41	Bradford HMP Rehabs Patch 3		1, 2 & 3	48,000	MVSTT	FH	1	£33,980		£22,229
465	2871	82 Bolingbroke Street	West Bo	Bradford	BD5 9NR	Assured Rent	House	3	1914	86.20	89.39	41	Bradford HMP Rehabs Patch 3		1, 2 & 3	60,000	MVSTT	FH	1	£39,550		£23,900
466	2873	95 Marsh Street	Little Hor	Bradford	BD5 9PA	Assured Rent	House	3	1890	86.20	89.39	41	Bradford HMP Rehabs Patch 3		1, 2 & 3	60,000	MVSTT	FH	1	£39,550		£23,900
467	2858	28 Chellow Street	West Bo	Bradford	BD5 9QG	Assured Rent	House	3	1914	86.20	89.39	41	Bradford HMP Rehabs Patch 3		1, 2 & 3	60,000	MVSTT	FH	1	£39,550		£23,900
468	18598	7 Elizabeth Street	Bradford	Bradford	BD5 0SD	Assured Rent	House	3	1910	86.20	89.39	42	Elizabeth Street, Bradford		1, 2 & 3	100,000	MVSTT	FH	1	£59,850		£23,900
469	18599	13 Elizabeth Street	Bradford	Bradford	BD5 0SD	Assured Rent	House	3	1910	86.20	89.39	42	Elizabeth Street, Bradford		1, 2 & 3	100,000	MVSTT	FH	1	£59,850		£23,900
470	18600	23 Elizabeth Street	Bradford	Bradford	BD5 0SD	Assured Rent	House	3	1910	86.20	89.39	42	Elizabeth Street, Bradford		1, 2 & 3	100,000	MVSTT	FH	1	£59,850		£23,900
471	18601	29 Elizabeth Street	Bradford	Bradford	BD5 0SD	Assured Rent	House	3	1910	86.20	89.39	42	Elizabeth Street, Bradford		1, 2 & 3	100,000	MVSTT	FH	1	£59,850		£23,900
472	18602	33 Elizabeth Street	Bradford	Bradford	BD5 0SD	Secure - Fair Rent	House	3	1910	64.21	66.59	42	Elizabeth Street, Bradford		1, 2 & 3	100,000	MVSTT	FH	1	£59,850		£17,804
473	18609	5 Floyd Street	Bradford	Bradford	BD5 9HR	Assured Rent	House	2	1960	80.17	83.14	43	Floyd St, Bradford		1, 2 & 3	75,000	MVSTT	FH	1	£46,838		£22,229
474	18610	7 Floyd Street	Bradford	Bradford	BD5 9HR	Assured Rent	House	2	1960	80.17	83.14	43	Floyd St, Bradford		1, 2 & 3	42,000	MVSTT	FH	1	£33,665		£22,229
475	18611	9 Floyd Street	Bradford	Bradford	BD5 9HR	Assured Rent	House	2	1960	80.17	83.14	43	Floyd St, Bradford		1, 2 & 3	42,000	MVSTT	FH	1	£33,665		£22,229
476	18612	11 Floyd Street	Bradford	Bradford	BD5 9HR	Assured Rent	House	2	1960	80.17	83.14	43	Floyd St, Bradford		1, 2 & 3	42,000	MVSTT	FH	1	£33,665		£22,229
477	18703	35 Quaker Lane	Bradford	Bradford	BD5 9JL	Assured Rent	House	2	1950	80.17	83.14	44	Quaker Lane, Bradford		1, 2 & 3	75,000	MVSTT	FH	1	£46,838		£22,229
478	18704	37 Quaker Lane	Bradford	Bradford	BD5 9JL	Assured Rent	House	2	1950	80.17	83.14	44	Quaker Lane, Bradford		1, 2 & 3	75,000	MVSTT	FH	1	£46,838		£22,229
479	18705	39 Quaker Lane	Bradford	Bradford	BD5 9JL	Assured Rent	House	2	1950	80.17	83.14	44	Quaker Lane, Bradford		1, 2 & 3	75,000	MVSTT	FH	1	£46,838		£22,229
480	18706	41 Quaker Lane	Bradford	Bradford	BD5 9JL	Assured Rent	House	2	1950	80.17	83.14	44	Quaker Lane, Bradford		1, 2 & 3	75,000	MVSTT	FH	1	£46,838		£22,229
481	18710	115 Ringwood Road	Bradford	Bradford	BD5 9JP	Assured Rent	House	2	1950	80.17	83.14	45	Ringwood Rd, Bradford		1, 2 & 3	75,000	MVSTT	FH	1	£46,838		£22,229
482	18711	117 Ringwood Road	Bradford	Bradford	BD5 9JP	Assured Rent	House	2	1950	80.17	83.14	45	Ringwood Rd, Bradford		1, 2 & 3	75,000	MVSTT	FH	1	£46,838		£22,229
483	18712	119 Ringwood Road	Bradford	Bradford	BD5 9JP	Assured Rent	House	2	1950	80.17	83.14	45	Ringwood Rd, Bradford		1, 2 & 3	75,000	MVSTT	FH	1	£46,838		£22,229
484	18713	121 Ringwood Road	Bradford	Bradford	BD5 9JP	Assured Rent	House	2	1950	80.17	83.14	45	Ringwood Rd, Bradford		1, 2 & 3	75,000	MVSTT	FH	1	£46,838		£22,229
485	18714	123 Ringwood Road	Bradford	Bradford	BD5 9JP	Assured Rent	House	2	1950	80.17	83.14	45	Ringwood Rd, Bradford		1, 2 & 3	75,000	MVSTT	FH	1	£46,838		£22,229
486	18715	125 Ringwood Road	Bradford	Bradford	BD5 9JP	Assured Rent	House	2	1950	80.17	83.14	45	Ringwood Rd, Bradford		1, 2 & 3	75,000	MVSTT	FH	1	£46,838		£22,229
487	18749	Flat 1	49 St Ge	Bradford	BD5 0JA	Assured Rent	Flat	2	1900	67.49	69.99	46	St Georges Place, Bradford		1, 2 & 3	30,000	MVSTT	FH	1	£22,500		£18,713
488	18750	Flat 2	49 St Ge	Bradford	BD5 0SA	Assured Rent	Flat	1	1900	61.46	63.73	46	St Georges Place, Bradford		1, 2 & 3	30,000	MVSTT	FH	1	£22,500		£17,039
489	18751	Flat 3	49 St Ge	Bradford	BD5 0SA	Assured Rent	Flat	1	1900	61.46	63.73	46	St Georges Place, Bradford		1, 2 & 3	30,000	MVSTT	FH	1	£22,500		£17,039
490	18752	Flat 1	53 St Ge	Bradford	BD5 0SA	Assured Rent	Flat	1	1900	61.46	63.73	46	St Georges Place, Bradford		1, 2 & 3	30,000	MVSTT	FH	1	£22,500		£17,039
491	18753	Flat 2	53 St Ge	Bradford	BD5 0SA	Secure - Fair Rent	Flat	1	1900	51.40	53.30	46	St Georges Place, Bradford		1, 2 & 3	30,000	MVSTT	FH	1	£22,500		£14,251
492	18754	Flat 3	53 St Ge	Bradford	BD5 0SA	Assured Rent	Flat	0	1900	58.96	61.14	46	St Georges Place, Bradford		1, 2 & 3	25,000	MVSTT	FH	1	£18,750		£16,347
493	18755	Flat 4	53 St Ge	Bradford	BD5 0SA	Assured Rent	Flat	0	1900	58.96	61.14	46	St Georges Place, Bradford		1, 2 & 3	25,000	MVSTT	FH	1	£18,750		£16,347
494	18463	3 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	3	1990	86.20	89.39	47	Withins Cls, Bradford		1, 2 & 3	50,000	MVSTT	FH	1	£37,500		£37,500
495	18465	5 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	3	1990	86.20	89.39	47	Withins Cls, Bradford		1, 2 & 3	50,000	MVSTT	FH	1	£37,500		£37,500
496	18466	6 Withins Close	Bradford	Bradford	BD5 9EF	Secure - Fair Rent	House	4	1991	85.09	88.24	47	Withins Cls, Bradford		1, 2 & 3	75,000	MVSTT	FH	1	£56,250		£44,077
497	18467	7 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	3	1990	86.20	89.39	47	Withins Cls, Bradford		1, 2 & 3	50,000	MVSTT	FH	1	£37,500		£37,500
498	18468	8 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	3	1990	86.20	89.39	47	Withins Cls, Bradford		1, 2 & 3	50,000	MVSTT	FH	1	£37,500		£37,500
499	18469	9 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	3	1990	86.20	89.39	47	Withins Cls, Bradford		1, 2 & 3	50,000	MVSTT	FH	1	£37,500		£37,500
500	18470	10 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	3	1990	86.20	89.39	47	Withins Cls, Bradford		1, 2 & 3	50,000	MVSTT	FH	1	£37,500		£37,500
501	18471	11 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	3	1990	86.20	89.39	47	Withins Cls, Bradford		1, 2 & 3	50,000	MVSTT	FH	1	£37,500		£37,500
502	18472	12 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	3	1990	86.20	89.39	47	Withins Cls, Bradford		1, 2 & 3	50,000	MVSTT	FH	1	£37,500		£37,500
503	18473	14 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	4	1990	92.23	95.64	47	Withins Cls, Bradford		1, 2 & 3	80,000	MVSTT	FH	1	£60,000		£47,774
504	18474	15 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	3	1990	86.20	89.39	47	Withins Cls, Bradford		1, 2 & 3	50,000	MVSTT	FH	1	£37,500		£37,500
505	18475	16 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	4	1990	92.23	95.64	47	Withins Cls, Bradford		1, 2 & 3	80,000	MVSTT	FH	1	£60,000		£47,774
506	18476	17 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	3	1990	86.20	89.39	47	Withins Cls, Bradford		1, 2 & 3	50,000	MVSTT	FH	1	£37,500		£37,500
507	18477	18 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	4	1990	92.23	95.64	47	Withins Cls, Bradford		1, 2 & 3	80,000	MVSTT	FH	1	£60,000		£47,774
508	18478	19 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	3	1990	86.20	89.39	47	Withins Cls, Bradford		1, 2 & 3	50,000	MVSTT	FH	1	£37,500		£37,500
509	18479	20 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	3	1990	86.20	89.39	47	Withins Cls, Bradford		1, 2 & 3	50,000	MVSTT	FH	1	£37,500		£37,500
510	18480	21 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	3	1990	86.20	89.39	47	Withins Cls, Bradford		1, 2 & 3	50,000	MVSTT	FH</				

Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENTAL/AFFORDABLE/ SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT EPW	TARGET/FORMULA RENT EPW	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT	
												% SHARE OWNED BY TENANT (shared ownership)										
525	18492	42 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	3	1990	86.20	89.39	47	Withins Cls, Bradford	1, 2 & 3	£	50,000	MVSTT	FH	1	£44,831	£44,652	
526	18493	44 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	4	1990	92.23	95.64	47	Withins Cls, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£57,944	£47,774	
527	18494	46 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	4	1990	92.23	95.64	47	Withins Cls, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£57,944	£47,774	
528	18495	48 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	4	1991	92.23	95.64	47	Withins Cls, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£57,944	£47,774	
529	18496	50 Withins Close	Bradford	Bradford	BD5 9EF	Assured Rent	House	3	1990	86.20	89.39	47	Withins Cls, Bradford	1, 2 & 3	£	50,000	MVSTT	FH	1	£44,831	£44,652	
530	2870	75 Willow Drive	Odsey	Bradford	BD6 1EE	Assured Rent	House	3	1935	90.01	93.34	48	Bradford HMP Rehabs Patch 3	1, 2 & 3	£	85,000	MVSTT	FH	1	£52,303	£24,956	
531	2851	18 Hardy Street	Wibsey	Bradford	BD6 1NL	Assured Rent	House	2	1890	80.17	83.14	48	Bradford HMP Rehabs Patch 3	1, 2 & 3	£	70,000	MVSTT	FH	1	£45,275	£22,229	
532	2880	593 Halifax Road	Buttershe	Bradford	BD6 2DU	Assured Rent	House	2	1914	80.17	83.14	48	Bradford HMP Rehabs Patch 3	1, 2 & 3	£	70,000	MVSTT	FH	1	£40,075	£22,229	
533	2832	4 Lochy Road	Woodside	Bradford	BD6 2TG	Assured Rent	House	3	1980	90.01	93.34	48	Bradford HMP Rehabs Patch 3	1, 2 & 3	£	80,000	MVSTT	FH	1	£50,740	£24,956	
534	2836	5 Linnie Avenue	Woodside	Bradford	BD6 2TQ	Assured Rent	House	2	1984	83.97	87.08	48	Bradford HMP Rehabs Patch 3	1, 2 & 3	£	67,000	MVSTT	FH	1	£44,338	£23,282	
535	21853	5 Western Close	Bradford	Bradford	BD6 2BZ	Ass. Shorthold Mkt. Rents	House	3	2008	109.61	109.61	49	Western Close, Bradford	1, 2 & 3	£	120,000	MVSTT	FH	1	£22,710	£22,710	
536	21854	6 Western Close	Bradford	Bradford	BD6 2BZ	Ass. Shorthold Mkt. Rents	House	3	2008	109.61	109.61	49	Western Close, Bradford	1, 2 & 3	£	120,000	MVSTT	FH	1	£22,710	£22,710	
537	21855	3 Western Close	Bradford	Bradford	BD6 2BZ	Assured Rent	House	3	2008	98.84	102.50	49	Western Close, Bradford	1, 2 & 3	£	120,000	MVSTT	FH	1	£13,239	£13,239	
538	21856	4 Western Close	Bradford	Bradford	BD6 2BZ	Assured Rent	House	3	2008	98.84	102.50	49	Western Close, Bradford	1, 2 & 3	£	120,000	MVSTT	FH	1	£13,239	£13,239	
539	21857	7 Western Close	Bradford	Bradford	BD6 2BZ	Assured Rent	House	3	2008	98.84	102.50	49	Western Close, Bradford	1, 2 & 3	£	120,000	MVSTT	FH	1	£13,239	£13,239	
540	21858	8 Western Close	Bradford	Bradford	BD6 2BZ	Assured Rent	House	3	2008	98.84	102.50	49	Western Close, Bradford	1, 2 & 3	£	120,000	MVSTT	FH	1	£13,239	£13,239	
541	21859	9 Western Close	Bradford	Bradford	BD6 2BZ	Assured Rent	House	3	2008	98.84	102.50	49	Western Close, Bradford	1, 2 & 3	£	120,000	MVSTT	FH	1	£13,239	£13,239	
542	21860	10 Western Close	Bradford	Bradford	BD6 2BZ	Assured Rent	House	3	2008	98.84	102.50	49	Western Close, Bradford	1, 2 & 3	£	120,000	MVSTT	FH	1	£13,239	£13,239	
543	17694	10 Leavington Close	Woodside	Bradford	BD6 2NN	Assured Rent	House	3	1955	90.01	93.34	50	Woodside, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£50,740	£24,956	
544	17663	17 Egremont Cres	Woodside	Bradford	BD6 2SJ	Assured Rent	House	3	1985	90.01	93.34	50	Woodside, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£50,740	£24,956	
545	18526	Flat 1	56 Ashgr	Bradford	BD7 1BL	Assured Rent	Flat	0	1890	58.96	61.14	51	Ashgrove Flats, Great Horton, Bradford	1, 2 & 3	£	22,000	MVSTT	FH	1	£16,500	£16,347	
546	18527	Flat 3	56 Ashgr	Bradford	BD7 1BL	Assured Rent	Flat	1	1890	61.46	63.73	51	Ashgrove Flats, Great Horton, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750	£17,039	
547	18528	Flat 5	56 Ashgr	Bradford	BD7 1BL	Assured Rent	Flat	2	1890	67.49	69.99	51	Ashgrove Flats, Great Horton, Bradford	1, 2 & 3	£	35,000	MVSTT	FH	1	£26,500	£18,713	
548	18529	Flat 1	69 Ashgr	Bradford	BD7 1BL	Assured Rent	Flat	1	1890	61.46	63.73	51	Ashgrove Flats, Great Horton, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750	£17,039	
549	18530	Flat 2	69 Ashgr	Bradford	BD7 1BL	Assured Rent	Flat	1	1890	61.46	63.73	51	Ashgrove Flats, Great Horton, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750	£17,039	
550	18531	Flat 3	69 Ashgr	Bradford	BD7 1BL	Secure - Fair Rent	Flat	1	1890	53.29	55.26	51	Ashgrove Flats, Great Horton, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750	£14,775	
551	18518	Flat 1	12 Ashgr	Bradford	BD7 1BN	Assured Rent	Flat	1	1890	61.46	63.73	51	Ashgrove Flats, Great Horton, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750	£17,039	
552	18519	Flat 2	12 Ashgr	Bradford	BD7 1BN	Assured Rent	Flat	1	1900	61.46	63.73	51	Ashgrove Flats, Great Horton, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750	£17,039	
553	18520	Flat 3	12 Ashgr	Bradford	BD7 1BN	Assured Rent	Flat	1	1900	61.46	63.73	51	Ashgrove Flats, Great Horton, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750	£17,039	
554	18521	Flat 1	33 Ashgr	Bradford	BD7 1BN	Assured Rent	Flat	1	1890	61.46	63.73	51	Ashgrove Flats, Great Horton, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750	£17,039	
555	18522	Flat 2	33 Ashgr	Bradford	BD7 1BN	Assured Rent	Flat	1	1890	61.46	63.73	51	Ashgrove Flats, Great Horton, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750	£17,039	
556	18523	Flat 3	33 Ashgr	Bradford	BD7 1BN	Assured Rent	Flat	1	1890	53.95	55.95	51	Ashgrove Flats, Great Horton, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750	£14,958	
557	18524	Flat 1	36 Ashgr	Bradford	BD7 1BN	Assured Rent	Flat	1	1890	61.46	63.73	51	Ashgrove Flats, Great Horton, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750	£17,039	
558	18525	Flat 2	36 Ashgr	Bradford	BD7 1BN	Assured Rent	Flat	1	1890	61.46	63.73	51	Ashgrove Flats, Great Horton, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750	£17,039	
559	18590	Flat 1	20 Dirkhi	Bradford	BD7 1QA	Assured Rent	Flat	1	1986	61.46	63.73	52	BD7 Street Props	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500	£17,039	
560	18591	Flat 3	20 Dirkhi	Bradford	BD7 1QA	Assured Rent	Flat	0	1986	58.96	61.14	52	BD7 Street Props	1, 2 & 3	£	22,000	MVSTT	FH	1	£16,500	£16,347	
561	18691	Flat 1	30 Pemt	Bradford	BD7 1RA	Assured Rent	Flat	1	1890	61.46	63.73	52	BD7 Street Props	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500	£17,039	
562	18700	Flat 2	30 Pemt	Bradford	BD7 1RA	Assured Rent	Flat	0	1890	58.96	61.14	52	BD7 Street Props	1, 2 & 3	£	22,000	MVSTT	FH	1	£16,500	£16,347	
563	18661	Flat 3	5 Merton	Bradford	BD7 1RE	Assured Rent	Flat	1	1900	61.46	63.73	52	BD7 Street Props	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500	£17,039	
564	18662	Flat 1	13 Merto	Bradford	BD7 1RE	Assured Rent	Flat	1	1900	61.46	63.73	52	BD7 Street Props	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500	£17,039	
565	18663	Flat 2	13 Merto	Bradford	BD7 1RE	Assured Rent	Flat	1	1900	61.46	63.73	52	BD7 Street Props	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500	£17,039	
566	18664	Flat 3	13 Merto	Bradford	BD7 1RE	Assured Rent	Flat	1	1900	61.46	63.73	52	BD7 Street Props	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500	£17,039	
567	18006	33 Ingleby Place	Bradford	Bradford	BD7 2BD	Assured Rent	House	2	1900	80.17	83.14	52	BD7 Street Props	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000	£22,229	
569	18575	7 Cambridge Street	Great Hc	Bradford	BD7 3BX	Assured Rent	House	1	1920	65.07	67.48	52	BD7 Street Props	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500	£18,042	
570	18576	15 Cambridge Street	Great Hc	Bradford	BD7 3BX	Assured Rent	House	1	1920	92.39	92.39	52	BD7 Street Props	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500	£22,500	
571	18777	72 Westcroft Road	Bradford	Bradford	BD7 3EJ	Assured Rent	House	3	1900	86.20	89.39	52	BD7 Street Props	1, 2 & 3	£	55,000	MVSTT	FH	1	£40,588	£23,900	
573	18608	27 Farnham Road	Bradford	Bradford	BD7 3JE	Assured Rent	House	3	1900	86.20	89.39	52	BD7 Street Props	1, 2 & 3	£	55,000	MVSTT	FH	1	£40,588	£23,900	
574	18585	16 Cross Lane	Bradford	Bradford	BD7 3JT	Assured Rent	House	3	1930	86.20	89.39	52	BD7 Street Props	1, 2 & 3	£	55,000	MVSTT	FH	1	£40,588	£23,900	
577	18554	96 Beldon Road	Great Hc	Bradford	BD7 3PE	Assured Rent	House	2	1900	80.17	83.14	52	BD7 Street Props	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000	£22,229	
578	18697	72 Old Road	Bradford	Bradford	BD7 3PE	Assured Rent	House	2	1900	80.17	83.14	52	BD7 Street Props	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000	£22,229	
580	18587	9 Daisy Street	Bradford	Bradford	BD7 3PL	Assured Rent	House	2	1930	80.17	83.14	52	BD7 Street Props	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000	£22,229	
581	18605	71 Ewart Street	Bradford	Bradford	BD7 3PN	Assured Rent	House	1	1900	74.12	76.86	52	BD7 Street Props	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500	£20,550	
582	18778	32 Ward Street	Bradford	Bradford	BD7 3PR	Assured Rent	House	2	1900	80.17	83.14	52	BD7 Street Props	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000	£22,229	
583	18779	34 Ward Street	Bradford	Bradford	BD7 3PR	Assured Rent	House	2	1900	80.17	83.14	52	BD7 Street Props	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000	£22,229	
584	18581	25 Collins Street	Bradford	Bradford	BD7 4HF	Assured Rent	House	3	1900	86.20	89.39	52	BD7 Street Props	1, 2 & 3	£	55,000	MVSTT	FH	1	£40,588	£23,900	
585	18698	2 Pannel Street	Bradford	Bradford	BD7 4HG	Assured Rent	House	2	1910	80.17	83.14	52	BD7 Street Props	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,040	£22,229	
586	18579	35 Cragg Street	Bradford	Bradford	BD7 4HQ	Assured Rent	House	4	1920	92.23	95.64	52	BD7 Street Props	1, 2 & 3	£	75,000	MVSTT	FH	1	£50,738	£25,571	
587	18626	42 Hollybank Garden	Bradford	Bradford	BD7 4QR	Assured Rent	House	2	1920	83.97	87.08	52	BD7 Street Props	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,040	£23,282	
589	19711	Flat 4	56 Ashgr	Bradford	BD7 1BL	Support Works	Flat	2	1890	67.49	69.99	53	Bradford City Centre	1, 2 & 3	£	35,000	MVSTT	FH	1	£21,875	£21,875	
590	19730	Flat 2	56 Ashgr	Bradford	BD7 1BL	Support Works	Flat	2	1890	92.39	92.39	53	Bradford City Centre	1, 2 & 3	£	35,000	MVSTT	FH	1	£21,875	£21,875	







**Schedule 1 ; MVSTT Freehold**

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT EPW	TARGET/FORMLULA RENT EPW	% SHARE OWNED BY TENANT (shared owners hip)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT
776	18683	Flat 9	7-9 Mom	Bradford	BD8 7HB	Assured Rent	Flat	1	1890	63.73	63.73	67	Mornington Villas, Bradford	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000		£17,039
777	18684	Flat 1	11-13 M	Bradford	BD8 7HB	Introductory Tenancy	Flat	1	1890	61.46	63.73	67	Mornington Villas, Bradford	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000		£17,039
778	18685	Flat 2	11-13 M	Bradford	BD8 7HB	Assured Rent	Flat	0	1890	58.96	61.14	67	Mornington Villas, Bradford	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500		£16,347
779	18686	Flat 3	11-13 M	Bradford	BD8 7HB	Assured Rent	Flat	1	1890	61.46	63.73	67	Mornington Villas, Bradford	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000		£17,039
780	18687	Flat 4	11-13 M	Bradford	BD8 7HB	Introductory Tenancy	Flat	0	1890	58.96	61.14	67	Mornington Villas, Bradford	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500		£16,347
781	18688	Flat 5	11-13 M	Bradford	BD8 7HB	Secure - Fair Rent	Flat	1	1890	45.00	46.67	67	Mornington Villas, Bradford	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500		£12,478
782	18689	Flat 6	11-13 M	Bradford	BD8 7HB	Assured Rent	Flat	1	1890	61.46	63.73	67	Mornington Villas, Bradford	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000		£17,039
783	18690	Flat 7	11-13 M	Bradford	BD8 7HB	Assured Rent	Flat	1	1890	61.46	63.73	67	Mornington Villas, Bradford	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000		£17,039
784	18691	Flat 8	11-13 M	Bradford	BD8 7HB	Assured Rent	Flat	0	1890	58.96	61.14	67	Mornington Villas, Bradford	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500		£16,347
785	18692	Flat 9	11-13 M	Bradford	BD8 7HB	Assured Rent	Flat	0	1890	58.96	61.14	67	Mornington Villas, Bradford	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500		£16,347
786	18693	Flat 10	11-13 M	Bradford	BD8 7HB	Assured Rent	Flat	1	1890	61.07	63.33	67	Mornington Villas, Bradford	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000		£16,932
787	18694	Flat 11	11-13 M	Bradford	BD8 7HB	Assured Rent	Flat	0	1890	58.96	61.14	67	Mornington Villas, Bradford	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500		£16,347
796	18106	Flat 1	19-21 Pe	Bradford	BD8 7AA	Assured Rent	Flat	2	1900	67.49	69.99	70	Parkfield, Bradford	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000		£18,713
797	18107	Flat 2	19-21 Pe	Bradford	BD8 7AA	Assured Rent	Flat	1	1900	61.46	63.73	70	Parkfield, Bradford	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500		£17,039
798	18108	Flat 3	19-21 Pe	Bradford	BD8 7AA	Assured Rent	Flat	0	1900	61.14	61.14	70	Parkfield, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750		£16,347
799	18109	Flat 4	19-21 Pe	Bradford	BD8 7AA	Assured Rent	Flat	1	1900	61.46	63.73	70	Parkfield, Bradford	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500		£17,039
800	18110	Flat 5	19-21 Pe	Bradford	BD8 7AA	Assured Rent	Flat	1	1900	61.46	63.73	70	Parkfield, Bradford	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500		£17,039
801	18111	Flat 6	19-21 Pe	Bradford	BD8 7AA	Assured Rent	Flat	1	1900	61.46	63.73	70	Parkfield, Bradford	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500		£17,039
802	18112	Flat 7	19-21 Pe	Bradford	BD8 7AA	Secure - Fair Rent	Flat	1	1900	52.83	54.78	70	Parkfield, Bradford	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500		£14,646
803	18113	Flat 8	19-21 Pe	Bradford	BD8 7AA	Assured Rent	Flat	1	1900	61.46	63.73	70	Parkfield, Bradford	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500		£17,039
804	18098	Flat 1	4-6 Park	Bradford	BD8 7AB	Assured Rent	Flat	2	1900	67.49	69.99	70	Parkfield, Bradford	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000		£18,713
805	18099	Flat 2	4-6 Park	Bradford	BD8 7AB	Assured Rent	Flat	2	1900	72.85	81.99	70	Parkfield, Bradford	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000		£21,921
806	18100	Flat 4	4-6 Park	Bradford	BD8 7AB	Assured Rent	Flat	2	1900	67.49	69.99	70	Parkfield, Bradford	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000		£18,713
807	18101	Flat 5	4-6 Park	Bradford	BD8 7AB	Assured Rent	Flat	2	1900	65.75	68.18	70	Parkfield, Bradford	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000		£18,229
808	18103	Flat 7	4-6 Park	Bradford	BD8 7AB	Assured Rent	Flat	1	1900	58.96	61.14	70	Parkfield, Bradford	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500		£16,347
809	19727	Flat 3	4-6 Park	Bradford	BD8 7AB	Assured Rent	Flat	2	1900	370.00	81.99	70	Parkfield, Bradford	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,000		£21,921
810	22136	Flat 6	4-6 Park	Bradford	BD8 7AB	Assured Rent	Flat	1	1900	360.00	81.99	70	Parkfield, Bradford	1, 2 & 3	£	30,000	MVSTT	FH	1	£22,500		£21,921
811	18729	35 St Michaels Road	Bradford	Bradford	BD8 8HE	Introductory Tenancy	House	3	1920	86.20	89.39	71	St Michaels Rd, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£47,100		£23,900
812	18730	37 St Michaels Road	Bradford	Bradford	BD8 8HE	Assured Rent	House	4	1920	92.23	95.64	71	St Michaels Rd, Bradford	1, 2 & 3	£	97,000	MVSTT	FH	1	£55,013		£25,571
813	18731	40 St Michaels Road	Bradford	Bradford	BD8 8HE	Assured Rent	House	3	1920	86.20	89.39	71	St Michaels Rd, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£47,100		£23,900
814	18732	41 St Michaels Road	Bradford	Bradford	BD8 8HE	Assured Rent	House	3	1920	86.20	89.39	71	St Michaels Rd, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£47,100		£23,900
815	18733	43 St Michaels Road	Bradford	Bradford	BD8 8HE	Assured Rent	House	3	1900	86.20	89.39	71	St Michaels Rd, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£47,100		£23,900
816	18734	45 St Michaels Road	Bradford	Bradford	BD8 8HE	Assured Rent	House	3	1920	86.20	89.39	71	St Michaels Rd, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£47,100		£23,900
817	18735	47 St Michaels Road	Bradford	Bradford	BD8 8HE	Secure - Fair Rent	House	3	1920	86.20	89.39	71	St Michaels Rd, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£47,100		£23,900
818	18736	49 St Michaels Road	Bradford	Bradford	BD8 8HE	Assured Rent	House	3	1900	86.20	89.39	71	St Michaels Rd, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£47,100		£23,900
819	18737	51 St Michaels Road	Bradford	Bradford	BD8 8HE	Assured Rent	House	3	1920	86.20	89.39	71	St Michaels Rd, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£47,100		£23,900
820	18738	53 St Michaels Road	Bradford	Bradford	BD8 8HE	Assured Rent	House	3	1920	86.20	89.39	71	St Michaels Rd, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£47,100		£23,900
821	18739	54 St Michaels Road	Bradford	Bradford	BD8 8HE	Assured Rent	House	3	1920	86.20	89.39	71	St Michaels Rd, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£47,100		£23,900
822	18740	57 St Michaels Road	Bradford	Bradford	BD8 8HE	Assured Rent	House	3	1920	86.20	89.39	71	St Michaels Rd, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£47,100		£23,900
823	18741	59 St Michaels Road	Bradford	Bradford	BD8 8HE	Introductory Tenancy	House	3	1920	86.20	89.39	71	St Michaels Rd, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£47,100		£23,900
824	18742	63 St Michaels Road	Bradford	Bradford	BD8 8HE	Assured Rent	House	3	1920	86.20	89.39	71	St Michaels Rd, Bradford	1, 2 & 3	£	80,000	MVSTT	FH	1	£47,100		£23,900
829	18769	Flat 1	11 Walm	Bradford	BD8 7ET	Secure - Fair Rent	Flat	1	1890	53.97	55.97	72	Walmer Villas, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750		£14,964
830	18770	Flat 2	11 Walm	Bradford	BD8 7ET	Assured Rent	Flat	1	1890	61.46	63.73	72	Walmer Villas, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750		£17,039
831	18771	Flat 3	11 Walm	Bradford	BD8 7ET	Assured Rent	Flat	1	1890	61.46	63.73	72	Walmer Villas, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750		£17,039
832	18772	Flat 4	11 Walm	Bradford	BD8 7ET	Assured Rent	Flat	1	1890	61.46	63.73	72	Walmer Villas, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750		£17,039
833	18773	Flat 5	11 Walm	Bradford	BD8 7ET	Introductory Tenancy	Flat	1	1890	61.46	63.73	72	Walmer Villas, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750		£17,039
834	18774	Flat 6	11 Walm	Bradford	BD8 7ET	Assured Rent	Flat	1	1890	61.46	63.73	72	Walmer Villas, Bradford	1, 2 & 3	£	25,000	MVSTT	FH	1	£18,750		£17,039
835	18775	Flat 7	11 Walm	Bradford	BD8 7ET	Introductory Tenancy	Flat	2	1890	67.49	69.99	72	Walmer Villas, Bradford	1, 2 & 3	£	32,500	MVSTT	FH	1	£24,375		£18,713
836	18776	Flat 8	11 Walm	Bradford	BD8 7ET	Assured Rent	Flat	2	1890	67.49	69.99	72	Walmer Villas, Bradford	1, 2 & 3	£	32,500	MVSTT	FH	1	£24,375		£18,713
837	18120	13 Woodview	Bradford	Bradford	BD8 7AJ	Assured Rent	House	5	1890	102.08	105.86	73	Woodview, Bradford	1, 2 & 3	£	115,000	MVSTT	FH	1	£61,938		£28,303
838	18121	15 Woodview	Bradford	Bradford	BD8 7AJ	Assured Rent	House	5	1890	102.08	105.86	73	Woodview, Bradford	1, 2 & 3	£	115,000	MVSTT	FH	1	£61,938		£28,303
839	18122	36	Woodvie	Bradford	BD8 7AJ	Assured Rent	House	5	1900	108.13	112.13	73	Woodview, Bradford	1, 2 & 3	£	115,000	MVSTT	FH	1	£61,938		£29,980
840	18123	61 Woodview	Bradford	Bradford	BD8 7AJ	Assured Rent	House	5	1890	102.08	105.86	73	Woodview, Bradford	1, 2 & 3	£	115,000	MVSTT	FH	1	£61,938		£28,303
841	18124	11 Woodview	Bradford	Bradford	BD8 7AJ	Secure - Fair Rent	House	3	1900	63.57	65.92	73	Woodview, Bradford	1, 2 & 3	£	95,000	MVSTT	FH	1	£51,268		£17,625
842	18136	1 Woodview	Bradford	Bradford	BD8 7AJ	Assured Rent	House	4	1900	96.05	99.60	73	Woodview, Bradford	1, 2 & 3	£	107,000	MVSTT	FH	1	£56,838		£26,630
843	18137	7 Woodview	Bradford	Bradford	BD8 7AJ	Assured Rent	House	5	1890	102.08	105.86	73	Woodview, Bradford	1, 2 & 3	£	115,000	MVSTT	FH	1	£61,938		£28,303
844	19930	29 Woodview	Bradford	Bradford	BD8 7AJ	Assured Rent	House	5	1890	102.08	105.86	73	Woodview, Bradford	1, 2 & 3	£	115,000	MVSTT	FH	1	£61,938		£28,303
845	18497	51 Worthington Street	Bradford	Bradford	BD8 8RX	Assured Rent	House	3	1992	86.20	89.39	74	Worthington St, Bradford	1, 2 & 3	£	85,000	MVSTT	FH	1	£57,888		£44,652
846	18498	63 Worthington Street	Bradford	Bradford	BD8 8RX	Assured Rent	House	2	1992	80.17	83.14	74	Worthington St, Bradford	1, 2 & 3	£	70,000	MVSTT	FH	1	£49,650		£41,530

Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENTAL/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT	
862	17589	30 South Road		Frizingha	Bradford	BD9 4SU	Secure - Fair Rent	Flat	1	1995	69.57	72.14	75	BH South	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£14,816
863	17590	32 South Road		Frizingha	Bradford	BD9 4SU	Assured Rent	Flat	1	1995	71.73	74.38	75	BH South	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
864	17591	34 South Road		Frizingha	Bradford	BD9 4SU	Assured Rent	Flat	1	1995	71.73	74.38	75	BH South	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
865	17592	36 South Road		Frizingha	Bradford	BD9 4SU	Assured Rent	Flat	1	1995	71.73	74.38	75	BH South	1, 2 & 3	£	45,000	MVSTT	FH	1	£32,925	£15,276
866	18383	2 Brunel Close		Heaton	Bradford	BD9 5BA	Assured Rent	Flat	1	1995	71.73	74.38	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£15,276
867	18384	4 Brunel Close		Heaton	Bradford	BD9 5BA	Assured Rent	Flat	1	1995	71.73	74.38	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£15,276
868	18385	6 Brunel Close		Heaton	Bradford	BD9 5BA	Secure - Fair Rent	Flat	1	1995	69.57	72.14	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£14,816
869	18386	8 Brunel Close		Heaton	Bradford	BD9 5BA	Assured Rent	Flat	1	1995	71.73	74.38	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£15,276
870	18387	10 Brunel Close		Heaton	Bradford	BD9 5BA	Assured Rent	Flat	1	1995	71.73	74.38	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£15,276
871	18388	12 Brunel Close		Heaton	Bradford	BD9 5BA	Assured Rent	Flat	1	1995	71.73	74.38	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£15,276
872	18389	14 Brunel Close		Heaton	Bradford	BD9 5BA	Assured Rent	Flat	1	1995	71.73	74.38	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£15,276
873	18390	16 Brunel Close		Heaton	Bradford	BD9 5BA	Assured Rent	Flat	1	1995	71.73	74.38	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£15,276
874	18391	18 Brunel Close		Heaton	Bradford	BD9 5BA	Secure - Fair Rent	Flat	1	1995	74.38	77.13	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£15,841
875	18392	20 Brunel Close		Heaton	Bradford	BD9 5BA	Assured Rent	Flat	1	1995	71.73	74.38	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£15,276
876	18393	22 Brunel Close		Heaton	Bradford	BD9 5BA	Secure - Fair Rent	Flat	1	1995	65.57	68.00	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£13,965
877	18394	24 Brunel Close		Heaton	Bradford	BD9 5BA	Assured Rent	Flat	1	1995	71.73	74.38	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£15,276
878	18395	26 Brunel Close		Heaton	Bradford	BD9 5BA	Assured Rent	Flat	1	1995	71.73	74.38	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£15,276
879	18396	28 Brunel Close		Heaton	Bradford	BD9 5BA	Assured Rent	Flat	1	1995	71.73	74.38	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£15,276
880	18397	30 Brunel Close		Heaton	Bradford	BD9 5BA	Assured Rent	Flat	1	1995	71.73	74.38	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£15,276
881	18398	32 Brunel Close		Heaton	Bradford	BD9 5BA	Assured Rent	Flat	1	1995	71.73	74.38	76	Brunel Close, Heaton	1, 2 & 3	£	40,000	MVSTT	FH	1	£30,038	£15,276
882	21371	Flat 1/2A Park View Road		Bradford	Bradford	BD9 4PA	Support Works	Flat	1	2013	318.25	318.25	77	Park View Road, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£33,563	£21,449
883	21372	Flat 2/2A Park View Road		Bradford	Bradford	BD9 4PA	Support Works	Flat	1	1970	318.25	318.25	77	Park View Road, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£33,563	£21,449
884	21373	Flat 3/2A Park View Road		Bradford	Bradford	BD9 4PA	Support Works	Flat	1	1970	318.25	318.25	77	Park View Road, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£33,563	£21,449
885	21374	Flat 4/2A Park View Road		Bradford	Bradford	BD9 4PA	Support Works	Flat	1	1970	318.25	318.25	77	Park View Road, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£33,563	£21,449
886	21375	Flat 5/2A Park View Road		Bradford	Bradford	BD9 4PA	Support Works	Flat	1	1970	318.25	318.25	77	Park View Road, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£33,563	£21,449
887	21376	Flat 6/2A Park View Road		Bradford	Bradford	BD9 4PA	Support Works	Flat	1	1970	318.25	318.25	77	Park View Road, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£33,563	£21,449
888	21377	Flat 7/2A Park View Road		Bradford	Bradford	BD9 4PA	Support Works	Flat	1	1970	318.25	318.25	77	Park View Road, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£33,563	£21,449
889	21378	Flat 8/2A Park View Road		Bradford	Bradford	BD9 4PA	Support Works	Flat	1	1970	318.25	318.25	77	Park View Road, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£33,563	£21,449
890	21379	Flat 9/2A Park View Road		Bradford	Bradford	BD9 4PA	Support Works	Flat	1	1970	318.25	318.25	77	Park View Road, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£33,563	£21,449
892	24176	Flat 10/2A Park View Road		Bradford	Bradford	BD9 4PA	Support Works	Flat	1	1970	318.25	318.25	77	Park View Road, Bradford	1, 2 & 3	£	45,000	MVSTT	FH	1	£33,563	£21,449
893	4690	18 Dunscroft Grove		Rossingh	Doncaster	DN11 0UL	Assured Rent	House	2	1993	78.37	81.27	78	Doncaster HMP Rehabs	1, 2 & 3	£	90,000	MVSTT	FH	1	£52,825	£21,729
894	4696	14 Whitcombe Drive		Rossingh	Doncaster	DN11 0UY	Assured Rent	House	3	1976	84.32	87.44	78	Doncaster HMP Rehabs	1, 2 & 3	£	105,000	MVSTT	FH	1	£59,593	£23,378
895	4695	21 Dunscroft Grove		Rossingh	Doncaster	DN11 10Q	Assured Rent	House	2	1984	78.37	81.27	78	Doncaster HMP Rehabs	1, 2 & 3	£	90,000	MVSTT	FH	1	£52,825	£21,729
896	4683	12 Beech Avenue		Tickhill	Doncaster	DN11 9EN	Assured Rent	House	3	1990	84.32	87.44	78	Doncaster HMP Rehabs	1, 2 & 3	£	120,000	MVSTT	FH	1	£64,800	£23,378
897	4520	1 Boundary Close		Edlington	Doncaster	DN12 1SF	Assured Rent	House	2	1993	78.37	81.27	79	Boundary Close	1, 2 & 3	£	80,000	MVSTT	FH	1	£54,581	£40,596
898	4521	2 Boundary Close		Edlington	Doncaster	DN12 1SF	Assured Rent	House	2	1993	78.37	81.27	79	Boundary Close	1, 2 & 3	£	80,000	MVSTT	FH	1	£54,581	£40,596
899	4522	3 Boundary Close		Edlington	Doncaster	DN12 1SF	Assured Rent	House	2	1993	78.37	81.27	79	Boundary Close	1, 2 & 3	£	80,000	MVSTT	FH	1	£54,581	£40,596
900	4523	4 Boundary Close		Edlington	Doncaster	DN12 1SF	Assured Rent	House	2	1993	78.37	81.27	79	Boundary Close	1, 2 & 3	£	80,000	MVSTT	FH	1	£54,581	£40,596
901	4524	5 Boundary Close		Edlington	Doncaster	DN12 1SF	Assured Rent	House	2	1993	80.99	83.99	79	Boundary Close	1, 2 & 3	£	80,000	MVSTT	FH	1	£54,581	£41,954
902	4525	6 Boundary Close		Edlington	Doncaster	DN12 1SF	Assured Rent	House	2	1993	78.37	81.27	79	Boundary Close	1, 2 & 3	£	80,000	MVSTT	FH	1	£54,581	£40,596
903	4526	7 Boundary Close		Edlington	Doncaster	DN12 1SF	Assured Rent	House	2	1993	80.99	80.99	79	Boundary Close	1, 2 & 3	£	80,000	MVSTT	FH	1	£59,930	£51,647
904	4527	8 Boundary Close		Edlington	Doncaster	DN12 1SF	Assured Rent	House	2	1993	78.37	81.27	79	Boundary Close	1, 2 & 3	£	80,000	MVSTT	FH	1	£54,581	£40,596
905	4528	9 Boundary Close		Edlington	Doncaster	DN12 1SF	Assured Rent	House	2	1993	78.37	81.27	79	Boundary Close	1, 2 & 3	£	80,000	MVSTT	FH	1	£54,581	£40,596
906	4529	11 Boundary Close		Edlington	Doncaster	DN12 1SF	Assured Rent	House	2	1993	78.37	81.27	79	Boundary Close	1, 2 & 3	£	80,000	MVSTT	FH	1	£54,581	£40,596
907	4713	46 Rockingham Road		Wheatley	Doncaster	DN2 4BN	Assured Rent	House	3	1930	81.28	84.29	80	Doncaster HMP Rehabs	1, 2 & 3	£	90,000	MVSTT	FH	1	£51,525	£22,536
908	4710	43 Woodhouse Road		Wheatley	Doncaster	DN2 4DG	Assured Rent	House	3	1929	81.28	84.29	80	Doncaster HMP Rehabs	1, 2 & 3	£	90,000	MVSTT	FH	1	£51,525	£22,536
909	4697	22 Hawke Road		Wheatley	Doncaster	DN2 4DT	Assured Shorthold	House	2	1950	78.37	81.27	80	Doncaster HMP Rehabs	1, 2 & 3	£	78,000	MVSTT	FH	1	£45,958	£21,729
910	4718	56 Hawke Road		Wheatley	Doncaster	DN2 4DT	Assured Rent	House	3	1950	84.32	87.44	80	Doncaster HMP Rehabs	1, 2 & 3	£	90,000	MVSTT	FH	1	£51,525	£23,378
911	4678	8 Glamis Road		Town Mc	Doncaster	DN2 6DP	Assured Rent	House	3	1950	81.28	84.29	80	Doncaster HMP Rehabs	1, 2 & 3	£	110,000	MVSTT	FH	1	£59,075	£22,536
912	4707	41 Huntingdon Road		Intake	Doncaster	DN2 6HR	Assured Rent	House	3	1944	84.32	87.44	80	Doncaster HMP Rehabs	1, 2 & 3	£	110,000	MVSTT	FH	1	£59,075	£23,378
931	4724	95 Hatfield Lane		Arnthor	Doncaster	DN3 3HA	Assured Rent	House	3	1976	84.32	87.44	82	Doncaster HMP Rehabs	1, 2 & 3	£	75,000	MVSTT	FH	1	£44,238	£23,378
932	4680	8 The Row		Cantley	Doncaster	DN3 3QJ	Assured Rent	House	2	1900	75.31	78.10	80	Doncaster HMP Rehabs	1, 2 & 3	£	90,000	MVSTT	FH	1	£50,225	£20,881
933	4715	47 Westfield Road		Balby	Doncaster	DN4 0LY	Assured Rent	House	3	1920	84.32	87.44	83	Doncaster HMP Rehabs	1, 2 & 3	£	75,000	MVSTT	FH	1	£48,658	£23,378
934	4727	107 Florence Avenue		Balby	Doncaster	DN4 0PU	Assured Rent	House	3	1976	84.32	87.44	83	Doncaster HMP Rehabs	1, 2 & 3	£	75,000	MVSTT	FH	1	£48,658	£23,378
935	4692	19 Dixon Crescent		Balby	Doncaster	DN4 0SW	Assured Rent	House	2	1950	78.37	81.27	83	Doncaster HMP Rehabs	1, 2 & 3	£	75,000	MVSTT	FH	1	£48,658	£21,729
936	4691	18 Rufford Road		Belle Vu	Doncaster	DN4 5BL	Assured Rent	House	3	1950	84.32	87.44	83	Doncaster HMP Rehabs	1, 2 & 3	£	80,000	MVSTT	FH	1	£50,740	£23,378
937	4719	62 Hallam Close		Bessaca	Doncaster	DN4 7RU	Assured Rent	House	2	1976	75.31	78.10	83	Doncaster HMP Rehabs	1, 2 & 3	£	70,000	MVSTT	FH	1	£45,275	£20,881
938	4725	96 Sandford Road		Balby	Doncaster	DN4 8EG	Assured Rent	House	2	1960	75.31	78.10	83	Doncaster HMP Rehabs	1, 2 & 3	£	60,000	MVSTT	FH	1	£42,150	£20,881
939	4682	11 Laburnam Road		Balby	Doncaster	DN4 8PZ	Assured Rent	House	3	1950	84.32	87.44	83	Doncaster HMP Rehabs	1, 2 & 3	£	105,000	MVSTT	FH	1	£58,553	£23

Schedule 1 ; MVSTT Freehold

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Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENT/AFFORDABLE/ SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/ FORMULA RENT £PW	SHARE OWNED BY TENANT Value Group	Value Group Name	Tranche No	to be Used as a Basis for Lending)	OPERATIVE Freehold or Leasehold	Count	MVSTT Just At SH Just at EUV-SH	EUV-SH for those at MVSTT		
985	4716	49 Crooksbrook Lane		Hatfield	Doncaster DN7 6JP	Assured Rent	House	3	1976	89.79	89.79	88	Doncaster HMP Rehab	1, 2 & 3	£	55,000	MVSTT	FH	1	£47,424	£47,424
986	4671	2 Oldfield Close	Assured Re	Hatfield	Doncaster DN7 6QT	Assured Rent	House	3	1976	84.32	87.44	88	Doncaster HMP Rehab	1, 2 & 3	£	80,000	MVSTT	FH	1	£45,800	£23,378
987	4530	9 Oldfield Close		Stainfort	Doncaster DN7 5NP	House	House	8	2227	1993	8976.37	FH160	110228	NR	(e)	89	0.1				
988																					

Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT EPW	TARGET/FORMULA RENT EPW	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just At EUV-SH	EUV-SH for those at MVSTT	
1079	18897	9 Catherine Road		Huddersf	Huddersfield	HD2 1NY	Assured Rent	House	3	2003	92.94	96.38	97	Hopkinson Road, Huddersfield	1, 2 & 3	E	115,000	MVSTT	FH	1	£82,313	£56,818
1080	18898	11 Catherine Road		Huddersf	Huddersfield	HD2 1NY	Assured Rent	House	3	2003	92.94	96.38	97	Hopkinson Road, Huddersfield	1, 2 & 3	E	115,000	MVSTT	FH	1	£82,313	£56,818
1081	18899	15 Catherine Road		Huddersf	Huddersfield	HD2 1NY	Assured Rent	House	4	2003	98.98	102.64	97	Hopkinson Road, Huddersfield	1, 2 & 3	E	145,000	MVSTT	FH	1	£101,500	£60,508
1082	18900	17 Catherine Road		Huddersf	Huddersfield	HD2 1NY	Assured Rent	House	4	2003	98.98	102.64	97	Hopkinson Road, Huddersfield	1, 2 & 3	E	145,000	MVSTT	FH	1	£101,500	£60,508
1083	18901	19 Catherine Road		Huddersf	Huddersfield	HD2 1NY	Assured Rent	House	4	2003	98.98	102.64	97	Hopkinson Road, Huddersfield	1, 2 & 3	E	145,000	MVSTT	FH	1	£101,500	£60,508
1084	18902	21 Catherine Road		Huddersf	Huddersfield	HD2 1NY	Assured Rent	House	4	2003	98.98	102.64	97	Hopkinson Road, Huddersfield	1, 2 & 3	E	145,000	MVSTT	FH	1	£101,500	£60,508
1085	18903	23 Catherine Road		Huddersf	Huddersfield	HD2 1NY	Assured Rent	House	3	2003	103.88	103.88	97	Hopkinson Road, Huddersfield	1, 2 & 3	E	115,000	MVSTT	FH	1	£85,328	£66,243
1086	18904	25 Catherine Road		Huddersf	Huddersfield	HD2 1NY	Assured Rent	House	3	2003	92.94	96.38	97	Hopkinson Road, Huddersfield	1, 2 & 3	E	115,000	MVSTT	FH	1	£82,313	£56,818
1087	3460	30 Spinkfield Road		Birkby	Huddersfield	HD2 2AY	Assured Rent	House	3	1920	87.46	90.70	98	Kirklees HMP Rehabs	1, 2 & 3	E	115,000	MVSTT	FH	1	£62,718	£24,250
1088	3392	12 Thorncliffe Street		Lindley	Huddersfield	HD3 3JH	Secure - Fair Rent	House	3	1914	87.46	90.70	99	Huddersfield Rehabs	1, 2 & 3	E	110,000	MVSTT	FH	1	£60,375	£24,250
1089	3401	44 Thorncliffe Street		Lindley	Huddersfield	HD3 3JL	Assured Shorthold	House	1	1914	75.37	78.16	99	Huddersfield Rehabs	1, 2 & 3	E	77,000	MVSTT	FH	1	£44,603	£20,897
1091	3407	71 Thorncliffe Street		Lindley	Huddersfield	HD3 3JL	Assured Rent	House	1	1914	75.37	78.16	99	Huddersfield Rehabs	1, 2 & 3	E	77,000	MVSTT	FH	1	£44,603	£20,897
1092	3408	73 Thorncliffe Street		Lindley	Huddersfield	HD3 3JL	Assured Rent	House	1	1914	75.37	78.16	99	Huddersfield Rehabs	1, 2 & 3	E	77,000	MVSTT	FH	1	£44,603	£20,897
1093	3409	83 Thorncliffe Street		Lindley	Huddersfield	HD3 3JL	Assured Rent	House	2	1914	79.43	79.43	99	Huddersfield Rehabs	1, 2 & 3	E	90,000	MVSTT	FH	1	£66,060	£50,652
1094	3410	85 Thorncliffe Street		Lindley	Huddersfield	HD3 3JL	Assured Rent	House	2	1914	81.42	84.43	99	Huddersfield Rehabs	1, 2 & 3	E	90,000	MVSTT	FH	1	£52,045	£22,574
1095	20735	67 Thorncliffe Street		Lindley	Huddersfield	HD3 3JL	Assured Rent	House	4	1900	93.39	96.85	99	Huddersfield Rehabs	1, 2 & 3	E	125,000	MVSTT	FH	1	£70,263	£25,894
1096	3387	4 Thomas Street		Lindley	Huddersfield	HD3 3JN	Assured Rent	House	2	1914	81.42	84.43	99	Huddersfield Rehabs	1, 2 & 3	E	90,000	MVSTT	FH	1	£52,045	£22,574
1097	3389	8 Thomas Street		Lindley	Huddersfield	HD3 3JN	Assured Rent	House	2	1914	81.42	84.43	99	Huddersfield Rehabs	1, 2 & 3	E	90,000	MVSTT	FH	1	£52,045	£22,574
1098	3398	32 Lidget Street		Lindley	Huddersfield	HD3 3JP	Assured Rent	House	1	1900	78.41	78.41	99	Huddersfield Rehabs	1, 2 & 3	E	77,000	MVSTT	FH	1	£56,627	£50,001
1099	3399	34 Lidget Street		Lindley	Huddersfield	HD3 3JP	Assured Rent	House	1	1900	78.41	78.41	99	Huddersfield Rehabs	1, 2 & 3	E	77,000	MVSTT	FH	1	£56,627	£50,001
1102	3463	36 Britannia Road		Milnsbrid	Huddersfield	HD3 4QF	Assured Rent	House	2	1944	86.91	90.13	100	Kirklees HMP Rehabs	1, 2 & 3	E	70,000	MVSTT	FH	1	£44,755	£24,098
1116	3471	52 Western Road		Coweser	Huddersfield	HD4 5TU	Assured Rent	House	3	1934	92.94	96.38	102	Kirklees HMP Rehabs	1, 2 & 3	E	80,000	MVSTT	FH	1	£51,000	£25,769
1117	3445	9 Warneford Road		Coweser	Huddersfield	HD4 5TW	Assured Rent	House	3	1950	92.94	96.38	102	Kirklees HMP Rehabs	1, 2 & 3	E	80,000	MVSTT	FH	1	£51,000	£25,769
1118	3478	66 Howden Close		Linthwait	Huddersfield	HD4 5XB	Assured Rent	House	3	1950	87.46	90.70	102	Kirklees HMP Rehabs	1, 2 & 3	E	90,000	MVSTT	FH	1	£52,825	£24,250
1119	3474	56 Kinder Avenue		Linthwait	Huddersfield	HD4 5XD	Assured Rent	House	2	1970	81.42	84.43	102	Kirklees HMP Rehabs	1, 2 & 3	E	75,000	MVSTT	FH	1	£46,058	£22,574
1120	5553	117A Walpole Road		Crosland	Huddersfield	HD4 5ET	Assured Rent	House	3	1997	98.40	98.40	103	Walpole Rd, Crosland Moor, Huddersfield	1, 2 & 3	E	85,000	MVSTT	FH	1	£65,437	£62,749
1121	5554	115 Walpole Road		Crosland	Huddersfield	HD4 5ET	Assured Rent	House	3	1997	87.46	90.70	103	Walpole Rd, Crosland Moor, Huddersfield	1, 2 & 3	E	85,000	MVSTT	FH	1	£59,569	£45,306
1122	5555	117 Walpole Road		Crosland	Huddersfield	HD4 5ET	Assured Rent	House	2	1997	84.70	87.83	103	Walpole Rd, Crosland Moor, Huddersfield	1, 2 & 3	E	70,000	MVSTT	FH	1	£52,004	£43,872
1123	5556	115A Walpole Road		Crosland	Huddersfield	HD4 5ET	Assured Rent	House	2	1997	81.42	84.43	103	Walpole Rd, Crosland Moor, Huddersfield	1, 2 & 3	E	70,000	MVSTT	FH	1	£52,004	£42,174
1124	5474	1 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	2	1997	92.38	95.80	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	87,000	MVSTT	FH	1	£61,900	£47,854
1125	5475	2 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	2	1997	81.42	84.43	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	87,000	MVSTT	FH	1	£61,900	£47,854
1126	5476	3 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	4	1997	98.98	102.64	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	135,000	MVSTT	FH	1	£85,234	£51,270
1127	5477	4 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	2	1997	81.42	84.43	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	87,000	MVSTT	FH	1	£61,900	£47,854
1128	5478	5 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	4	1997	98.98	102.64	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	135,000	MVSTT	FH	1	£85,234	£51,270
1129	5479	6 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	4	1997	93.49	96.95	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	135,000	MVSTT	FH	1	£85,234	£48,428
1130	5480	7 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	4	1997	98.98	102.64	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	135,000	MVSTT	FH	1	£85,234	£51,270
1131	5481	9 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	4	1997	98.98	102.64	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	135,000	MVSTT	FH	1	£85,234	£51,270
1132	5482	9 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	3	1997	87.46	90.70	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	100,000	MVSTT	FH	1	£69,488	£45,306
1133	5483	10 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	4	1997	98.98	102.64	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	135,000	MVSTT	FH	1	£85,234	£51,270
1134	5484	11 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	3	1997	87.46	90.70	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	100,000	MVSTT	FH	1	£69,488	£45,306
1135	5485	12 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	3	1997	92.94	96.38	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	100,000	MVSTT	FH	1	£69,488	£48,143
1136	5486	14 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	3	1997	92.94	96.38	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	100,000	MVSTT	FH	1	£69,488	£48,143
1137	5487	15 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	4	1997	93.49	96.95	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	135,000	MVSTT	FH	1	£85,234	£48,428
1138	5542	25 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	2	1997	81.42	84.43	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	87,000	MVSTT	FH	1	£61,900	£42,174
1139	5543	27 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	2	1997	81.42	84.43	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	87,000	MVSTT	FH	1	£61,900	£42,174
1140	5545	19 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	3	1997	87.46	90.70	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	100,000	MVSTT	FH	1	£69,488	£45,306
1141	5546	29 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	3	1997	87.46	90.70	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	100,000	MVSTT	FH	1	£69,488	£45,306
1142	5547	23 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	3	1997	87.46	90.70	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	100,000	MVSTT	FH	1	£69,488	£45,306
1143	5548	21 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	4	1997	104.43	108.29	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	135,000	MVSTT	FH	1	£85,234	£54,093
1145	5551	35 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	2	1997	98.98	102.64	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	87,000	MVSTT	FH	1	£61,900	£51,270
1146	5552	31 Wellfield Bank		Crosland	Huddersfield	HD4 5HS	Assured Rent	House	2	1997	98.98	102.64	104	Wellfield Bank, Crosland Moor, Huddersfield	1, 2 & 3	E	87,000	MVSTT	FH	1	£61,900	£51,270
1150	2786	17 Harriet Street		Brighous	Brighouse	HD6 2BU	Assured Rent	House	2	1900	80.05	83.01	107	Calderdale HMP Rehabs	1, 2 & 3	E	95,000	MVSTT	FH	1	£53,088	£22,194
1151	2797	26 Harriet Street		Brighous	Brighouse	HD6 2BU	Assured Rent	House	3	1914	86.09	89.28	107	Calderdale HMP Rehabs	1, 2 & 3	E	105,000	MVSTT	FH	1	£58,813	£23,870
1152	2780	14 St Chads Avenue		Brighous	Brighouse	HD6 2BP	Assured Rent	House	2	1914	84.17	87.28	107	Calderdale HMP Rehabs	1, 2 & 3	E	95,000	MVSTT	FH	1	£53,088	£23,336
1153	2827	126 Rastrick Common		Rastrick	Brighouse	HD6 3EL	Assured Rent	House	2	1914	84.17	87.28	107	Calderdale HMP Rehabs	1, 2 & 3	E	50,000	MVSTT	FH	1	£35,125	£23,336
1154	2820	71 Malham Road		Rastrick	Brighouse	HD6 3JY	Assured Rent	House	2	1944	84.17	87.28	107	Calderdale HMP Rehabs	1, 2 & 3	E	50,000	MVSTT	FH	1	£35,125	£23,336
1155	2792	21 Garlick Street		Rastrick	Brighouse	HD6 3PW	Assured Rent	House	3	1945	90.22	93.56	107	Calderdale HMP Rehabs	1, 2 & 3	E	70,000	MVSTT	FH	1	£44,495	£25,015
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Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL/RENTA/AFFORDABLE/ SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just at MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT	
												% SHARE OWNED BY TENANT (shared ownership)										
1174	3377	15 Ryefield Road		Golcar	Huddersfield	HD7 4DA	Assured Rent	House	2	1977	81.42	84.43	110	Kirklees HMP New Build	1, 2 & 3	E	90,000	MVSTT	FH	1	£56,935	£27,776
1175	3378	17 Ryefield Road		Golcar	Huddersfield	HD7 4DA	Assured Rent	House	3	1993	87.46	90.70	110	Kirklees HMP New Build	1, 2 & 3	E	112,000	MVSTT	FH	1	£69,689	£45,306
1176	3379	19 Ryefield Road		Golcar	Huddersfield	HD7 4DA	Assured Rent	House	3	1992	87.46	90.70	110	Kirklees HMP New Build	1, 2 & 3	E	112,000	MVSTT	FH	1	£69,689	£45,306
1177	3372	5 Churchwood Close		Slaitthwai	Huddersfield	HD7 5AQ	Assured Rent	House	3	1980	87.46	90.70	110	Kirklees HMP New Build	1, 2 & 3	E	110,000	MVSTT	FH	1	£64,031	£29,839
1178	3373	6 Churchwood Close		Slaitthwai	Huddersfield	HD7 5AQ	Assured Rent	House	2	1980	81.42	84.43	110	Kirklees HMP New Build	1, 2 & 3	E	91,000	MVSTT	FH	1	£55,474	£27,776
1179	3374	7 Churchwood Close		Slaitthwai	Huddersfield	HD7 5AQ	Assured Rent	House	2	1980	81.42	84.43	110	Kirklees HMP New Build	1, 2 & 3	E	91,000	MVSTT	FH	1	£55,474	£27,776
1180	3375	8 Churchwood Close		Slaitthwai	Huddersfield	HD7 5AQ	Assured Rent	House	2	1980	81.42	84.43	110	Kirklees HMP New Build	1, 2 & 3	E	91,000	MVSTT	FH	1	£55,474	£27,776
1182	3456	25 Grange Avenue		Marsden	Huddersfield	HD7 6AQ	Assured Rent	House	3	1914	87.46	90.70	111	Kirklees HMP Rehabs	1, 2 & 3	E	110,000	MVSTT	FH	1	£59,075	£24,250
1183	3467	41 Cotswold Mews		Kirkburto	Huddersfield	HD8 0XE	Assured Rent	House	3	1950	87.46	90.70	112	Kirklees HMP Rehabs	1, 2 & 3	E	160,000	MVSTT	FH	1	£93,800	£24,250
1184	18895	5 Catherine Road		Huddersl	Harrogate	HD2 1NY	Assured Rent	House	3	2003	92.94	96.38	97	Hopkinson Road, Huddersfield	1, 2 & 3	E	115,000	MVSTT	FH	1	£82,313	£56,818
1185	992	Flat 27A Cheltenham Crescent		Harroqat	Harrogate	HG1 1DH	Assured Rent	Flat	1	1927	73.85	76.58	114	Cheltenham Crescent, Harrogate	1, 2 & 3	E	92,000	MVSTT	FH	1	£57,350	£20,475
1186	993	Flat 29A Cheltenham Crescent		Harroqat	Harrogate	HG1 1DH	Assured Rent	Flat	1	1919	73.85	76.58	114	Cheltenham Crescent, Harrogate	1, 2 & 3	E	92,000	MVSTT	FH	1	£57,350	£20,475
1187	994	Flat 27B Cheltenham Crescent		Harroqat	Harrogate	HG1 1DH	Assured Rent	Flat	1	1927	73.85	76.58	114	Cheltenham Crescent, Harrogate	1, 2 & 3	E	92,000	MVSTT	FH	1	£57,350	£20,475
1188	995	Flat 29B Cheltenham Crescent		Harroqat	Harrogate	HG1 1DH	Assured Rent	Flat	1	1927	73.85	76.58	114	Cheltenham Crescent, Harrogate	1, 2 & 3	E	92,000	MVSTT	FH	1	£57,350	£20,475
1189	996	Flat 27C Cheltenham Crescent		Harroqat	Harrogate	HG1 1DH	Assured Rent	Flat	1	1919	84.79	87.93	114	Cheltenham Crescent, Harrogate	1, 2 & 3	E	92,000	MVSTT	FH	1	£57,350	£23,509
1190	997	Flat 29C Cheltenham Crescent		Harroqat	Harrogate	HG1 1DH	Assured Rent	Flat	1	1927	66.65	69.12	114	Cheltenham Crescent, Harrogate	1, 2 & 3	E	92,000	MVSTT	FH	1	£57,350	£18,480
1191	998	Flat 27D Cheltenham Crescent		Harroqat	Harrogate	HG1 1DH	Assured Rent	Flat	1	1927	77.08	76.58	114	Cheltenham Crescent, Harrogate	1, 2 & 3	E	92,000	MVSTT	FH	1	£57,350	£20,475
1192	999	Flat 29D Cheltenham Crescent		Harroqat	Harrogate	HG1 1DH	Assured Rent	Flat	1	1927	66.65	69.12	114	Cheltenham Crescent, Harrogate	1, 2 & 3	E	92,000	MVSTT	FH	1	£57,350	£18,480
1268	2774	12 Emscote Street South		Haugh S	Halifax	HX1 3AN	Assured Rent	House	2	1900	80.05	83.01	119	Calderdale HMP Rehabs	1, 2 & 3	E	75,000	MVSTT	FH	1	£43,978	£22,194
1269	2791	20 Eldroth Road		Haugh S	Halifax	HX1 3BA	Assured Rent	House	2	1900	80.05	83.01	119	Calderdale HMP Rehabs	1, 2 & 3	E	75,000	MVSTT	FH	1	£43,978	£22,194
1270	2802	31 Essex Street		Halifax	Halifax	HX1 3HE	Assured Rent	House	2	1900	80.05	83.01	119	Calderdale HMP Rehabs	1, 2 & 3	E	75,000	MVSTT	FH	1	£43,978	£22,194
1271	2808	35 Chestnut Street		King Cro	Halifax	HX1 3QS	Assured Rent	House	2	1944	80.05	83.01	119	Calderdale HMP Rehabs	1, 2 & 3	E	75,000	MVSTT	FH	1	£43,978	£22,194
1272	2776	12 Victoria Avenue		Halifax	Halifax	HX1 3QW	Assured Rent	House	2	1920	84.17	87.28	119	Calderdale HMP Rehabs	1, 2 & 3	E	75,000	MVSTT	FH	1	£43,978	£23,336
1273	2818	65 Ripon Street		Halifax	Halifax	HX1 3UG	Assured Rent	House	2	1914	80.05	83.01	119	Calderdale HMP Rehabs	1, 2 & 3	E	75,000	MVSTT	FH	1	£43,978	£22,194
1274	2825	99 Gibraltar Road		Halifax	Halifax	HX1 3UH	Assured Rent	House	2	1914	80.05	83.01	119	Calderdale HMP Rehabs	1, 2 & 3	E	75,000	MVSTT	FH	1	£43,978	£22,194
1275	2801	30 Westholme Road		Halifax	Halifax	HX1 4ER	Assured Rent	House	2	1920	80.05	83.01	119	Calderdale HMP Rehabs	1, 2 & 3	E	65,000	MVSTT	FH	1	£41,113	£22,194
1277	2788	19 Ashbourne Grove		Halifax	Halifax	HX1 4JU	Assured Rent	House	2	1930	80.05	83.01	119	Calderdale HMP Rehabs	1, 2 & 3	E	65,000	MVSTT	FH	1	£41,113	£22,194
1278	2815	50 Blackwood Grove		Pellon	Halifax	HX1 4RH	Assured Rent	House	2	1914	80.05	83.01	119	Calderdale HMP Rehabs	1, 2 & 3	E	65,000	MVSTT	FH	1	£41,113	£22,194
1279	2755	5 Newstead Terrace		Pellon	Halifax	HX1 4TA	Assured Rent	House	2	1920	84.17	87.28	119	Calderdale HMP Rehabs	1, 2 & 3	E	65,000	MVSTT	FH	1	£41,113	£23,336
1280	2806	34 Newstead Grove		Pellon	Halifax	HX1 4TD	Assured Rent	House	2	1914	80.05	83.01	119	Calderdale HMP Rehabs	1, 2 & 3	E	65,000	MVSTT	FH	1	£41,113	£22,194
1281	2757	5 Spring Hall Gardens		Pellon	Halifax	HX2 0BT	Assured Rent	House	2	1920	80.05	83.01	120	Calderdale HMP Rehabs	1, 2 & 3	E	70,000	MVSTT	FH	1	£43,975	£22,194
1282	2804	32 Albert Road		Pellon	Halifax	HX2 0DF	Assured Rent	House	2	1914	80.05	83.01	120	Calderdale HMP Rehabs	1, 2 & 3	E	70,000	MVSTT	FH	1	£43,975	£22,194
1283	2814	49 Long Lover Lane		Pellon	Halifax	HX2 0EP	Assured Rent	House	2	1914	80.05	83.01	120	Calderdale HMP Rehabs	1, 2 & 3	E	70,000	MVSTT	FH	1	£43,975	£22,194
1284	2784	16 Charlesworth Terrace		Pellon	Halifax	HX2 0EW	Assured Rent	House	2	1900	80.05	83.01	120	Calderdale HMP Rehabs	1, 2 & 3	E	70,000	MVSTT	FH	1	£43,975	£22,194
1285	2800	30 Holmes Terrace		Pellon	Halifax	HX2 0JA	Assured Rent	House	1	1865	74.03	76.77	120	Calderdale HMP Rehabs	1, 2 & 3	E	50,000	MVSTT	FH	1	£35,125	£20,526
1287	2759	7 Bradley Avenue		Pellon	Halifax	HX2 0RJ	Assured Rent	House	2	1975	91.36	94.74	120	Calderdale HMP Rehabs	1, 2 & 3	E	77,000	MVSTT	FH	1	£47,463	£25,330
1288	2793	22 Langdale Crescent		Wheatl	Halifax	HX2 0RJ	Assured Rent	House	2	1975	80.05	83.01	120	Calderdale HMP Rehabs	1, 2 & 3	E	70,000	MVSTT	FH	1	£43,975	£22,194
1289	2812	44 Crag Lane		Wheatl	Halifax	HX2 8TZ	Assured Rent	House	3	1950	86.09	89.28	120	Calderdale HMP Rehabs	1, 2 & 3	E	105,000	MVSTT	FH	1	£59,553	£23,870
1290	2803	31 Heathmoor Close		Iltingwort	Halifax	HX2 9LS	Assured Rent	House	2	1950	80.05	83.01	120	Calderdale HMP Rehabs	1, 2 & 3	E	90,000	MVSTT	FH	1	£51,525	£22,194
1291	2778	14 Heathmoor Way		Iltingwort	Halifax	HX2 9LT	Assured Rent	House	3	1945	90.22	93.56	120	Calderdale HMP Rehabs	1, 2 & 3	E	105,000	MVSTT	FH	1	£58,553	£25,015
1306	2813	44 Fairview Terrace		Lee Mou	Halifax	HX3 5BW	Assured Rent	House	2	1985	84.17	87.28	126	Calderdale HMP Rehabs	1, 2 & 3	E	65,000	MVSTT	FH	1	£41,113	£23,336
1307	2760	7 Woodville Street		Lee Mou	Halifax	HX3 5BY	Assured Rent	House	3	1965	86.09	89.28	126	Calderdale HMP Rehabs	1, 2 & 3	E	80,000	MVSTT	FH	1	£49,700	£23,870
1308	2779	14 Hill Park Avenue		Wheatl	Halifax	HX3 5JL	Assured Rent	House	3	1974	90.22	93.56	126	Calderdale HMP Rehabs	1, 2 & 3	E	80,000	MVSTT	FH	1	£49,700	£25,015
1309	2819	68 Ashfield Drive		Ovenden	Halifax	HX3 5PG	Assured Rent	House	3	1975	90.22	93.56	126	Calderdale HMP Rehabs	1, 2 & 3	E	80,000	MVSTT	FH	1	£49,700	£25,015
1310	2823	78 Oakdale Close		Ovenden	Halifax	HX3 5RP	Assured Rent	House	3	1975	90.22	93.56	126	Calderdale HMP Rehabs	1, 2 & 3	E	80,000	MVSTT	FH	1	£49,700	£25,015
1311	2753	5 Fairclough Grove		Ovenden	Halifax	HX3 5SH	Assured Rent	House	2	1982	84.17	87.28	126	Calderdale HMP Rehabs	1, 2 & 3	E	65,000	MVSTT	FH	1	£41,113	£23,336
1312	2746	1 Bath Place		Boothtow	Halifax	HX3 6EG	Assured Rent	House	2	1900	80.05	83.01	126	Calderdale HMP Rehabs	1, 2 & 3	E	65,000	MVSTT	FH	1	£41,113	£22,194
1313	2782	14 Woodside Crescent		Boothtow	Halifax	HX3 6ES	Assured Rent	House	3	1900	90.22	93.56	126	Calderdale HMP Rehabs	1, 2 & 3	E	80,000	MVSTT	FH	1	£49,700	£25,015
1314	2763	9 Bankfield View		Boothtow	Halifax	HX3 6ET	Assured Rent	House	2	1900	80.05	83.01	126	Calderdale HMP Rehabs	1, 2 & 3	E	65,000	MVSTT	FH	1	£41,113	£22,194
1315	2750	2 Range Gardens		Boothtow	Halifax	HX3 6HW	Assured Rent	House	3	1945	86.09	89.28	126	Calderdale HMP Rehabs	1, 2 & 3	E	80,000	MVSTT	FH	1	£49,700	£23,870
1317	2756	5 Park Grove		Stump C	Halifax	HX3 7AT	Assured Rent	House	2	1900	80.05	83.01	126	Calderdale HMP Rehabs	1, 2 & 3	E	65,000	MVSTT	FH	1	£41,113	£22,194
1319	2822	76 Oakdale Close		Ovenden	Halifax	HX3 8RP	Assured Rent	House	3	1975	90.22	93.56	126	Calderdale HMP Rehabs	1, 2 & 3	E	90,000	MVSTT	FH	1	£52,825	£25,015
1320	2769	11 John Street		Greetlan	Halifax	HX4 8AR	Assured Rent	House	2	1900	80.05	83.01	127	Calderdale HMP Rehabs	1, 2 & 3	E	75,000	MVSTT	FH	1	£45,538	£22,194
1321	2781	14 Sunnybank Crescent		Greetlan	Halifax	HX4 8ND	Assured Rent	House	2	1920	84.17	87.28	127	Calderdale HMP Rehabs	1, 2 & 3	E	115,000	MVSTT	FH	1	£62,718	£23,336
1322	2517	6 Dixon Close		Greetlan	Halifax	HX4 8JX	Assured Rent	House	3	1994	92.48	92.48	128	Dixon Close	1, 2 & 3	E	115,000	MVSTT	FH	1	£78,942	£58,974
1323	2513	2 Dixon Close		Greetlan	Halifax	HX4 8JX	Assured Rent	House	2	1994	94.79	98.30	128	Dixon Close	1, 2 & 3	E	100,000	MVSTT	FH	1	£64,444	£49,102
1324	2512	1 Dixon Close		Greetlan	Halifax	HX4 8JX	Assured Rent	House	3	1994	90.22	93.56	128	Dixon Close	1, 2 & 3	E	115,000	MVSTT	FH	1	£72,009	£46,735
1325	2514	3 Dixon Close		Greetlan	Halifax	HX4 8JX	Assured Rent	House	3	1994	90.22	93.56	128	Dixon Close	1, 2 & 3	E	115,000	MVSTT	FH	1	£72,009	£46,735
1326	2515	4 Dixon Close		Greetlan	Halifax	HX4 8JX	Assured Rent															



Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENTAL/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT EPW	TARGET/FORMLULA RENT EPW	% SHARE OWNED BY TENANT (shared owners hip)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT
1343	2824	85 Elland Lane		Elland Halifax	HX5 9EP	Assured Rent	House	2	1978	80.05	83.01	129	Calderdale HMP Rehabs	1, 2 & 3 E	125,000	MVSTT	FH	1	£62,463		£22,194	
1344	2773	12 Coniston Close		Elland Halifax	HX5 9ET	Assured Rent	House	2	1975	80.05	83.01	129	Calderdale HMP Rehabs	1, 2 & 3 E	125,000	MVSTT	FH	1	£62,463		£22,194	
1345	2504	Flat 1		1-4 Clare Halifax	HX5 0ED	Assured Rent	Flat	1	1993	68.53	71.07	130	Claremont Street, Elland	1, 2 & 3 E	70,000	MVSTT	FH	1	£44,606		£35,501	
1346	2505	Flat 2		1-4 Clare Halifax	HX5 0ED	Assured Rent	Flat	1	1993	68.53	71.07	130	Claremont Street, Elland	1, 2 & 3 E	70,000	MVSTT	FH	1	£44,606		£35,501	
1347	2506	Flat 4		1-4 Clare Halifax	HX5 0ED	Assured Rent	Flat	1	1993	71.81	71.81	130	Claremont Street, Elland	1, 2 & 3 E	70,000	MVSTT	FH	1	£48,917		£45,793	
1348	2507	Flat 4		1-4 Clare Halifax	HX5 0ED	Assured Rent	Flat	1	1993	68.53	71.07	130	Claremont Street, Elland	1, 2 & 3 E	70,000	MVSTT	FH	1	£44,606		£35,501	
1349	2508	Flat 5		5-8 Clare Halifax	HX5 0ED	Assured Rent	Flat	1	1993	68.53	71.07	130	Claremont Street, Elland	1, 2 & 3 E	70,000	MVSTT	FH	1	£44,606		£35,501	
1350	2509	Flat 6		5-8 Clare Halifax	HX5 0ED	Assured Rent	Flat	1	1993	68.53	71.07	130	Claremont Street, Elland	1, 2 & 3 E	70,000	MVSTT	FH	1	£44,606		£35,501	
1351	2510	Flat 7		5-8 Clare Halifax	HX5 0ED	Assured Rent	Flat	1	1993	68.53	71.07	130	Claremont Street, Elland	1, 2 & 3 E	70,000	MVSTT	FH	1	£44,606		£35,501	
1352	2511	Flat 8		5-8 Clare Halifax	HX5 0ED	Assured Rent	Flat	1	1993	68.53	71.07	130	Claremont Street, Elland	1, 2 & 3 E	70,000	MVSTT	FH	1	£44,606		£35,501	
1367	2768	11 Boston Street		Sowerby Halifax	HX6 1DP	Assured Rent	House	3	1900	86.09	89.28	132	Calderdale HMP Rehabs	1, 2 & 3 E	110,000	MVSTT	FH	1	£59,075		£23,870	
1368	2785	16 Exeter Street		Sowerby Halifax	HX6 2DG	Secure - Fair Rent	House	2	1900	76.62	79.45	132	Calderdale HMP Rehabs	1, 2 & 3 E	87,000	MVSTT	FH	1	£49,808		£21,242	
1369	2798	27 Brooke Street		Rastrick Halifax	HX6 3DT	Assured Rent	House	2	1991	84.17	87.28	132	Calderdale HMP Rehabs	1, 2 & 3 E	50,000	MVSTT	FH	1	£35,125		£23,336	
1370	2777	13 Millbank Close		Sowerby Halifax	HX6 3HB	Assured Rent	House	2	1945	80.05	83.01	132	Calderdale HMP Rehabs	1, 2 & 3 E	87,000	MVSTT	FH	1	£49,808		£22,194	
1371	2787	17 Triangle Row		Triangle Halifax	HX6 3NE	Assured Rent	House	2	1900	80.05	83.01	132	Calderdale HMP Rehabs	1, 2 & 3 E	87,000	MVSTT	FH	1	£49,808		£22,194	
1372	2816	52 Nest Lane		Mytholm Halifax	HX7 5AZ	Assured Rent	House	2	1944	80.05	83.01	133	Calderdale HMP Rehabs	1, 2 & 3 E	135,000	MVSTT	FH	1	£65,588		£22,194	
1406	1030	27 Westbury Street		Middleton Leeds	LS10 3BZ	Assured Rent	House	1	1914	73.53	76.25	138	Leeds HMP Group 2	1, 2 & 3 E	50,000	MVSTT	FH	1	£35,125		£20,387	
1407	1010	4 Ingleby Way		Belle Isle Leeds	LS10 3UF	Assured Rent	House	2	2000	79.56	82.50	138	Leeds HMP Group 2	1, 2 & 3 E	70,000	MVSTT	FH	1	£56,250		£48,635	
1408	1019	11 Lindale Close		Belle Isle Leeds	LS10 3UG	Assured Rent	House	2	1980	79.56	82.50	138	Leeds HMP Group 2	1, 2 & 3 E	70,000	MVSTT	FH	1	£45,275		£22,058	
1409	1023	18 Westwood Court		Middleton Leeds	LS10 4PA	Assured Rent	House	3	1975	85.59	88.76	138	Leeds HMP Group 2	1, 2 & 3 E	65,000	MVSTT	FH	1	£48,913		£23,731	
1410	1011	4 Middlecroft Close		Stourton Leeds	LS10 4QY	Assured Rent	House	2	1980	84.95	88.09	138	Leeds HMP Group 2	1, 2 & 3 E	100,000	MVSTT	FH	1	£57,250		£23,552	
1411	1028	22 Lea Park Gardens		Stourton Leeds	LS10 4RH	Assured Rent	House	1	1975	73.53	76.25	138	Leeds HMP Group 2	1, 2 & 3 E	75,000	MVSTT	FH	1	£44,238		£20,387	
1433	699	2 Thorpe Gardens		Middleton Leeds	LS10 4SP	Assured Rent	House	1	1997	73.80	76.53	140	Thorpe Gardens, Middleton	1, 2 & 3 E	85,000	MVSTT	FH	1	£54,189		£38,228	
1434	702	4 Thorpe Gardens		Middleton Leeds	LS10 4SP	Assured Rent	House	2	1997	79.83	82.78	140	Thorpe Gardens, Middleton	1, 2 & 3 E	105,000	MVSTT	FH	1	£64,388		£41,350	
1435	705	6 Thorpe Gardens		Middleton Leeds	LS10 4SP	Assured Rent	House	1	1997	73.80	76.53	140	Thorpe Gardens, Middleton	1, 2 & 3 E	85,000	MVSTT	FH	1	£54,189		£38,228	
1436	708	8 Thorpe Gardens		Middleton Leeds	LS10 4SP	Assured Rent	House	1	1997	77.08	77.08	140	Thorpe Gardens, Middleton	1, 2 & 3 E	85,000	MVSTT	FH	1	£59,427		£49,153	
1437	711	10 Thorpe Gardens		Middleton Leeds	LS10 4SP	Assured Rent	House	1	1997	74.76	74.76	140	Thorpe Gardens, Middleton	1, 2 & 3 E	85,000	MVSTT	FH	1	£59,427		£47,674	
1438	714	12 Thorpe Gardens		Middleton Leeds	LS10 4SP	Assured Rent	House	1	1997	73.80	76.53	140	Thorpe Gardens, Middleton	1, 2 & 3 E	85,000	MVSTT	FH	1	£54,189		£38,228	
1439	716	14 Thorpe Gardens		Middleton Leeds	LS10 4SP	Assured Rent	House	1	1997	77.08	79.93	140	Thorpe Gardens, Middleton	1, 2 & 3 E	85,000	MVSTT	FH	1	£54,189		£39,926	
1440	719	16 Thorpe Gardens		Middleton Leeds	LS10 4SP	Assured Rent	House	1	1993	73.80	76.53	140	Thorpe Gardens, Middleton	1, 2 & 3 E	85,000	MVSTT	FH	1	£54,189		£38,228	
1441	697	Flat 1 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	Flat	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	90,000	MVSTT	FH	1	£50,033		£16,471	
1442	698	Flat 2 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	Flat	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	90,000	MVSTT	FH	1	£50,033		£16,471	
1443	700	Flat 3 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	Flat	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	90,000	MVSTT	FH	1	£50,033		£16,471	
1444	701	Flat 4 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	Flat	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	90,000	MVSTT	FH	1	£50,033		£16,471	
1445	703	Flat 5 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	Flat	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	90,000	MVSTT	FH	1	£50,033		£16,471	
1446	704	Flat 6 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	Flat	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	90,000	MVSTT	FH	1	£50,033		£16,471	
1447	706	Flat 7 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	Flat	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	90,000	MVSTT	FH	1	£50,033		£16,471	
1448	707	Flat 8 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	Flat	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	90,000	MVSTT	FH	1	£50,033		£16,471	
1449	709	Flat 9 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	Flat	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	90,000	MVSTT	FH	1	£50,033		£16,471	
1450	710	Flat 10 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	Flat	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	90,000	MVSTT	FH	1	£50,033		£16,471	
1451	712	Flat 11 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	Flat	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	90,000	MVSTT	FH	1	£50,033		£16,471	
1452	713	Flat 12 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	Flat	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	90,000	MVSTT	FH	1	£50,033		£16,471	
1453	715	Flat 14 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	Flat	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	90,000	MVSTT	FH	1	£50,033		£16,471	
1454	717	Flat 15 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	Flat	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	90,000	MVSTT	FH	1	£50,033		£16,471	
1455	718	Flat 16 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	House	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	105,000	MVSTT	FH	1	£64,388		£40,061	
1456	720	Flat 17 Thorpe Court		Thorpe C Leeds	LS10 4SR	Assured Rent	Flat	2	1997	77.34	80.20	140	Thorpe Gardens, Middleton	1, 2 & 3 E	90,000	MVSTT	FH	1	£50,033		£16,471	
1474	1021	16 Longroyd Crescent		Beeston Leeds	LS11 5ES	Assured Rent	House	2	1914	79.56	82.50	142	Leeds HMP Group 2	1, 2 & 3 E	40,000	MVSTT	FH	1	£30,700		£22,058	
1475	1044	76 Northote Crescent		Beeston Leeds	LS11 6NN	Assured Rent	House	2	1944	79.56	82.50	142	Leeds HMP Group 2	1, 2 & 3 E	40,000	MVSTT	FH	1	£30,700		£22,058	
1476	1013	6 Cross Flatts Mount		Beeston Leeds	LS11 7BL	Assured Rent	House	4	1914	91.65	95.04	142	Leeds HMP Group 2	1, 2 & 3 E	55,000	MVSTT	FH	1	£39,288		£25,410	
1477	1040	53 Grove Hall Drive		Beeston Leeds	LS11 7EU	Assured Rent	House	2	1914	79.56	82.50	142	Leeds HMP Group 2	1, 2 & 3 E	80,000	MVSTT	FH	1	£48,400		£22,058	
1478	1041	57 Grove Hall Drive		Beeston Leeds	LS11 7EU	Assured Rent	House	3	1914	85.59	88.76	142	Leeds HMP Group 2	1, 2 & 3 E	95,000	MVSTT	FH	1	£55,428		£23,731	
1479	1007	2 Barkley Grove		Beeston Leeds	LS11 7HT	Assured Rent	House	4	1900	91.65	95.04	142	Leeds HMP Group 2	1, 2 & 3 E	55,000	MVSTT	FH	1	£39,288		£25,410	
1480	1039	52 Cross Flatts Grove		Beeston Leeds	LS11 7JA	Assured Rent	House	3	1914	85.59	88.76	142	Leeds HMP Group 2	1, 2 & 3 E	50,000	MVSTT	FH	1	£36,165		£23,731	
1481	1026	19 Preston Parade		Beeston Leeds	LS11 7ND	Assured Rent	House	3	1940	90.99	94.36	142	Leeds HMP Group 2	1, 2 & 3 E	50,000	MVSTT	FH	1	£36,165		£25,229	
1482	1003	1 Dalton Road		Beeston Leeds	LS11 7NQ	Assured Rent	House	2	1914	79.56	82.50	142	Leeds HMP Group 2	1, 2 & 3 E	40,000	MVSTT	FH	1	£30,700		£22,058	
1483	1020	16 Cross Heath Grove		Beeston Leeds	LS11 8UG	Assured Rent	House	3	1960	90.99	94.36	142	Leeds HMP Group 2	1, 2 & 3 E	50,000	MVSTT	FH	1	£36,165		£25,229	
1484	1043	69 Cottingley Crescent		Beeston Leeds	LS11 OHZ	Assured Rent	House	2	1944	79.56	82.50	142	Leeds HMP Group 2	1, 2 & 3 E	40,000	MVSTT	FH	1	£30,700		£22,058	
1485	1029	26 Cottingley Green		Cottingley Leeds	LS11 OJD	Assured Rent	House	3	1944	85.59	88.76	142	Leeds HMP Group 2	1, 2 & 3 E	50,000	MVSTT	FH	1	£36,165		£23,731	
1508	1045	99 Blue Hill Crescent		Upper W Leeds	LS12 4PA	Assured Rent	House	3	1944	85.59	88.76	144	Leeds HMP Patch 1	1, 2 & 3 E	95,000	MVSTT	FH	1	£60,628		£23,731	
1509	1014	6 Cliffe Park Rise		Upper W Leeds	LS12 4XF	Assured Rent	House	2	1970	79.56	82.50	144	Leeds HMP Patch 1	1, 2 & 3 E	85,000	MVSTT	FH	1	£55,163		£22,058	
1511	1017	10 Pinder Avenue		Farnley Leeds	LS12 5LG	Assured Rent	House	3	1935													

**Schedule 1 ; MVSTT Freehold**

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL/RENT/AFFORDABLE/ SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT
1531	152	Flat 23		St Mary's Leeds	LS12 1HP	Secure - Fair Rent	Flat	2	1981	77.34	80.20	146	St Marys Cl, Wortley	1, 2 & 3	£	65,000	MVSTT	FH	1	£53,871	£26,384
1532	153	Flat 24		St Mary's Leeds	LS12 1HP	Assured Rent	Flat	2	1981	77.34	80.20	146	St Marys Cl, Wortley	1, 2 & 3	£	65,000	MVSTT	FH	1	£53,871	£26,384
1533	154	Flat 25		St Mary's Leeds	LS12 1HP	Assured Rent	Flat	1	1981	71.30	73.94	146	St Marys Cl, Wortley	1, 2 & 3	£	48,000	MVSTT	FH	1	£45,369	£24,325
1534	155	Flat 26		St Mary's Leeds	LS12 1HP	Assured Rent	Flat	2	1981	77.34	80.20	146	St Marys Cl, Wortley	1, 2 & 3	£	65,000	MVSTT	FH	1	£53,871	£26,384
1535	156	Flat 11A		St Mary's Leeds	LS12 1HP	Assured Rent	Flat	1	1981	86.47	86.47	146	St Marys Cl, Wortley	1, 2 & 3	£	48,000	MVSTT	FH	1	£45,369	£24,325
1539	6298	Flat 10		St Mary's Leeds	LS12 1HP	Assured Shorthold	Flat	2	1981	77.34	80.20	146	St Marys Cl, Wortley	1, 2 & 3	£	65,000	MVSTT	FH	1	£53,871	£26,384
1540	6684	Flat 9		St Mary's Leeds	LS12 1HP	Assured Rent	Flat	3	1981	83.38	86.47	146	St Marys Cl, Wortley	1, 2 & 3	£	85,000	MVSTT	FH	1	£63,348	£28,447
1541	803	3 Cecil Mount		Armley Leeds	LS12 2AP	Assured Rent	House	2	1900	79.56	82.50	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	62,000	MVSTT	FH	1	£40,175	£22,058
1542	805	6 Cecil Mount		Armley Leeds	LS12 2AP	Assured Rent	House	2	1900	79.56	82.50	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	62,000	MVSTT	FH	1	£40,175	£22,058
1543	807	11 Cecil Mount		Armley Leeds	LS12 2AP	Secure - Fair Rent	House	2	1900	71.50	74.15	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	62,000	MVSTT	FH	1	£40,175	£19,825
1544	808	13 Cecil Mount		Armley Leeds	LS12 2AP	Assured Rent	House	2	1900	79.56	82.50	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	62,000	MVSTT	FH	1	£40,175	£22,058
1545	815	19 Cecil Mount		Armley Leeds	LS12 2AP	Assured Rent	House	2	1900	79.56	82.50	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	62,000	MVSTT	FH	1	£40,175	£22,058
1546	821	46 Armley Lodge Road		Armley Leeds	LS12 2AT	Assured Rent	House	2	1900	79.56	82.50	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	62,000	MVSTT	FH	1	£40,175	£22,058
1547	822	56 Armley Lodge Road		Armley Leeds	LS12 2AT	Assured Rent	House	3	1900	85.59	88.76	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	70,000	MVSTT	FH	1	£45,275	£23,731
1548	823	58 Armley Lodge Road		Armley Leeds	LS12 2AT	Secure - Fair Rent	House	3	1900	85.59	88.76	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	70,000	MVSTT	FH	1	£45,275	£23,731
1549	824	60 Armley Lodge Road		Armley Leeds	LS12 2AT	Secure - Fair Rent	House	3	1900	76.50	79.33	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	70,000	MVSTT	FH	1	£45,275	£21,210
1550	825	62 Armley Lodge Road		Armley Leeds	LS12 2AT	Secure - Fair Rent	House	3	1900	74.50	77.26	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	70,000	MVSTT	fh	1	£45,275	£20,657
1551	826	64 Armley Lodge Road		Armley Leeds	LS12 2AT	Assured Rent	House	3	1900	85.59	88.76	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	70,000	MVSTT	FH	1	£45,275	£23,731
1552	810	16 Cecil Grove		Armley Leeds	LS12 2AW	Assured Rent	House	2	1900	79.56	82.50	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	62,000	MVSTT	FH	1	£40,175	£22,058
1553	817	20 Cecil Grove		Armley Leeds	LS12 2AW	Assured Rent	House	2	1900	79.56	82.50	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	62,000	MVSTT	FH	1	£40,175	£22,058
1554	818	22 Cecil Grove		Armley Leeds	LS12 2AW	Assured Rent	House	2	1900	79.56	82.50	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	62,000	MVSTT	FH	1	£40,175	£22,058
1555	811	16 Rombalds Avenue		Armley Leeds	LS12 2BA	Assured Rent	House	1	1900	73.53	76.25	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	70,000	MVSTT	FH	1	£45,275	£20,387
1556	804	5 Rombalds View		Armley Leeds	LS12 2BE	Assured Rent	House	2	1900	79.56	82.50	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	62,000	MVSTT	FH	1	£40,175	£22,058
1557	828	67 Salisbury Road		Armley Leeds	LS12 2BH	Assured Rent	House	3	1900	85.59	88.76	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	70,000	MVSTT	FH	1	£45,275	£23,731
1558	829	69 Salisbury Road		Armley Leeds	LS12 2BH	Assured Rent	House	3	1900	85.59	88.76	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	70,000	MVSTT	FH	1	£45,275	£23,731
1559	809	16 Arley Place		Armley Leeds	LS12 2PB	Assured Rent	House	1	1900	73.53	76.25	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	50,000	MVSTT	FH	1	£31,225	£20,387
1560	813	18 Arley Place		Armley Leeds	LS12 2PB	Secure - Fair Rent	House	1	1900	71.30	73.94	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	50,000	MVSTT	FH	1	£31,225	£19,769
1561	816	20 Arley Place		Armley Leeds	LS12 2PB	Assured Rent	House	1	1900	73.53	76.25	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	50,000	MVSTT	FH	1	£31,225	£20,387
1562	820	26 Arley Place		Armley Leeds	LS12 2PB	Assured Rent	House	2	1900	79.56	82.50	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	70,000	MVSTT	FH	1	£45,275	£22,058
1563	812	17 Arley Street		Armley Leeds	LS12 2PD	Assured Rent	House	2	1900	79.56	82.50	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	70,000	MVSTT	FH	1	£45,275	£22,058
1564	814	18 Arley Street		Armley Leeds	LS12 2PD	Assured Rent	House	1	1900	73.53	76.25	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	50,000	MVSTT	FH	1	£31,225	£20,387
1565	819	23 Arley Street		Armley Leeds	LS12 2PD	Assured Rent	House	1	1900	73.53	76.25	147	The Aviarries, Armley,Leeds	1, 2 & 3	£	50,000	MVSTT	FH	1	£31,225	£20,387
1577	1015	8 Musgrave View		Bramley Leeds	LS13 2QN	Secure - Fair Rent	House	3	1944	78.25	81.15	149	Leeds HIMP Patch 1	1, 2 & 3	£	95,000	MVSTT	FH	1	£80,628	£21,697
1578	1008	3 Raynville Walk		Bramley Leeds	LS13 2QQ	Assured Rent	House	2	1993	79.56	82.50	149	Leeds HIMP Patch 1	1, 2 & 3	£	85,000	MVSTT	FH	1	£66,206	£41,210
1579	1036	41 Raynville Walk		Bramley Leeds	LS13 2QQ	Assured Rent	House	3	1993	85.59	88.76	149	Leeds HIMP Patch 1	1, 2 & 3	£	95,000	MVSTT	FH	1	£70,889	£40,337
1580	1038	46 Somerdale Close		Bramley Leeds	LS13 4RZ	Assured Rent	House	3	1975	85.59	88.76	149	Leeds HIMP Patch 1	1, 2 & 3	£	88,000	MVSTT	FH	1	£55,320	£23,731
1650	024	19 Fillingill Walk		West Pa Leeds	LS16 5ED	Assured Shorthold	House	2	1914	84.95	88.09	152	Leeds HIMP Patch 1	1, 2 & 3	£	100,000	MVSTT	FH	1	£72,738	£34,825
1696	9913	1 Wheatdale Road		Ullensell Leeds	LS24 9UG	RH - NEW ASSURED	House	2	1996	83.94	87.05	156	Rehabs, Ullensell	1, 2 & 3	£	110,000	MVSTT	FH	1	£72,738	£43,483
1698	9901	1 Ryedale Close		Ullensell Leeds	LS24 9UH	RH - NEW ASSURED	House	2	1996	84.03	90.07	156	Rehabs, Ullensell	1, 2 & 3	£	110,000	MVSTT	FH	1	£72,738	£44,991
1699	9902	10 Ryedale Close		Ullensell Leeds	LS24 9UH	RH - NEW ASSURED	House	2	1996	101.87	101.87	156	Rehabs, Ullensell	1, 2 & 3	£	110,000	MVSTT	FH	1	£79,822	£64,962
1700	9903	12 Ryedale Close		Ullensell Leeds	LS24 9UH	RH - NEW ASSURED	House	2	1996	83.94	87.05	156	Rehabs, Ullensell	1, 2 & 3	£	110,000	MVSTT	FH	1	£72,738	£43,483
1701	9904	14 Ryedale Close		Ullensell Leeds	LS24 9UH	RH - NEW ASSURED	House	3	1996	108.34	108.34	156	Rehabs, Ullensell	1, 2 & 3	£	130,000	MVSTT	FH	1	£90,578	£69,088
1702	9905	16 Ryedale Close		Ullensell Leeds	LS24 9UH	RH - NEW ASSURED	House	3	1996	89.92	93.25	156	Rehabs, Ullensell	1, 2 & 3	£	130,000	MVSTT	FH	1	£82,600	£46,580
1703	9906	18 Ryedale Close		Ullensell Leeds	LS24 9UH	RH - NEW ASSURED	House	3	1996	103.71	93.25	156	Rehabs, Ullensell	1, 2 & 3	£	130,000	MVSTT	FH	1	£82,600	£46,580
1704	9908	20 Ryedale Close		Ullensell Leeds	LS24 9UH	RH - NEW ASSURED	House	3	1996	89.92	93.25	156	Rehabs, Ullensell	1, 2 & 3	£	130,000	MVSTT	FH	1	£82,600	£46,580
1705	9909	3 Ryedale Close		Ullensell Leeds	LS24 9UH	RH - NEW ASSURED	House	2	1996	83.28	86.36	156	Rehabs, Ullensell	1, 2 & 3	£	110,000	MVSTT	FH	1	£72,738	£43,138
1706	9911	6 Ryedale Close		Ullensell Leeds	LS24 9UH	RH - NEW ASSURED	House	2	1996	83.94	87.05	156	Rehabs, Ullensell	1, 2 & 3	£	110,000	MVSTT	FH	1	£72,738	£43,483
1707	9912	8 Ryedale Close		Ullensell Leeds	LS24 9UH	RH - NEW ASSURED	House	2	1996	83.94	87.05	156	Rehabs, Ullensell	1, 2 & 3	£	110,000	MVSTT	FH	1	£72,738	£43,483
1722	6322	15 Pentland Way		Morley Leeds	LS27 0RR	Assured Rent	House	3	1976	90.99	94.36	158	Leeds Replacements Group 3	1, 2 & 3	£	95,000	MVSTT	FH	1	£62,708	£25,229
1723	6353	56 Marston Ave		Morley Leeds	LS27 0RS	Assured Rent	House	3	1980	90.99	94.36	158	Leeds Replacements Group 3	1, 2 & 3	£	95,000	MVSTT	FH	1	£62,708	£25,229
1724	6105	30 Merlin Close		Morley Leeds	LS27 8TS	Assured Rent	House	2	1989	84.95	88.09	158	Leeds Replacements Group 3	1, 2 & 3	£	80,000	MVSTT	FH	1	£56,200	£23,552
1726	6106	23 Topcliffe Grove		Morley Leeds	LS27 9AT	Assured Rent	House	2	1991	84.95	88.09	158	Leeds Replacements Group 3	1, 2 & 3	£	80,000	MVSTT	FH	1	£56,200	£23,552
1727	6107	2 Topcliffe Grove		Morley Leeds	LS27 9AT	Assured Rent	House	2	1994	84.95	88.09	158	Leeds Replacements Group 3	1, 2 & 3	£	80,000	MVSTT	FH	1	£56,200	£23,552
1728	6451	Flat 22 Oak Road		Morley Leeds	LS27 0PU	Assured Rent	Flat	2	2001	77.34	80.20	159	Oak Rd, Morley	1, 2 & 3	£	75,000	MVSTT	FH	1	£65,188	£47,279
1729	6455	Flat 24 Oak Road		Morley Leeds	LS27 0PU	Assured Rent	Flat	2	2001	77.34	80.20	159	Oak Rd, Morley	1, 2 & 3	£	75,000	MVSTT	FH	1	£65,188	£47,279
1730	6456	Flat 26 Oak Road		Morley Leeds	LS27 0PU	Assured Rent	Flat	2	2001	77.34	80.20	159	Oak Rd, Morley	1, 2 & 3	£	75,000	MVSTT	FH	1	£65,188	£47,279
1731	6457	Flat 28 Oak Road		Morley Leeds	LS27 0PU	Assured Rent	Flat	2	2001	88.28	91.55	159	Oak Rd, Morley	1, 2 & 3	£	75,000	MVSTT	FH	1	£65,188	£53,971
1732	6458	Flat 30 Oak Road		Morley Leeds	LS27 0PU	Assured Rent	Flat	2	2001	77.34	80.20	159	Oak Rd, Morley	1, 2 & 3	£	75,000	MVSTT	FH	1	£65,188	£47,279
1733	6459	Flat 32 Oak Road		Morley Leeds	LS27 0PU	Assured Rent	Flat	2	2001	77.34	80.20	159	Oak Rd, Morley	1, 2 & 3	£	75,000	MVSTT	FH	1	£65,188	£47,279
1734	6460	Flat 41 Oak Road		Morley Leeds	LS27 0PU																





Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT EPW	TARGET/FORMULA RENT EPW	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just at MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT	
												% SHARE OWNED BY TENANT (shared ownership)										
1887	3864	25 Roper Lane		Thurgoland Sheffield	S35 7BF	Assured Rent	House	3	1994	84.53	87.66	171	Roper Lane, Thurgoland	1, 2 & 3	E	115,000	MVSTT	FH	1	£74,363	£43,788	
1888	3865	26 Roper Lane		Thurgoland Sheffield	S35 7BF	Assured Rent	House	3	1994	84.53	87.66	171	Roper Lane, Thurgoland	1, 2 & 3	E	115,000	MVSTT	FH	1	£74,363	£43,788	
1889	3866	27 Roper Lane		Thurgoland Sheffield	S35 7BF	Assured Rent	House	2	1994	78.58	81.49	171	Roper Lane, Thurgoland	1, 2 & 3	E	98,000	MVSTT	FH	1	£65,475	£40,706	
1890	3867	28 Roper Lane		Thurgoland Sheffield	S35 7BF	Assured Rent	House	2	1994	78.58	81.49	171	Roper Lane, Thurgoland	1, 2 & 3	E	98,000	MVSTT	FH	1	£65,475	£40,706	
1921	3968	29 Roper Lane		Thurgoland Sheffield	S35 7BF	Assured Rent	House	2	1994	78.58	81.49	171	Roper Lane, Thurgoland	1, 2 & 3	E	98,000	MVSTT	FH	1	£65,475	£40,706	
1892	3869	30 Roper Lane		Thurgoland Sheffield	S35 7BF	Assured Rent	House	2	1994	80.35	83.32	171	Roper Lane, Thurgoland	1, 2 & 3	E	98,000	MVSTT	FH	1	£65,475	£41,620	
1893	4201	9 Rudd Broom Close		Peniston Sheffield	S36 6GX	Assured Rent	House	2	1970	74.56	77.32	172	Barnsley Central H.M.P Rehab	1, 2 & 3	E	85,000	MVSTT	FH	1	£49,963	£20,673	
1894	4902	Flat 8		Cannon I Sheffield	S5 7AL	Assured Rent	Flat	1	1977	70.43	73.04	173	Cannon Hall Road, Firvale, Sheffield	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,000	£24,029	
1895	4903	Flat 10		Cannon I Sheffield	S5 7AL	Assured Rent	Flat	1	1977	70.43	73.04	173	Cannon Hall Road, Firvale, Sheffield	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,000	£24,029	
1896	4904	Flat 12		Cannon I Sheffield	S5 7AL	Assured Rent	Flat	1	1977	70.43	73.04	173	Cannon Hall Road, Firvale, Sheffield	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,000	£24,029	
1897	4905	Flat 14		Cannon I Sheffield	S5 7AL	Assured Rent	Flat	1	1977	70.43	73.04	173	Cannon Hall Road, Firvale, Sheffield	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,000	£24,029	
1898	4907	Flat 18		Cannon I Sheffield	S5 7AL	Assured Rent	Flat	1	1977	70.43	73.04	173	Cannon Hall Road, Firvale, Sheffield	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,000	£24,029	
1899	4908	Flat 20		Cannon I Sheffield	S5 7AL	Assured Rent	Flat	1	1977	70.43	73.04	173	Cannon Hall Road, Firvale, Sheffield	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,000	£24,029	
1900	4909	Flat 22		Cannon I Sheffield	S5 7AL	Assured Rent	Flat	1	1977	70.43	73.04	173	Cannon Hall Road, Firvale, Sheffield	1, 2 & 3	E	40,000	MVSTT	FH	1	£30,000	£24,029	
1901	4733	Flat 1 Bedale Court		Wade CI Rotherham	S60 2SH	Assured Rent	Flat	2	1975	73.13	75.84	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£51,304	£24,950	
1902	4734	Flat 2 Bedale Court		Wade CI Rotherham	S60 2SH	Secure - Fair Rent	Flat	2	1977	67.16	69.64	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£51,304	£22,910	
1903	4735	Flat 3 Bedale Court		Wade CI Rotherham	S60 2SH	Secure - Fair Rent	Flat	2	1977	79.33	79.33	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£59,930	£50,588	
1904	4736	Flat 4 Bedale Court		Wade CI Rotherham	S60 2SH	Assured Rent	Flat	2	1975	73.13	75.84	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£51,304	£24,950	
1905	4737	Flat 5 Bedale Court		Wade CI Rotherham	S60 2SH	Secure - Fair Rent	Flat	2	1975	73.13	75.84	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£51,304	£24,950	
1906	4738	Flat 6 Bedale Court		Wade CI Rotherham	S60 2SH	Assured Rent	Flat	2	1977	77.55	80.42	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£51,304	£26,457	
1907	4739	Flat 7 Bedale Court		Wade CI Rotherham	S60 2SH	Assured Rent	Flat	2	1975	71.93	71.93	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£59,930	£45,869	
1908	4740	Flat 8 Bedale Court		Wade CI Rotherham	S60 2SH	Assured Rent	Flat	2	1977	76.18	76.18	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£59,930	£48,579	
1909	4741	Flat 9 Bedale Court		Wade CI Rotherham	S60 2SH	Assured Rent	Flat	2	1977	76.41	79.24	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£51,304	£26,069	
1910	4742	Flat 10 Bedale Court		Wade CI Rotherham	S60 2SH	Assured Rent	Flat	2	1977	76.60	79.43	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£51,304	£26,131	
1911	4743	Flat 11 Bedale Court		Wade CI Rotherham	S60 2SH	Assured Rent	Flat	2	1977	76.18	76.18	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£59,930	£48,579	
1912	4744	Flat 12 Bedale Court		Wade CI Rotherham	S60 2SH	Assured Rent	Flat	2	1975	73.13	75.84	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£51,304	£24,950	
1913	4745	Flat 14 Bedale Court		Wade CI Rotherham	S60 2SH	Assured Rent	Flat	2	1975	73.13	75.84	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£51,304	£24,950	
1914	4746	Flat 15 Bedale Court		Wade CI Rotherham	S60 2SH	Assured Rent	Flat	2	1977	73.13	75.84	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£51,304	£24,950	
1915	4747	Flat 16 Bedale Court		Wade CI Rotherham	S60 2SH	Assured Rent	Flat	2	1977	78.54	78.54	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£59,930	£50,084	
1916	4748	Flat 17 Bedale Court		Wade CI Rotherham	S60 2SH	Assured Rent	Flat	2	1977	73.13	75.84	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£51,304	£24,950	
1917	4749	Flat 18 Bedale Court		Wade CI Rotherham	S60 2SH	Assured Rent	Flat	2	1977	71.80	71.80	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£59,930	£45,786	
1918	4750	Flat 19 Bedale Court		Wade CI Rotherham	S60 2SH	Assured Rent	Flat	2	1975	76.18	76.18	174	Bedale Court, Wade CI, Broom Valley, R'ham	1, 2 & 3	E	80,000	MVSTT	FH	1	£59,930	£48,579	
1919	5391	29 Ellis Street		Brinsworth Rotherham	S60 5DH	Assured Rent	House	2	1930	76.93	79.78	175	Rotherham HMP Rehabs	1, 2 & 3	E	100,000	MVSTT	FH	1	£55,950	£21,330	
1920	5409	62 Hadrian Road		Brinsworth Rotherham	S60 5DZ	Assured Rent	House	2	1970	83.41	86.50	175	Rotherham HMP Rehabs	1, 2 & 3	E	100,000	MVSTT	FH	1	£55,950	£23,127	
1921	5401	41 Thornhill Avenue		Brinsworth Rotherham	S60 5EP	Assured Rent	House	3	1993	89.37	92.68	175	Rotherham HMP Rehabs	1, 2 & 3	E	120,000	MVSTT	FH	1	£64,800	£24,779	
1922	5399	39 Snowden Way		Brinsworth Rotherham	S60 5JZ	Assured Rent	House	3	1970	89.37	92.68	175	Rotherham HMP Rehabs	1, 2 & 3	E	120,000	MVSTT	FH	1	£64,800	£24,779	
1923	5369	7 Bullfinch Close		Brinsworth Rotherham	S60 5LH	Assured Rent	House	3	1960	82.11	85.38	175	Rotherham HMP Rehabs	1, 2 & 3	E	120,000	MVSTT	FH	1	£64,800	£22,968	
1924	5380	18 Edmund Avenue		Brinsworth Rotherham	S60 5LJ	Assured Rent	House	3	1970	89.37	92.68	175	Rotherham HMP Rehabs	1, 2 & 3	E	120,000	MVSTT	FH	1	£64,800	£24,779	
1925	5376	11 Townend Close		Treeton Rotherham	S60 5PQ	Assured Rent	House	3	1982	89.37	92.68	175	Rotherham HMP Rehabs	1, 2 & 3	E	120,000	MVSTT	FH	1	£64,800	£24,779	
1926	5381	19 Townend Close		Treeton Rotherham	S60 5PQ	Assured Rent	House	3	1982	89.37	92.68	175	Rotherham HMP Rehabs	1, 2 & 3	E	120,000	MVSTT	FH	1	£64,800	£24,779	
1927	5408	65 Orgrave Road		Catcliffe Rotherham	S60 5TG	Assured Rent	House	2	1982	76.93	79.78	175	Rotherham HMP Rehabs	1, 2 & 3	E	100,000	MVSTT	FH	1	£55,950	£21,330	
1929	5394	32 Pitt Street		Kimbern Rotherham	S61 2LU	Assured Rent	House	2	1990	76.93	79.78	176	Rotherham HMP Rehabs	1, 2 & 3	E	70,000	MVSTT	FH	1	£43,975	£21,330	
1930	5421	61B Pitt Street		Kimbern Rotherham	S61 2PD	Assured Rent	House	2	1995	83.41	86.50	176	Rotherham HMP Rehabs	1, 2 & 3	E	70,000	MVSTT	FH	1	£43,975	£23,127	
1931	5385	21 Woodcroft		Kimbern Rotherham	S61 3RP	Assured Rent	House	3	1950	82.91	85.98	176	Rotherham HMP Rehabs	1, 2 & 3	E	85,000	MVSTT	FH	1	£50,743	£22,988	
1932	5386	22 Scrooby Street		Greasbrough Rotherham	S61 4PL	Assured Rent	House	2	1914	76.93	79.78	176	Rotherham HMP Rehabs	1, 2 & 3	E	70,000	MVSTT	FH	1	£43,975	£21,330	
1933	5390	29 Coppice Gardens		Munsonby Rotherham	S61 4RE	Assured Rent	House	2	1990	83.41	86.50	176	Rotherham HMP Rehabs	1, 2 & 3	E	70,000	MVSTT	FH	1	£43,975	£23,127	
1934	5388	26 Rosehill Avenue		Rawmarsh Rotherham	S62 5NA	Assured Rent	House	3	1970	89.37	92.68	177	Rotherham HMP Rehabs	1, 2 & 3	E	90,000	MVSTT	FH	1	£54,125	£24,779	
1935	5395	34 North Street		Rawmarsh Rotherham	S62 5NH	Assured Rent	House	2	1914	76.93	79.78	177	Rotherham HMP Rehabs	1, 2 & 3	E	75,000	MVSTT	FH	1	£46,838	£21,330	
1936	5397	37 Charles Street		Rawmarsh Rotherham	S62 5NS	Assured Rent	House	3	1971	89.37	92.68	177	Rotherham HMP Rehabs	1, 2 & 3	E	90,000	MVSTT	FH	1	£54,125	£24,779	
1937	5407	52 Main Street		Rawmarsh Rotherham	S62 5QW	Assured Rent	House	2	1955	83.41	86.50	177	Rotherham HMP Rehabs	1, 2 & 3	E	75,000	MVSTT	FH	1	£46,838	£23,127	
1938	5414	95 Goosebutt Court		Rawmarsh Rotherham	S62 6AG	Assured Rent	House	2	1914	76.93	79.78	177	Rotherham HMP Rehabs	1, 2 & 3	E	75,000	MVSTT	FH	1	£46,838	£21,330	
1939	5379	15 Maurice Street		Parkgate Rotherham	S62 6BN	Assured Rent	House	2	1993	76.93	79.78	177	Rotherham HMP Rehabs	1, 2 & 3	E	50,000	MVSTT	FH	1	£33,825	£21,330	
1940	5404	49 Bear Tree Road		Parkgate Rotherham	S62 6JA	Assured Rent	House	3	1991	89.37	92.68	177	Rotherham HMP Rehabs	1, 2 & 3	E	60,000	MVSTT	FH	1	£39,290	£24,779	
1941	5377	14 Green Lane		Rawmarsh Rotherham	S62 6JP	Assured Rent	House	2	1930	76.93	79.78	177	Rotherham HMP Rehabs	1, 2 & 3	E	50,000	MVSTT	FH	1	£33,825	£21,330	
1942	5412	87 Goosebutt Court		Rawmarsh Rotherham	S62 6LG	Assured Rent	House	2	1914	76.93	79.78	177	Rotherham HMP Rehabs	1, 2 & 3	E	50,000	MVSTT	FH	1	£33,825	£21,330	
1943	4599	Flat 16		115 Barr Rotherham	S63 9AN	Assured Rent	Flat	1	1922	70.15	72.75	178	Barnsley Road Flats, Goldthorpe	1, 2 & 3	E	37,000	MVSTT	FH	1	£27,750	£19,451	
1944	4600	Flat 1		115 Barr Rotherham	S63 9AN	Assured Rent	Flat	1	1922	64.18	66.55	178	Barnsley Road Flats, Goldthorpe	1, 2 & 3	E	25,000	MVSTT	FH	1	£18,750	£17,793	
1945	4601	Flat 2		115 Barr Rotherham	S63 9AN	Assured Rent	Flat	1	1922	70.15	72.75	178	Barnsley Road Flats, Goldthorpe	1, 2 & 3	E	37,000	MVSTT	FH	1	£27,750	£19,451	
1946	4602	Flat 3		115 Barr Rotherham	S63 9AN	Assured Rent	Flat	1	1922	64.18	66.55	178	Barnsley Road Flats, Goldthorpe	1, 2 & 3	E	25,000	MVSTT	FH	1	£18,750	£17,793	
1947	4603	Flat 4		115 Barr Rotherham	S63 9AN	Assured Rent	Flat	1	1922	64.18	66.55											

Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENT/AFFORDABLE/ SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT EPW	TARGET/FORMULA RENT EPW	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT					
						% SHARE OWNED BY TENANT (shared owners hip)																				
1964	4550	6 Nora Street		Goldthorpe	Rotherham	S63 9JH	Assured Rent	House	3	1900	80.51	83.49	180	Goldthorpe Rehabs	1, 2 & 3	£	75,000	MVSTT	FH	1	£44,238	£22,322				
1965	4553	15 Nora Street		Goldthorpe	Rotherham	S63 9JH	Secure - Fair Rent	House	2	1900	78.01	80.90	180	Goldthorpe Rehabs	1, 2 & 3	£	50,000	MVSTT	FH	1	£33,825	£21,630				
1966	4557	19 Nora Street		Goldthorpe	Rotherham	S63 9JH	Assured Rent	House	2	1900	74.56	77.32	180	Goldthorpe Rehabs	1, 2 & 3	£	50,000	MVSTT	FH	1	£33,825	£20,673				
1967	4560	23 Nora Street		Goldthorpe	Rotherham	S63 9JJ	Assured Rent	House	2	1900	74.56	77.32	180	Goldthorpe Rehabs	1, 2 & 3	£	50,000	MVSTT	FH	1	£33,825	£20,673				
1968	4562	25 Nora Street		Goldthorpe	Rotherham	S63 9JJ	Assured Rent	House	2	1900	74.56	77.32	180	Goldthorpe Rehabs	1, 2 & 3	£	50,000	MVSTT	FH	1	£33,825	£20,673				
1969	4564	29 Nora Street		Goldthorpe	Rotherham	S63 9JJ	Assured Rent	House	2	1900	74.56	77.32	180	Goldthorpe Rehabs	1, 2 & 3	£	50,000	MVSTT	FH	1	£33,825	£20,673				
1970	4566	33 Nora Street		Goldthorpe	Rotherham	S63 9JJ	Secure - Fair Rent	House	2	1900	76.93	79.78	180	Goldthorpe Rehabs	1, 2 & 3	£	50,000	MVSTT	FH	1	£33,825	£21,330				
1971	4567	35 Nora Street		Goldthorpe	Rotherham	S63 9JJ	Secure - Fair Rent	House	2	1900	74.56	77.32	180	Goldthorpe Rehabs	1, 2 & 3	£	50,000	MVSTT	FH	1	£33,825	£20,673				
1972	4568	37 Nora Street		Goldthorpe	Rotherham	S63 9JJ	Assured Rent	House	3	1900	80.51	83.49	180	Goldthorpe Rehabs	1, 2 & 3	£	75,000	MVSTT	FH	1	£44,238	£22,322				
1973	4569	39 Nora Street		Goldthorpe	Rotherham	S63 9JJ	Assured Rent	House	2	1900	74.56	77.32	180	Goldthorpe Rehabs	1, 2 & 3	£	50,000	MVSTT	FH	1	£33,825	£20,673				
1974	4572	53 Nora Street		Goldthorpe	Rotherham	S63 9JJ	Assured Rent	House	2	1900	66.75	69.22	180	Goldthorpe Rehabs	1, 2 & 3	£	50,000	MVSTT	FH	1	£33,825	£18,507				
1975	4573	55 Nora Street		Goldthorpe	Rotherham	S63 9JJ	Assured Rent	House	2	1900	74.56	77.32	180	Goldthorpe Rehabs	1, 2 & 3	£	50,000	MVSTT	FH	1	£33,825	£20,673				
1976	14194	18 Nora Street		Goldthorpe	Rotherham	S63 9JJ	Assured Rent	House	3	1900	80.51	83.49	180	Goldthorpe Rehabs	1, 2 & 3	£	75,000	MVSTT	FH	1	£44,238	£22,322				
1977	14195	16 Nora Street		Goldthorpe	Rotherham	S63 9JJ	Assured Rent	House	2	1900	78.60	81.51	180	Goldthorpe Rehabs	1, 2 & 3	£	50,000	MVSTT	FH	1	£33,825	£21,793				
1978	4551	9 Kathleen Street		Goldthorpe	Rotherham	S63 9JL	Assured Rent	House	2	1900	74.56	77.32	180	Goldthorpe Rehabs	1, 2 & 3	£	50,000	MVSTT	FH	1	£33,825	£20,673				
1979	4554	16 Kathleen Street		Goldthorpe	Rotherham	S63 9JL	Assured Rent	House	2	1900	74.56	77.32	180	Goldthorpe Rehabs	1, 2 & 3	£	50,000	MVSTT	FH	1	£33,825	£20,673				
1982	4575	105 Main Street		Goldthorpe	Rotherham	S63 9JW	Secure - Fair Rent	House	2	1900	66.00	68.44	180	Goldthorpe Rehabs	1, 2 & 3	£	110,000	MVSTT	FH	1	£61,675	£18,298				
1983	4576	117 Main Street		Goldthorpe	Rotherham	S63 9JW	Secure - Fair Rent	House	2	1900	68.00	70.52	180	Goldthorpe Rehabs	1, 2 & 3	£	110,000	MVSTT	FH	1	£61,675	£18,855				
1984	4545	2 Main Street		Goldthorpe	Rotherham	S63 9JX	Secure - Fair Rent	House	3	1900	74.00	76.74	180	Goldthorpe Rehabs	1, 2 & 3	£	120,000	MVSTT	FH	1	£66,100	£20,518				
1985	4547	4 Main Street		Goldthorpe	Rotherham	S63 9JX	Secure - Fair Rent	House	3	1900	81.37	84.38	180	Goldthorpe Rehabs	1, 2 & 3	£	120,000	MVSTT	FH	1	£66,100	£22,560				
1986	4549	6 Main Street		Goldthorpe	Rotherham	S63 9JX	Assured Rent	House	3	1900	80.51	83.49	180	Goldthorpe Rehabs	1, 2 & 3	£	120,000	MVSTT	FH	1	£66,100	£22,322				
1987	4558	20 Gosling Gate Road		Goldthorpe	Rotherham	S63 9LU	Assured Rent	House	2	1900	74.56	77.32	180	Goldthorpe Rehabs	1, 2 & 3	£	110,000	MVSTT	FH	1	£61,675	£20,673				
1988	4561	24 Elizabeth Street		Goldthorpe	Rotherham	S63 9NA	Assured Rent	House	2	1900	74.56	77.32	180	Goldthorpe Rehabs	1, 2 & 3	£	110,000	MVSTT	FH	1	£61,675	£20,673				
1989	4563	28 Elizabeth Street		Goldthorpe	Rotherham	S63 9NA	Assured Rent	House	2	1900	74.56	77.32	180	Goldthorpe Rehabs	1, 2 & 3	£	110,000	MVSTT	FH	1	£61,675	£20,673				
1990	4565	30 Elizabeth Street		Goldthorpe	Rotherham	S63 9NA	Assured Rent	House	2	1900	74.56	77.32	180	Goldthorpe Rehabs	1, 2 & 3	£	110,000	MVSTT	FH	1	£61,675	£20,673				
1991	5383	21 Firh Road		West Me	Rotherham	S63 6AJ	Assured Rent	House	2	1900	76.93	79.78	181	Rotherham HMP Rehabs	1, 2 & 3	£	45,000	MVSTT	FH	1	£36,163	£21,330				
1992	5378	14 Sandymount Road		Wath On	Rotherham	S63 7AE	Assured Rent	House	2	1920	76.93	79.78	181	Rotherham HMP Rehabs	1, 2 & 3	£	45,000	MVSTT	FH	1	£36,163	£21,330				
1993	5373	10 St James' Close		Wath On	Rotherham	S63 7BZ	Assured Rent	House	3	1980	82.91	85.98	181	Rotherham HMP Rehabs	1, 2 & 3	£	45,000	MVSTT	FH	1	£36,163	£22,988				
1995	4630	41 Tudor Street		Thurnscoe	Rotherham	S63 0DS	Assured Rent	House	3	1940	84.53	87.66	182	Thurnscoe Rehabs	1, 2 & 3	£	60,000	MVSTT	FH	1	£39,290	£23,437				
1996	4623	9 Hanover Street		Thurnscoe	Rotherham	S63 0DT	Assured Rent	House	3	1950	84.53	87.66	182	Thurnscoe Rehabs	1, 2 & 3	£	60,000	MVSTT	FH	1	£39,290	£23,437				
1997	4625	13 Hanover Street		Thurnscoe	Rotherham	S63 0DT	Assured Rent	House	3	1930	80.51	83.49	182	Thurnscoe Rehabs	1, 2 & 3	£	60,000	MVSTT	FH	1	£39,290	£22,322				
1998	4627	29 Hanover Street		Thurnscoe	Rotherham	S63 0DT	Assured Rent	House	3	1950	80.51	83.49	182	Thurnscoe Rehabs	1, 2 & 3	£	60,000	MVSTT	FH	1	£39,290	£22,322				
1999	4628	37 Hanover Street		Thurnscoe	Rotherham	S63 0DX	Assured Rent	House	3	1900	84.53	87.66	182	Thurnscoe Rehabs	1, 2 & 3	£	60,000	MVSTT	FH	1	£39,290	£23,437				
2000	4621	5 York Street		Thurnscoe	Rotherham	S63 0DY	Assured Rent	House	3	1950	84.53	87.66	182	Thurnscoe Rehabs	1, 2 & 3	£	60,000	MVSTT	FH	1	£39,290	£23,437				
2001	4632	51 Windsor Street		Thurnscoe	Rotherham	S63 0HD	Assured Rent	House	3	1930	80.51	83.49	182	Thurnscoe Rehabs	1, 2 & 3	£	60,000	MVSTT	FH	1	£39,290	£22,322				
2002	4635	59 Windsor Street		Thurnscoe	Rotherham	S63 0HD	Assured Rent	House	3	1950	84.53	87.66	182	Thurnscoe Rehabs	1, 2 & 3	£	60,000	MVSTT	FH	1	£39,290	£23,437				
2003	4633	65 Lancaster Street		Thurnscoe	Rotherham	S63 0HN	Assured Rent	House	3	1950	84.53	87.66	182	Thurnscoe Rehabs	1, 2 & 3	£	60,000	MVSTT	FH	1	£39,290	£23,437				
2004	4634	66 Lancaster Street		Thurnscoe	Rotherham	S63 0HN	Assured Rent	House	3	1900	84.53	87.66	182	Thurnscoe Rehabs	1, 2 & 3	£	60,000	MVSTT	FH	1	£39,290	£23,437				
2005	4622	9 Brunswick Street		Thurnscoe	Rotherham	S63 0HU	Assured Rent	House	3	1950	80.51	83.49	182	Thurnscoe Rehabs	1, 2 & 3	£	60,000	MVSTT	FH	1	£39,290	£22,322				
2006	4626	25 Brunswick Street		Thurnscoe	Rotherham	S63 0HU	Assured Rent	House	3	1950	80.51	83.49	182	Thurnscoe Rehabs	1, 2 & 3	£	60,000	MVSTT	FH	1	£39,290	£22,322				
2007	4637	108 Deightonby Street		Thurnscoe	Rotherham	S63 0JA	Assured Rent	House	3	1952	84.53	87.66	182	Thurnscoe Rehabs	1, 2 & 3	£	60,000	MVSTT	FH	1	£39,290	£23,437				
2008	4679	8 Milton Road		Mexboro	Rotherham	S64 9BG	Assured Rent	House	2	1905	75.31	78.10	183	Doncaster HMP Rehabs	1, 2 & 3	£	50,000	MVSTT	FH	1	£36,165	£20,881				
2009	5405	49 Highthorn Road		Kilnhurst	Rotherham	S64 5UP	Assured Rent	House	2	1977	83.41	86.50	184	Rotherham HMP Rehabs	1, 2 & 3	£	85,000	MVSTT	FH	1	£50,743	£23,127				
2010	4885	Flat 1 Eastwood Court		Fitzwilliar	Rotherham	S65 1NA	Assured Rent	Flat	1	1980	67.18	69.67	185	Eastwood Court, Rotherham	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,838	£22,920				
2011	4886	Flat 2 Eastwood Court		Fitzwilliar	Rotherham	S65 1NA	Assured Rent	Flat	1	1980	67.18	69.67	185	Eastwood Court, Rotherham	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,838	£22,920				
2012	4887	Flat 3 Eastwood Court		Fitzwilliar	Rotherham	S65 1NA	Assured Rent	Flat	1	1980	67.18	69.67	185	Eastwood Court, Rotherham	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,838	£22,920				
2013	4888	Flat 4 Eastwood Court		Fitzwilliar	Rotherham	S65 1NA	Assured Rent	Flat	1	1980	67.18	69.67	185	Eastwood Court, Rotherham	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,838	£22,920				
2014	4889	Flat 5 Eastwood Court		Fitzwilliar	Rotherham	S65 1NA	Assured Rent	Flat	1	1980	67.18	69.67	185	Eastwood Court, Rotherham	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,838	£22,920				
2015	4890	Flat 6 Eastwood Court		Fitzwilliar	Rotherham	S65 1NA	Assured Rent	Flat	1	1980	67.18	69.67	185	Eastwood Court, Rotherham	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,838	£22,920				
2016	4891	Flat 7 Eastwood Court		Fitzwilliar	Rotherham	S65 1NA	Assured Rent	Flat	1	1980	67.18	69.67	185	Eastwood Court, Rotherham	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,838	£22,920				
2017	4892	Flat 8 Eastwood Court		Fitzwilliar	Rotherham	S65 1NA	Assured Rent	Flat	1	1980	67.18	69.67	185	Eastwood Court, Rotherham	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,838	£22,920				
2018	4893	Flat 9 Eastwood Court		Fitzwilliar	Rotherham	S65 1NA	Assured Rent	Flat	1	1980	67.18	69.67	185	Eastwood Court, Rotherham	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,838	£22,920				
2019	4894	Flat 10 Eastwood Court		Fitzwilliar	Rotherham	S65 1NA	Assured Rent	Flat	1	1980	67.18	69.67	185	Eastwood Court, Rotherham	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,838	£22,920				
2020	4895	Flat 11 Eastwood Court		Fitzwilliar	Rotherham	S65 1NA	Assured Rent	Flat	1	1980	67.18	69.67	185	Eastwood Court, Rotherham	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,838	£22,920				
2021	4896	Flat 12 Eastwood Court		Fitzwilliar	Rotherham	S65 1NA	Assured Rent	Flat	1	1980	67.18	69.67	185	Eastwood Court, Rotherham	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,838	£22,920				
2022	4897	Flat 14 Eastwood Court		Fitzwilliar	Rotherham	S65 1NA	Assured Rent	Flat	1	1980	67.18	69.67	185	Eastwood Court, Rotherham	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,838	£22,920				
2023	4898	Flat 15 Eastwood Court		Fitzwilliar	Rotherham	S65 1NA	Introductory Tenancy	Flat	1	1980	67.18	69.67	185	Eastwood Court, Rotherham	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,838	£22,920				
2024	4899	Flat 16 Eastwood Court		Fitzwilliar	Rotherham	S65 1NA	Assured Rent	Flat	1	1980	67.18	69.67	185	Eastwood Court, Rotherham	1, 2 & 3	£	40,000	MVSTT	FH	1	£33,838	£22,				



Schedule 1 ; MVSTT Freehold

Table with 25 columns: Savills List No, UPRN, ADDRESS 1, ADDRESS 2, Location, POST CODE, LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARED OWNERSHIP), House or Flat, NO. BEDS, DATE OF CONSTRUCTION, SOCIAL RENT EPW, TARGET/FORMULA RENT EPW, % SHARE OWNED BY TENANT (shared owners hip), Value Group, Value Group Name, Tranche No, MV-VP 2014 (Not to be Used as a Basis for Lending), OPERATIVE BASIS, Freehold or Leasehold, Count, MVSTT Just at MVSTT, EUV-SH Just at EUV-SH, EUV-SH for those at MVSTT.

Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENT/AFFORDABLE/ SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/ FORMULA RENT £PW	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just at MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT
2120	4171	7 Gold Street	Barnsley	Barnsley	S70 1TT	Assured Rent	House	3	1900	80.51	83.49	200	Gold St, Barnsley	1, 2 & 3	E	60,000	MVSTT	FH	1	£42,150	£22,322
2121	3930	7 Hibbert Terrace	Barnsley	Barnsley	S70 4JE	Assured Rent	House	2	1900	74.56	77.32	201	Hibbert Tce, Barnsley	1, 2 & 3	E	42,000	MVSTT	FH	1	£31,325	£20,673
2122	3939	9 Hibbert Terrace	Barnsley	Barnsley	S70 4JE	Secure - Fair Rent	House	2	1900	74.56	77.32	201	Hibbert Tce, Barnsley	1, 2 & 3	E	42,000	MVSTT	FH	1	£31,325	£20,673
2123	3949	13 Hibbert Terrace	Barnsley	Barnsley	S70 4JE	Assured Rent	House	2	1900	74.56	77.32	201	Hibbert Tce, Barnsley	1, 2 & 3	E	42,000	MVSTT	FH	1	£31,325	£20,673
2124	3911	1 Kelsey Terrace	Barnsley	Barnsley	S70 4JA	Assured Rent	House	1	1900	68.58	71.12	202	Kelsey Tce, Barnsley	1, 2 & 3	E	35,000	MVSTT	FH	1	£26,538	£19,015
2125	3922	4 Kelsey Terrace	Barnsley	Barnsley	S70 4JA	Assured Rent	House	1	1900	68.58	71.12	202	Kelsey Tce, Barnsley	1, 2 & 3	E	35,000	MVSTT	FH	1	£26,538	£19,015
2126	3927	6 Kelsey Terrace	Barnsley	Barnsley	S70 4JA	Assured Rent	House	2	1900	74.56	77.32	202	Kelsey Tce, Barnsley	1, 2 & 3	E	42,000	MVSTT	FH	1	£30,545	£20,673
2127	3933	8 Kelsey Terrace	Barnsley	Barnsley	S70 4JA	Assured Rent	House	2	1900	74.56	77.32	202	Kelsey Tce, Barnsley	1, 2 & 3	E	42,000	MVSTT	FH	1	£30,545	£20,673
2128	3663	Flat 11	11-19 Cc	Barnsley	S70 1XS	Assured Rent	Flat	1	1989	64.18	66.55	203	Tune Street, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£31,650	£13,668
2129	3666	Flat 15	11-19 Cc	Barnsley	S70 1XS	Assured Rent	Flat	1	1989	64.18	66.55	203	Tune Street, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£31,650	£13,668
2130	3668	Flat 17	11-19 Cc	Barnsley	S70 1XS	Assured Rent	Flat	1	1989	64.18	66.55	203	Tune Street, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£31,650	£13,668
2131	3670	Flat 19	11-19 Cc	Barnsley	S70 1XS	Assured Rent	Flat	1	1989	64.18	66.55	203	Tune Street, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£31,650	£13,668
2132	3664	Flat 12	12-26 Tu	Barnsley	S70 4NP	Assured Rent	Flat	1	1989	64.18	66.55	203	Tune Street, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£31,650	£13,668
2133	3665	Flat 14	12-26 Tu	Barnsley	S70 4NP	Assured Rent	Flat	1	1989	64.18	66.55	203	Tune Street, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£31,650	£13,668
2134	3667	Flat 16	12-26 Tu	Barnsley	S70 4NP	Assured Rent	Flat	1	1989	64.18	66.55	203	Tune Street, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£31,650	£13,668
2135	3669	Flat 18	12-26 Tu	Barnsley	S70 4NP	Assured Rent	Flat	1	1989	64.18	66.55	203	Tune Street, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£31,650	£13,668
2136	3671	Flat 20	12-26 Tu	Barnsley	S70 4NP	Assured Rent	Flat	1	1989	64.18	66.55	203	Tune Street, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£31,650	£13,668
2137	3672	Flat 22	12-26 Tu	Barnsley	S70 4NP	Assured Rent	Flat	1	1989	64.18	66.55	203	Tune Street, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£31,650	£13,668
2138	3673	Flat 24	12-26 Tu	Barnsley	S70 4NP	Assured Rent	Flat	1	1989	64.18	66.55	203	Tune Street, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£31,650	£13,668
2139	3674	Flat 26	12-26 Tu	Barnsley	S70 4NP	Assured Rent	Flat	1	1989	64.18	66.55	203	Tune Street, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£31,650	£13,668
2140	3828	Flat 19	19-33 Vi	Barnsley	S70 4NT	Assured Rent	Flat	1	1993	64.18	66.55	204	Victoria Tce, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£36,425	£33,243
2141	3829	Flat 21	19-33 Vi	Barnsley	S70 4NT	Secure - Fair Rent	Flat	1	1993	64.18	66.55	204	Victoria Tce, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£36,425	£33,243
2142	3830	Flat 23	19-33 Vi	Barnsley	S70 4NT	Assured Rent	Flat	1	1993	64.18	66.55	204	Victoria Tce, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£36,425	£33,243
2143	3831	Flat 25	19-33 Vi	Barnsley	S70 4NT	Assured Rent	Flat	1	1993	64.18	66.55	204	Victoria Tce, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£36,425	£33,243
2144	3832	Flat 27	19-33 Vi	Barnsley	S70 4NT	Assured Rent	Flat	1	1993	64.18	66.55	204	Victoria Tce, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£36,425	£33,243
2145	3833	Flat 29	19-33 Vi	Barnsley	S70 4NT	Assured Rent	Flat	1	1993	64.18	66.55	204	Victoria Tce, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£36,425	£33,243
2146	3834	Flat 31	19-33 Vi	Barnsley	S70 4NT	Assured Rent	Flat	1	1993	64.18	66.55	204	Victoria Tce, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£36,425	£33,243
2147	3835	Flat 33	19-33 Vi	Barnsley	S70 4NT	Assured Rent	Flat	1	1993	64.18	66.55	204	Victoria Tce, Barnsley	1, 2 & 3	E	50,000	MVSTT	FH	1	£36,425	£33,243
2148	6901	7 Wilkinson Street	Barnsley	Barnsley	S70 4HZ	Assured Rent	House	4	2002	96.35	99.91	205	Wilkinson St, Barnsley	1, 2 & 3	E	105,000	MVSTT	FH	1	£73,500	£58,899
2149	3912	1 Wilkinson Street	Barnsley	Barnsley	S70 4HZ	Assured Rent	House	2	1900	74.56	77.32	206	Wilkinson St, Barnsley	1, 2 & 3	E	42,000	MVSTT	FH	1	£30,545	£20,673
2150	3920	3 Wilkinson Street	Barnsley	Barnsley	S70 4HZ	Assured Rent	House	2	1900	74.56	77.32	206	Wilkinson St, Barnsley	1, 2 & 3	E	42,000	MVSTT	FH	1	£30,545	£20,673
2151	3923	4 Wilkinson Street	Barnsley	Barnsley	S70 4HZ	Assured Rent	House	2	1900	74.56	77.32	206	Wilkinson St, Barnsley	1, 2 & 3	E	42,000	MVSTT	FH	1	£30,545	£20,673
2152	3935	8 Wilkinson Street	Barnsley	Barnsley	S70 4HZ	Assured Rent	House	2	1900	74.56	77.32	206	Wilkinson St, Barnsley	1, 2 & 3	E	42,000	MVSTT	FH	1	£30,545	£20,673
2153	6900	37 Wensley Road	New Lod	Barnsley	S71 1SB	Assured Rent	House	3	2002	93.18	96.63	207	Barnsley Bungalows	1, 2 & 3	E	120,000	MVSTT	FH	1	£80,375	£56,965
2154	14063	3 Low Croft	Royston	Barnsley	S71 4FJ	Assured Rent	House	4	2004	112.53	116.69	207	Barnsley Bungalows	1, 2 & 3	E	135,000	MVSTT	FH	1	£88,700	£68,791
2155	14064	5 Low Croft	Royston	Barnsley	S71 4FJ	Assured Rent	House	4	2004	112.53	116.69	207	Barnsley Bungalows	1, 2 & 3	E	135,000	MVSTT	FH	1	£88,700	£68,791
2156	4237	57 Moltram Street	Barnsley	Barnsley	S71 1BH	Assured Rent	House	2	1900	74.56	77.32	208	Barnsley Central H.M.P Rehabs	1, 2 & 3	E	55,000	MVSTT	FH	1	£36,688	£20,673
2159	4239	58 Windermere Road	Barnsley	Barnsley	S71 1EG	Assured Rent	House	2	1900	74.56	77.32	208	Barnsley Central H.M.P Rehabs	1, 2 & 3	E	55,000	MVSTT	FH	1	£36,688	£20,673
2160	3882	29 Woodroyd Close	Carlton	Barnsley	S71 3EL	Assured Rent	House	2	1991	76.87	79.71	209	Barnsley H.M.P New Build	1, 2 & 3	E	70,000	MVSTT	FH	1	£51,331	£39,816
2161	3883	31 Woodroyd Close	Carlton	Barnsley	S71 3EL	Assured Rent	House	2	1991	74.56	77.32	209	Barnsley H.M.P New Build	1, 2 & 3	E	70,000	MVSTT	FH	1	£51,331	£39,816
2162	3884	33 Woodroyd Close	Carlton	Barnsley	S71 3EL	Assured Rent	House	2	1991	74.56	77.32	209	Barnsley H.M.P New Build	1, 2 & 3	E	70,000	MVSTT	FH	1	£51,331	£39,816
2163	4193	3 Rockingham Street	Honeywe	Barnsley	S71 1JS	Assured Rent	House	2	1900	78.58	81.49	210	Barnsley North H.M.P Rehabs	1, 2 & 3	E	75,000	MVSTT	FH	1	£45,538	£21,788
2164	4249	127 Wakefield Road	Barnsley	Barnsley	S71 1ND	Assured Rent	House	2	1960	78.58	81.49	210	Barnsley North H.M.P Rehabs	1, 2 & 3	E	75,000	MVSTT	FH	1	£45,538	£21,788
2165	4195	6 Coronation Street	Monk Br	Barnsley	S71 2ES	Assured Rent	House	2	1900	74.56	77.32	210	Barnsley North H.M.P Rehabs	1, 2 & 3	E	70,000	MVSTT	FH	1	£43,975	£20,673
2166	4234	55 Shaw Lane	Carlton	Barnsley	S71 3HG	Assured Rent	House	2	1930	74.56	77.32	210	Barnsley North H.M.P Rehabs	1, 2 & 3	E	70,000	MVSTT	FH	1	£43,975	£20,673
2167	4223	35 Park Avenue	Smithies	Barnsley	S71 3TT	Assured Rent	House	3	1960	80.51	83.49	210	Barnsley North H.M.P Rehabs	1, 2 & 3	E	62,000	MVSTT	FH	1	£41,475	£22,322
2168	4221	27 Filey Avenue	Royston	Barnsley	S71 4PZ	Assured Rent	House	2	1920	78.58	81.49	210	Barnsley North H.M.P Rehabs	1, 2 & 3	E	53,000	MVSTT	FH	1	£36,063	£21,788
2169	4204	13 Alexandra Terrace	Ardley	Barnsley	S71 5AZ	Assured Rent	House	1	1900	74.56	77.32	210	Barnsley North H.M.P Rehabs	1, 2 & 3	E	37,000	MVSTT	FH	1	£28,203	£20,673
2170	4217	24 Mount Street	Ardley	Barnsley	S71 5BD	Assured Rent	House	1	1900	74.56	77.32	210	Barnsley North H.M.P Rehabs	1, 2 & 3	E	37,000	MVSTT	FH	1	£28,203	£20,673
2249	6325	1 Spring Grove	Carlton	Barnsley	S71 3FP	Assured Rent	House	2	2000	83.53	86.62	214	Spring Grove, Carlton, Barnsley	1, 2 & 3	E	95,000	MVSTT	FH	1	£58,659	£23,804
2250	6326	2 Spring Grove	Carlton	Barnsley	S71 3FP	Assured Rent	House	2	2000	83.53	86.62	214	Spring Grove, Carlton, Barnsley	1, 2 & 3	E	95,000	MVSTT	FH	1	£58,659	£23,804
2251	6327	3 Spring Grove	Carlton	Barnsley	S71 3FP	Assured Rent	House	2	2000	89.48	92.79	214	Spring Grove, Carlton, Barnsley	1, 2 & 3	E	95,000	MVSTT	FH	1	£58,659	£23,804
2252	6328	4 Spring Grove	Carlton	Barnsley	S71 3FP	Assured Rent	House	2	2000	83.53	86.62	214	Spring Grove, Carlton, Barnsley	1, 2 & 3	E	95,000	MVSTT	FH	1	£58,659	£23,804
2253	6329	5 Spring Grove	Carlton	Barnsley	S71 3FP	Assured Rent	House	2	2000	83.53	86.62	214	Spring Grove, Carlton, Barnsley	1, 2 & 3	E	95,000	MVSTT	FH	1	£58,659	£23,804
2254	6330	6 Spring Grove	Carlton	Barnsley	S71 3FP	Assured Rent	House	2	2000	83.53	86.62	214	Spring Grove, Carlton, Barnsley	1, 2 & 3	E	95,000	MVSTT	FH	1	£58,659	£23,804
2255	6331	7A Spring Grove	Carlton	Barnsley	S71 3FP	Assured Rent	House	2	2006	50.31	52.17	214	Spring Grove, Carlton, Barnsley	1, 2 & 3	E	95,000	MVSTT	FH	1	£69,763	£30,755
2256	6333	7B Spring Grove	Carlton	Barnsley	S71 3FP	Assured Rent	House	2	2006	50.31	52.17	214	Spring Grove, Carlton, Barnsley	1, 2 & 3	E	95,000	MVSTT	FH	1	£69,763	£30,755
2257	4254	16A Pontefract Road	Cudwort	Barnsley	S72 8AJ	Assured Rent	House	3	1900	80.51	83.49	215	Barnsley North H.M.P Rehabs	1, 2 & 3	E	75,000	MVSTT	FH	1	£46,838	£22,322
2259	4227	40 Lunn Road	Cudwort	Barnsley	S72 8DV	Assured Rent	House	3	1900	80.51	83.49	215	Barnsley North H.M.P Rehabs	1, 2 &							

Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENTAL/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT EPW	TARGET/FORMLA RENT EPW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just at MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT
2302	4363	10 Well Lane Court		Flat Lane Bamsley	S72 0JG	Assured Rent	House	1	1987	75.01	77.79	218	Well Lane Court, Billingley, Barnsley		1, 2 & 3 E	55,000	MVSTT	FH	1	£41,393	£25,591	
2303	4200	9 Ings Road		Wombw Bamsley	S73 0BP	Assured Rent	House	2	1900	74.56	77.32	219	Barnsley North H.M.P Rehabs		1, 2 & 3 E	47,000	MVSTT	FH	1	£35,228	£20,673	
2304	4231	49 Broomhead Road		Wombw Bamsley	S73 0SA	Assured Rent	House	2	1950	74.56	77.32	219	Barnsley North H.M.P Rehabs		1, 2 & 3 E	47,000	MVSTT	FH	1	£35,228	£20,673	
2305	4199	9 Bartholomew Street		Wombw Bamsley	S73 8LF	Assured Rent	House	2	1930	74.56	77.32	219	Barnsley North H.M.P Rehabs		1, 2 & 3 E	47,000	MVSTT	FH	1	£35,228	£20,673	
2307	4194	4 Wilson Street		Wombw Bamsley	S73 8LP	Assured Rent	House	3	1960	84.53	87.66	219	Barnsley North H.M.P Rehabs		1, 2 & 3 E	60,000	MVSTT	FH	1	£42,150	£23,437	
2308	4202	10 Wilson Street		Wombw Bamsley	S73 8LW	Assured Rent	House	2	1956	84.53	87.66	219	Barnsley North H.M.P Rehabs		1, 2 & 3 E	60,000	MVSTT	FH	1	£42,150	£23,437	
2309	4207	16 John Street		Wombw Bamsley	S73 8LA	Assured Rent	House	5	2002	101.59	105.35	222	West St, Wombwell		1, 2 & 3 E	145,000	MVSTT	FH	1	£92,075	£62,106	
2324	6865	15 West Street		Wombw Bamsley	S73 8LA	Assured Rent	House	5	2002	101.59	105.35	222	West St, Wombwell		1, 2 & 3 E	145,000	MVSTT	FH	1	£92,075	£62,106	
2327	4214	20 Noble Street		Hoyland Bamsley	S74 9LP	Assured Rent	House	3	1920	80.51	83.49	224	Barnsley Central H.M.P Rehabs		1, 2 & 3 E	80,000	MVSTT	FH	1	£47,100	£22,322	
2328	4198	7 Manor Place		Hoyland Bamsley	S74 9RE	Assured Rent	House	3	1920	83.40	83.40	224	Barnsley Central H.M.P Rehabs		1, 2 & 3 E	80,000	MVSTT	FH	1	£59,390	£53,184	
2337	4230	46 Clumber Street		Barnsley Bamsley	S75 2DE	Assured Rent	House	2	1900	74.56	77.32	226	Barnsley Central H.M.P Rehabs		1, 2 & 3 E	95,000	MVSTT	FH	1	£53,088	£20,673	
2338	4209	17 Greenfoot Lane		Old Tow Bamsley	S75 2TA	Assured Rent	House	3	1900	80.51	83.49	226	Barnsley Central H.M.P Rehabs		1, 2 & 3 E	100,000	MVSTT	FH	1	£55,950	£22,322	
2339	3880	14 Redland Grove		Staincrox Bamsley	S75 6LZ	Assured Rent	House	3	1990	84.53	87.66	227	Barnsley H.M.P New Build		1, 2 & 3 E	95,000	MVSTT	FH	1	£54,388	£23,437	
2340	3881	16 Redland Grove		Staincrox Bamsley	S75 6LZ	Assured Rent	House	2	1985	78.58	81.49	227	Barnsley H.M.P New Build		1, 2 & 3 E	70,000	MVSTT	FH	1	£44,495	£21,788	
2341	4211	18 Richmond Avenue		Darton Bamsley	S75 5PH	Assured Rent	House	2	1920	74.56	77.32	228	Barnsley North H.M.P Rehabs		1, 2 & 3 E	50,000	MVSTT	FH	1	£38,245	£20,673	
2342	4242	64 Pye Avenue		Mapplew Bamsley	S75 6AG	Assured Rent	House	1	1900	74.56	77.32	228	Barnsley North H.M.P Rehabs		1, 2 & 3 E	55,000	MVSTT	FH	1	£36,688	£20,673	
2343	4197	6 TOWNGATE		Mapplew Bamsley	S75 6AT	Assured Rent	House	2	1900	74.56	77.32	228	Barnsley North H.M.P Rehabs		1, 2 & 3 E	70,000	MVSTT	FH	1	£44,495	£20,673	
2344	4219	25 Braithwaite Street		Mapplew Bamsley	S75 6BD	Assured Rent	House	2	1905	74.02	74.02	228	Barnsley North H.M.P Rehabs		1, 2 & 3 E	70,000	MVSTT	FH	1	£57,182	£47,202	
2345	3725	404 Higham Common Road		Higham Bamsley	S75 1QP	Assured Rent	House	1	1990	77.55	80.42	229	Higham Common, Higham		1, 2 & 3 E	90,000	MVSTT	FH	1	£57,831	£40,171	
2346	3726	406 Higham Common Road		Higham Bamsley	S75 1QP	Assured Rent	House	1	1990	77.55	80.42	229	Higham Common, Higham		1, 2 & 3 E	90,000	MVSTT	FH	1	£57,831	£40,171	
2347	3727	408 Higham Common Road		Higham Bamsley	S75 1QP	Assured Rent	House	1	1990	77.55	80.42	229	Higham Common, Higham		1, 2 & 3 E	90,000	MVSTT	FH	1	£57,831	£40,171	
2348	3728	410 Higham Common Road		Higham Bamsley	S75 1QP	Assured Rent	House	1	1990	77.55	80.42	229	Higham Common, Higham		1, 2 & 3 E	90,000	MVSTT	FH	1	£57,831	£40,171	
2349	3729	412 Higham Common Road		Higham Bamsley	S75 1QP	Assured Rent	House	1	1990	77.55	80.42	229	Higham Common, Higham		1, 2 & 3 E	90,000	MVSTT	FH	1	£57,831	£40,171	
2350	3730	414 Higham Common Road		Higham Bamsley	S75 1QP	Assured Rent	House	1	1990	77.55	80.42	229	Higham Common, Higham		1, 2 & 3 E	90,000	MVSTT	FH	1	£57,831	£40,171	
2351	3731	416 Higham Common Road		Higham Bamsley	S75 1QP	Assured Rent	House	1	1990	77.55	80.42	229	Higham Common, Higham		1, 2 & 3 E	90,000	MVSTT	FH	1	£57,831	£40,171	
2352	3732	418 Higham Common Road		Higham Bamsley	S75 1QP	Assured Rent	House	1	1990	77.55	80.42	229	Higham Common, Higham		1, 2 & 3 E	90,000	MVSTT	FH	1	£57,831	£40,171	
2353	3733	420 Higham Common Road		Higham Bamsley	S75 1QP	Assured Rent	House	1	1990	77.55	80.42	229	Higham Common, Higham		1, 2 & 3 E	90,000	MVSTT	FH	1	£57,831	£40,171	
2354	3734	422 Higham Common Road		Higham Bamsley	S75 1QP	Assured Rent	House	1	1990	77.55	80.42	229	Higham Common, Higham		1, 2 & 3 E	90,000	MVSTT	FH	1	£57,831	£40,171	
2369	2073	56 Parkhill Grove		Parkhill Wakefield	WF1 4HB	Assured Rent	House	2	1970	85.53	88.69	233	Wakefield HMP Group 1		1, 2 & 3 E	90,000	MVSTT	FH	1	£52,825	£23,713	
2370	2046	11 Dunbar Street		Belle Vue Wakefield	WF1 5EG	Assured Rent	House	2	1914	79.67	82.62	234	Wakefield HMP Group 5		1, 2 & 3 E	90,000	MVSTT	FH	1	£52,825	£22,090	
2389	1714	Flat 2 Henry Moore Place		Glassho Castleford	WF10 4HZ	Assured Rent	Flat	2	1994	78.42	81.32	237	Henry Moore Place, Glasshoughton		1, 2 & 3 E	50,000	MVSTT	FH	1	£44,831	£40,621	
2390	1715	Flat 3 Henry Moore Place		Glassho Castleford	WF10 4HZ	Assured Rent	Flat	2	1994	78.42	81.32	237	Henry Moore Place, Glasshoughton		1, 2 & 3 E	50,000	MVSTT	FH	1	£44,831	£40,621	
2391	1718	Flat 6 Henry Moore Place		Glassho Castleford	WF10 4HZ	Assured Rent	Flat	2	1994	78.42	81.32	237	Henry Moore Place, Glasshoughton		1, 2 & 3 E	50,000	MVSTT	FH	1	£44,831	£40,621	
2392	1719	Flat 7 Henry Moore Place		Glassho Castleford	WF10 4HZ	Assured Rent	Flat	2	1994	78.42	81.32	237	Henry Moore Place, Glasshoughton		1, 2 & 3 E	50,000	MVSTT	FH	1	£44,831	£40,621	
2393	1713	Flat 1 Henry Moore Place		Glassho Castleford	WF10 4HZ	Assured Rent	Flat	2	1994	78.42	81.32	237	Henry Moore Place, Glasshoughton		1, 2 & 3 E	50,000	MVSTT	FH	1	£44,831	£40,621	
2394	1716	Flat 4 Henry Moore Place		Glassho Castleford	WF10 4HZ	Assured Rent	Flat	2	1994	78.42	81.32	237	Henry Moore Place, Glasshoughton		1, 2 & 3 E	50,000	MVSTT	FH	1	£44,831	£40,621	
2395	1717	Flat 5 Henry Moore Place		Glassho Castleford	WF10 4HZ	Assured Rent	Flat	2	1994	78.42	81.32	237	Henry Moore Place, Glasshoughton		1, 2 & 3 E	50,000	MVSTT	FH	1	£44,831	£40,621	
2396	1720	Flat 8 Henry Moore Place		Glassho Castleford	WF10 4HZ	Assured Rent	Flat	2	1994	78.42	81.32	237	Henry Moore Place, Glasshoughton		1, 2 & 3 E	50,000	MVSTT	FH	1	£44,831	£40,621	
2397	1721	Flat 9 Henry Moore Place		Glassho Castleford	WF10 4HZ	Assured Rent	Flat	2	1994	78.42	81.32	237	Henry Moore Place, Glasshoughton		1, 2 & 3 E	50,000	MVSTT	FH	1	£44,831	£40,621	
2398	1724	Flat 12 Henry Moore Place		Glassho Castleford	WF10 4HZ	Assured Rent	Flat	2	1994	78.42	81.32	237	Henry Moore Place, Glasshoughton		1, 2 & 3 E	50,000	MVSTT	FH	1	£44,831	£40,621	
2399	1725	Flat 14 Henry Moore Place		Glassho Castleford	WF10 4HZ	Assured Rent	Flat	2	1994	78.42	81.32	237	Henry Moore Place, Glasshoughton		1, 2 & 3 E	50,000	MVSTT	FH	1	£44,831	£40,621	
2400	1722	Flat 10 Henry Moore Place		Glassho Castleford	WF10 4HZ	Assured Rent	Flat	2	1994	78.42	81.32	237	Henry Moore Place, Glasshoughton		1, 2 & 3 E	50,000	MVSTT	FH	1	£44,831	£40,621	
2401	1723	Flat 11 Henry Moore Place		Glassho Castleford	WF10 4HZ	Assured Rent	Flat	2	1994	78.42	81.32	237	Henry Moore Place, Glasshoughton		1, 2 & 3 E	50,000	MVSTT	FH	1	£44,831	£40,621	
2402	1726	Flat 15 Henry Moore Place		Glassho Castleford	WF10 4HZ	Assured Rent	Flat	2	1994	78.42	81.32	237	Henry Moore Place, Glasshoughton		1, 2 & 3 E	50,000	MVSTT	FH	1	£44,831	£40,621	
2410	2042	4 Morrison Street		Castlef Castleford	WF10 4BE	Assured Rent	House	2	1901	79.67	82.62	239	Wakefield HMP 2 Patch 2		1, 2 & 3 E	80,000	MVSTT	FH	1	£48,400	£22,090	
2411	2054	17 Ashton Street		Castlef Castleford	WF10 4EQ	Assured Rent	House	2	1914	79.67	82.62	239	Wakefield HMP 2 Patch 2		1, 2 & 3 E	80,000	MVSTT	FH	1	£48,400	£22,090	
2412	2066	42 Garden Street		Castlef Castleford	WF10 5AP	Assured Rent	House	2	1914	79.67	82.62	239	Wakefield HMP 2 Patch 2		1, 2 & 3 E	85,000	MVSTT	FH	1	£49,963	£22,090	
2413	2058	24A Joffre Avenue		Glassho Castleford	WF10 5AZ	Assured Rent	House	2	1914	79.67	82.62	239	Wakefield HMP 2 Patch 2		1, 2 & 3 E	85,000	MVSTT	FH	1	£49,963	£22,090	
2414	2072	55 Smawthorne Avenue		Castlef Castleford	WF10 5BG	Assured Rent	House	2	1914	79.67	82.62	239	Wakefield HMP 2 Patch 2		1, 2 & 3 E	85,000	MVSTT	FH	1	£49,963	£22,090	
2415	2038	1 Crowther Place		Castlef Castleford	WF10 5BZ	Assured Rent	House	2	1914	79.67	82.62	239	Wakefield HMP 2 Patch 2		1, 2 & 3 E	85,000	MVSTT	FH	1	£49,963	£22,090	
2416	2088	6A Crowther Street		Castlef Castleford	WF10 5DB	Assured Rent	House	2	1914	79.67	82.62	239	Wakefield HMP 2 Patch 2		1, 2 & 3 E	85,000	MVSTT	FH	1	£49,963	£22,090	
2417	2070	53 Pollards Field		FERRYE Castleford	WF11 8TA	Assured Rent	House	3	1974	91.58	94.97	240	Wakefield HMP 2 Patch 2		1, 2 & 3 E	120,000	MVSTT	FH	1	£66,100	£25,392	
2420	3457	25 Slaithwaite Road		Thornhill Dewsbury	WF12 9DL	Assured Rent	House	2	1993	81.42	84.43	242	Kirklees HMP Rehabs		1, 2 & 3 E	120,000	MVSTT	FH	1	£60,900	£22,574	
2442	3464	37 Craven Road		Scouthill Dewsbury	WF13 2RY	Assured Rent	House	2	1914	81.42	84.43	245	Kirklees HMP Rehabs		1, 2 & 3 E	85,000	MVSTT	FH	1	£49,963	£22,574	
2443	3449	12 Victoria Street		Ravenstn Dewsbury	WF13 3DD	Assured Rent	House	2	1914	81.42	84.43	245	Kirklees HMP Rehabs		1, 2 & 3 E	85,000	MVSTT	FH	1	£49,963	£22,574	
2444	3440	6 Meadow Bank		Dewsbur Dewsbury	WF13 3SL	Assured Rent	House	2	1980	81.42	84.43	245	Kirklees HMP Rehabs		1, 2 & 3 E	85,000	MVSTT	FH	1	£49,963	£22,574	
2446	3466	39 Moored Lane		Dewsbur Dewsbury	WF13 4PZ	Assured Rent	House	2	1914	81.42	84.43	245	Kirklees HMP Rehabs		1, 2 & 3 E	85,000	MVSTT	FH	1	£49,963	£22,574	
2447	3470	52 Ripley Road		Liversedh Dewsbury	WF15 6QE	Assured Rent	House	3	1976	87.46	90.70	246	Kirklees HMP Rehabs		1, 2 & 3 E	110,000	MVSTT	FH	1	£59,595	£24,250	
2448	3480	70 Cornmill Drive		Liversedh Dewsbury	WF15 7EF	Assured Rent	House	3	1980	87.46	90.70	246	Kirklees HMP Rehabs		1, 2 & 3 E	110,000	MVSTT	FH	1	£59,595	£24,250	
2449	3479	66 Wormald Street		Liversedh Dewsbury	WF15 7JN																	

Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENTAL/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT	
2464	19061	1 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	2	2004	92.38	92.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	95,000	MVSTT	FH	1	£69,688	£58,910
2465	19062	3 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	2	2004	86.91	90.13	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	95,000	MVSTT	FH	1	£67,225	£53,133
2466	19063	5 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	3	2004	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2467	19064	7 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	3	2004	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2468	19065	9 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	2	2004	86.91	90.13	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	95,000	MVSTT	FH	1	£67,225	£53,133
2469	19066	11 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	2	2004	86.91	90.13	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	95,000	MVSTT	FH	1	£67,225	£53,133
2470	19067	14 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	4	2004	98.98	102.64	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	115,000	MVSTT	FH	1	£83,400	£60,508
2471	19068	15 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	2	2004	86.91	90.13	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	95,000	MVSTT	FH	1	£67,225	£53,133
2472	19069	16 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	4	2004	98.98	102.64	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	115,000	MVSTT	FH	1	£83,400	£60,508
2473	19070	17 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	3	2004	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2474	19071	18 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	4	2004	98.98	102.64	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	115,000	MVSTT	FH	1	£83,400	£60,508
2475	19072	19 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	3	2004	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2476	19073	20 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	4	2004	109.92	113.99	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	115,000	MVSTT	FH	1	£83,400	£67,199
2477	19074	21 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	3	2004	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2478	19077	34 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	4	2004	98.98	102.64	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	115,000	MVSTT	FH	1	£83,400	£60,508
2479	19078	36 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	4	2004	98.98	102.64	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	115,000	MVSTT	FH	1	£83,400	£60,508
2480	19081	42 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	4	2004	109.92	109.92	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	115,000	MVSTT	FH	1	£86,455	£70,095
2481	19082	44 Spring Gardens		Batley	Batley	WF17 SQX	Assured Rent	House	4	2004	98.98	102.64	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	115,000	MVSTT	FH	1	£83,400	£60,508
2482	19051	10 Springfield Avenue		Batley	Batley	WF17 5OZ	Assured Rent	House	3	2005	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2483	19052	12 Springfield Avenue		Batley	Batley	WF17 5OZ	Assured Rent	House	3	2005	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2484	19053	14 Springfield Avenue		Batley	Batley	WF17 5OZ	Assured Rent	House	3	2005	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2485	19054	16 Springfield Avenue		Batley	Batley	WF17 5OZ	Assured Rent	House	3	2005	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2486	19059	44E Springfield Avenue		Batley	Batley	WF17 5OZ	Assured Rent	House	3	2005	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2487	19075	22 Spring Gardens		Batley	Batley	WF17 5OZ	Assured Rent	House	3	2004	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2488	19076	24 Spring Gardens		Batley	Batley	WF17 5OZ	Assured Rent	House	3	2004	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2489	19079	38 Spring Gardens		Batley	Batley	WF17 5OZ	Assured Rent	House	3	2004	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2490	19080	40 Spring Gardens		Batley	Batley	WF17 5OZ	Assured Rent	House	3	2004	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2491	19055	44A Springfield Avenue		Batley	Batley	WF17 5RA	Assured Rent	House	3	2005	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2492	19056	44B Springfield Avenue		Batley	Batley	WF17 5RA	Assured Rent	House	3	2005	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2493	19057	44C Springfield Avenue		Batley	Batley	WF17 5RA	Assured Rent	House	3	2005	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2494	19058	44D Springfield Avenue		Batley	Batley	WF17 5RA	Assured Rent	House	3	2005	92.94	96.38	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£56,818
2495	19060	44F Springfield Avenue		Batley	Batley	WF17 5RA	Assured Rent	House	3	2005	103.88	107.72	251	Springfield Ave & Gdns, Batley	1, 2 & 3	E	110,000	MVSTT	FH	1	£75,188	£63,503
2496	1727	1 Airedale Heights		Lupset	Wakefield	WF2 8YG	Assured Rent	House	2	1993	87.55	90.79	252	Airedale Heights, Lupset	1, 2 & 3	E	100,000	MVSTT	FH	1	£65,789	£45,351
2497	1744	5 Airedale Heights		Lupset	Wakefield	WF2 8YG	Assured Rent	House	5	1993	123.34	127.90	252	Airedale Heights, Lupset	1, 2 & 3	E	145,000	MVSTT	FH	1	£92,519	£63,888
2498	1736	3 Airedale Heights		Lupset	Wakefield	WF2 8YG	Assured Rent	House	3	1993	93.59	97.05	252	Airedale Heights, Lupset	1, 2 & 3	E	115,000	MVSTT	FH	1	£72,681	£48,478
2499	5540	18 Castle Hill		Lupset	Wakefield	WF2 8YH	Assured Rent	House	2	1997	85.53	88.69	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	90,000	MVSTT	FH	1	£62,875	£44,302
2500	5541	14 Castle Hill		Lupset	Wakefield	WF2 8YH	Assured Rent	House	3	1997	91.58	94.97	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	110,000	MVSTT	FH	1	£72,738	£47,439
2501	5577	20 Castle Hill		Lupset	Wakefield	WF2 8YH	Assured Rent	House	2	1997	85.53	88.69	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	90,000	MVSTT	FH	1	£62,875	£44,302
2502	5584	16 Castle Hill		Lupset	Wakefield	WF2 8YH	Assured Rent	House	3	1997	91.58	94.97	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	110,000	MVSTT	FH	1	£72,738	£47,439
2503	5570	2 Benjamin Sykes Way		Lupset	Wakefield	WF2 8YN	Assured Rent	House	3	1997	91.58	94.97	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	120,000	MVSTT	FH	1	£75,988	£47,439
2504	5572	9 Benjamin Sykes Way		Lupset	Wakefield	WF2 8YN	Assured Rent	House	3	1997	91.58	94.97	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	120,000	MVSTT	FH	1	£75,988	£47,439
2505	5573	12 Benjamin Sykes Way		Lupset	Wakefield	WF2 8YN	Assured Rent	House	3	1997	92.94	96.38	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	120,000	MVSTT	FH	1	£75,988	£48,143
2506	5574	6 Benjamin Sykes Way		Lupset	Wakefield	WF2 8YN	Assured Rent	House	3	1997	91.58	94.97	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	120,000	MVSTT	FH	1	£75,988	£47,439
2507	5575	3 Benjamin Sykes Way		Lupset	Wakefield	WF2 8YN	Assured Rent	House	2	1997	85.53	88.69	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	108,000	MVSTT	FH	1	£69,734	£44,302
2508	5576	1 Benjamin Sykes Way		Lupset	Wakefield	WF2 8YN	Assured Rent	House	2	1997	85.53	88.69	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	108,000	MVSTT	FH	1	£69,734	£44,302
2509	5578	5 Benjamin Sykes Way		Lupset	Wakefield	WF2 8YN	Assured Rent	House	2	1997	85.53	88.69	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	108,000	MVSTT	FH	1	£69,734	£44,302
2510	5579	4 Benjamin Sykes Way		Lupset	Wakefield	WF2 8YN	Assured Rent	House	3	1997	91.58	94.97	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	120,000	MVSTT	FH	1	£75,988	£47,439
2511	5580	8 Benjamin Sykes Way		Lupset	Wakefield	WF2 8YN	Assured Rent	House	3	1997	91.58	94.97	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	120,000	MVSTT	FH	1	£75,988	£47,439
2512	5581	7 Benjamin Sykes Way		Lupset	Wakefield	WF2 8YN	Assured Rent	House	3	1997	91.58	94.97	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	120,000	MVSTT	FH	1	£75,988	£47,439
2513	5582	16 Benjamin Sykes Way		Lupset	Wakefield	WF2 8YN	Assured Rent	House	3	1997	91.58	94.97	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	120,000	MVSTT	FH	1	£75,988	£47,439
2514	5583	14 Benjamin Sykes Way		Lupset	Wakefield	WF2 8YN	Assured Rent	House	3	1997	91.58	94.97	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	120,000	MVSTT	FH	1	£75,988	£47,439
2515	5585	10 Benjamin Sykes Way		Lupset	Wakefield	WF2 8YN	Assured Rent	House	3	1997	92.94	96.38	253	Guis Croft, Lupset, Wakefield	1, 2 & 3	E	120,000	MVSTT	FH	1	£75,988	£48,143
2524	1731	1 Snapethorpe Gate		Lupset	Wakefield	WF2 8YA	Assured Rent	House	2	1994	93.02	96.46	255	Snapethorpe Gate, Lupset	1, 2 & 3	E	90,000	MVSTT	FH	1	£62,539	£48,183
2525	1740	3 Snapethorpe Gate		Lupset	Wakefield	WF2 8YA	Assured Rent	House	2	1994	87.55	90.79	255	Snapethorpe Gate, Lupset	1, 2 & 3	E	90,000	MVSTT	FH	1	£62,539	£45,351
2526	1748	5 Snapethorpe Gate		Lupset	Wakefield	WF2 8YA	Assured Rent	House	2	1994	87.55	90.79	255	Snapethorpe Gate, Lupset	1, 2 & 3	E	90,000	MVSTT	FH	1	£62,539	£45,351
2527	1755	7 Snapethorpe Gate		Lupset	Wakefield	WF2 8YA	Assured Rent	House	2	1994	87.55	90.79	255	Snapethorpe Gate, Lupset	1, 2 & 3	E	90,000	MVSTT	FH	1	£62,539	£45,351
2528	1762	9 Snapethorpe Gate		Lupset	Wakefield	WF2 8YA	Assured Rent	House	2	1994	87.55	90.79	255	Snapethorpe Gate, Lupset	1, 2 & 3	E	90,000	MVSTT	FH	1	£62,539	£45,351
2529	1769	11 Snapethorpe Gate		Lupset	Wakefield	WF2 8YA	Assured Rent	House	2	1994	87.55	90.79	255	S								

Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENTAL/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just at MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT
2546	1777	15 St Bartholomews Court		Lupset Wakefield	WF2 8YJ	Assured Rent	House	1	1994	79.50	82.44	256	St Bartholomews Court, Lupset		1, 2 & 3	£	75,000	MVSTT	FH	1	£54,638	£41,180
2547	1781	16 St Bartholomews Court		Lupset Wakefield	WF2 8YJ	Assured Rent	House	1	1994	79.50	82.44	256	St Bartholomews Court, Lupset		1, 2 & 3	£	75,000	MVSTT	FH	1	£54,638	£41,180
2548	1783	17 St Bartholomews Court		Lupset Wakefield	WF2 8YJ	Assured Rent	House	1	1994	79.50	82.44	256	St Bartholomews Court, Lupset		1, 2 & 3	£	75,000	MVSTT	FH	1	£54,638	£41,180
2549	1787	Flat 18 St Bartholomews Court		Lupset Wakefield	WF2 8YJ	Assured Rent	Flat	1	1994	72.39	75.07	256	St Bartholomews Court, Lupset		1, 2 & 3	£	68,000	MVSTT	FH	1	£51,354	£37,499
2550	1789	19 St Bartholomews Court		Lupset Wakefield	WF2 8YJ	Assured Rent	House	1	1994	79.50	82.44	256	St Bartholomews Court, Lupset		1, 2 & 3	£	75,000	MVSTT	FH	1	£54,638	£41,180
2551	1793	Flat 20 St Bartholomews Court		Lupset Wakefield	WF2 8YJ	Assured Rent	Flat	1	1994	72.39	75.07	256	St Bartholomews Court, Lupset		1, 2 & 3	£	68,000	MVSTT	FH	1	£51,354	£37,499
2552	1795	21 St Bartholomews Court		Lupset Wakefield	WF2 8YJ	Assured Rent	House	1	1994	79.50	82.44	256	St Bartholomews Court, Lupset		1, 2 & 3	£	75,000	MVSTT	FH	1	£54,638	£41,180
2553	1797	Flat 22 St Bartholomews Court		Lupset Wakefield	WF2 8YJ	Assured Rent	Flat	1	1994	72.39	75.07	256	St Bartholomews Court, Lupset		1, 2 & 3	£	68,000	MVSTT	FH	1	£51,354	£37,499
2554	1799	23 St Bartholomews Court		Lupset Wakefield	WF2 8YJ	Assured Rent	House	1	1994	79.50	82.44	256	St Bartholomews Court, Lupset		1, 2 & 3	£	75,000	MVSTT	FH	1	£54,638	£41,180
2555	1801	Flat 24 St Bartholomews Court		Lupset Wakefield	WF2 8YJ	Assured Rent	Flat	1	1994	72.39	75.07	256	St Bartholomews Court, Lupset		1, 2 & 3	£	68,000	MVSTT	FH	1	£51,354	£37,499
2556	1803	25 St Bartholomews Court		Lupset Wakefield	WF2 8YJ	Assured Rent	House	1	1994	79.50	82.44	256	St Bartholomews Court, Lupset		1, 2 & 3	£	75,000	MVSTT	FH	1	£54,638	£41,180
2557	1806	27 St Bartholomews Court		Lupset Wakefield	WF2 8YJ	Assured Rent	House	1	1994	79.50	82.44	256	St Bartholomews Court, Lupset		1, 2 & 3	£	75,000	MVSTT	FH	1	£54,638	£41,180
2558	1809	29 St Bartholomews Court		Lupset Wakefield	WF2 8YJ	Assured Rent	House	1	1994	79.50	82.44	256	St Bartholomews Court, Lupset		1, 2 & 3	£	75,000	MVSTT	FH	1	£54,638	£41,180
2559	1810	31 St Bartholomews Court		Lupset Wakefield	WF2 8YJ	Assured Rent	House	1	1994	79.50	82.44	256	St Bartholomews Court, Lupset		1, 2 & 3	£	75,000	MVSTT	FH	1	£54,638	£41,180
2569	2078	86 Valley Crescent		Wrenthorpe Wakefield	WF2 0NJ	Assured Rent	House	3	1976	85.71	88.88	258	Valleys Wrenthorpe		1, 2 & 3	£	100,000	MVSTT	FH	1	£59,850	£23,763
2570	6837	36 Valley Drive		Wrenthorpe Wakefield	WF2 OHZ	Assured Rent	House	3	1965	88.92	92.21	258	Valleys Wrenthorpe		1, 2 & 3	£	120,000	MVSTT	FH	1	£66,100	£24,654
2599	6904	1A Church Lane		Chapelth Wakefield	WF4 3JF	Assured Rent	House	1	1950	88.08	91.34	263	Fieldhead Resettlement		1, 2 & 3	£	48,000	MVSTT	FH	1	£38,121	£21,449
2600	11876	1B Church Lane		Chapelth Wakefield	WF4 3JF	Assured Rent	House	1	1950	88.08	91.34	263	Fieldhead Resettlement		1, 2 & 3	£	48,000	MVSTT	FH	1	£38,121	£21,449
2601	11877	1C Church Lane		Chapelth Wakefield	WF4 3JF	Assured Rent	House	1	1950	88.08	91.34	263	Fieldhead Resettlement		1, 2 & 3	£	48,000	MVSTT	FH	1	£38,121	£21,449
2602	2041	4 Manor Farm Road		Crieglides Wakefield	WF4 3PQ	Assured Rent	House	1	1989	73.64	76.36	264	Wakefield HMP Group 1		1, 2 & 3	£	47,000	MVSTT	FH	1	£36,008	£20,416
2603	2067	44 Industrial Street		Horbury Wakefield	WF4 5EG	Assured Rent	House	2	1914	79.67	82.62	264	Wakefield HMP Group 1		1, 2 & 3	£	100,000	MVSTT	FH	1	£54,650	£22,090
2604	2055	20 Carlton Street		Horbury Wakefield	WF4 6AF	Assured Rent	House	2	1914	79.67	82.62	264	Wakefield HMP Group 1		1, 2 & 3	£	105,000	MVSTT	FH	1	£56,213	£22,090
2608	2068	47 South Parade		Ossett Wakefield	WF5 0EF	Assured Rent	House	2	1976	79.67	82.62	266	Wakefield HMP Group 1		1, 2 & 3	£	110,000	MVSTT	FH	1	£58,555	£22,090
2609	2081	126 Manor Road		Ossett Wakefield	WF5 0LW	Assured Rent	House	2	1914	79.67	82.62	266	Wakefield HMP Group 1		1, 2 & 3	£	110,000	MVSTT	FH	1	£58,555	£22,090
2610	2064	38 Millfields		Ossett Wakefield	WF5 8KE	Assured Rent	House	1	1970	73.64	76.36	266	Wakefield HMP Group 1		1, 2 & 3	£	70,000	MVSTT	FH	1	£42,675	£20,416
2611	2061	29 Healey Drive		Ossett Wakefield	WF5 8LY	Assured Rent	House	3	1914	85.71	88.88	266	Wakefield HMP Group 1		1, 2 & 3	£	115,000	MVSTT	FH	1	£64,538	£23,763
2612	2057	22 Rycroft Street		Ossett Wakefield	WF5 8LE	Assured Rent	House	3	1914	96.65	96.65	266	Wakefield HMP Group 1		1, 2 & 3	£	125,000	MVSTT	FH	1	£85,072	£61,633
2616	24482	22 Market Street		Normant Normanton	WF6 2AR	Ass. Shorhold Mkt. Rents	House	3	2013	105.00	105.00	268	Market St, Normanton		1, 2 & 3	£	92,000	MVSTT	FH	1	£69,765	£66,958
2617	24507	24 Market Street		Normant Normanton	WF6 2AR	Ass. Shorhold Mkt. Rents	House	2	2013	95.77	95.77	268	Market St, Normanton		1, 2 & 3	£	75,000	MVSTT	FH	1	£60,059	£60,059
2618	24508	26 Market Street		Normant Normanton	WF6 2AR	Ass. Shorhold Mkt. Rents	House	2	2013	95.77	95.77	268	Market St, Normanton		1, 2 & 3	£	75,000	MVSTT	FH	1	£60,059	£60,059
2619	24509	28 Market Street		Normant Normanton	WF6 2AR	Ass. Shorhold Mkt. Rents	House	3	2013	105.23	105.23	268	Market St, Normanton		1, 2 & 3	£	92,000	MVSTT	FH	1	£69,765	£67,104
2620	24483	12 Railway Terrace		Normant Normanton	WF6 2BD	Ass. Shorhold Mkt. Rents	House	2	2013	95.76	95.76	269	Railway Terrace, Normanton		1, 2 & 3	£	75,000	MVSTT	FH	1	£60,059	£60,059
2621	24484	2 Railway Terrace		Normant Normanton	WF6 2BD	Starter Tenancies	House	3	2013	93.64	97.10	269	Railway Terrace, Normanton		1, 2 & 3	£	92,000	MVSTT	FH	1	£74,200	£63,867
2622	24504	18 Railway Terrace		Normant Normanton	WF6 2BD	Ass. Shorhold Mkt. Rents	House	3	2013	105.23	105.23	269	Railway Terrace, Normanton		1, 2 & 3	£	92,000	MVSTT	FH	1	£69,765	£67,104
2623	24505	24 Railway Terrace		Normant Normanton	WF6 2BD	Ass. Shorhold Mkt. Rents	House	3	2013	105.23	105.23	269	Railway Terrace, Normanton		1, 2 & 3	£	92,000	MVSTT	FH	1	£69,765	£67,104
2624	24512	4 Railway Terrace		Normant Normanton	WF6 2BD	Starter Tenancies	House	2	2013	87.67	90.91	269	Railway Terrace, Normanton		1, 2 & 3	£	75,000	MVSTT	FH	1	£64,050	£59,796
2625	24513	6 Railway Terrace		Normant Normanton	WF6 2BD	Starter Tenancies	House	2	2013	87.67	90.91	269	Railway Terrace, Normanton		1, 2 & 3	£	75,000	MVSTT	FH	1	£64,050	£59,796
2626	24514	8 Railway Terrace		Normant Normanton	WF6 2BD	Starter Tenancies	House	2	2013	87.67	90.91	269	Railway Terrace, Normanton		1, 2 & 3	£	75,000	MVSTT	FH	1	£64,050	£59,796
2627	24515	10 Railway Terrace		Normant Normanton	WF6 2BD	Starter Tenancies	House	2	2013	87.67	90.91	269	Railway Terrace, Normanton		1, 2 & 3	£	75,000	MVSTT	FH	1	£64,050	£59,796
2628	24516	16 Railway Terrace		Normant Normanton	WF6 2BD	Starter Tenancies	House	3	2013	93.64	97.10	269	Railway Terrace, Normanton		1, 2 & 3	£	92,000	MVSTT	FH	1	£74,200	£63,867
2629	24517	20 Railway Terrace		Normant Normanton	WF6 2BD	Starter Tenancies	House	3	2013	93.64	97.10	269	Railway Terrace, Normanton		1, 2 & 3	£	92,000	MVSTT	FH	1	£74,200	£63,867
2630	24518	22 Railway Terrace		Normant Normanton	WF6 2BD	Starter Tenancies	House	3	2013	93.64	97.10	269	Railway Terrace, Normanton		1, 2 & 3	£	92,000	MVSTT	FH	1	£74,200	£63,867
2631	2079	93 King Street		Normant Normanton	WF6 1EP	Assured Rent	House	2	1914	79.67	82.62	270	Wakefield HMP Group 5		1, 2 & 3	£	75,000	MVSTT	FH	1	£46,838	£22,090
2632	2050	15 Nelson Street		Normant Normanton	WF6 2ET	Assured Rent	House	2	1914	79.67	82.62	270	Wakefield HMP Group 5		1, 2 & 3	£	70,000	MVSTT	FH	1	£45,275	£22,090
2647	2069	49 Wentworth Road		Feathers Normanton	WF7 5LA	Assured Rent	House	2	1950	79.67	82.62	272	Wakefield HMP Group 5		1, 2 & 3	£	70,000	MVSTT	FH	1	£47,615	£22,090
2648	1888	16 Northgate		Pontefra Pontefract	WF8 1HD	Assured Rent	House	2	1918	79.67	82.62	273	Northgate, Pontefract		1, 2 & 3	£	75,000	MVSTT	FH	1	£45,538	£22,090
2649	1889	18 Northgate		Pontefra Pontefract	WF8 1HD	Assured Rent	House	2	1918	79.67	82.62	273	Northgate, Pontefract		1, 2 & 3	£	75,000	MVSTT	FH	1	£45,538	£22,090
2650	1890	20 Northgate		Pontefra Pontefract	WF8 1HD	Secure - Fair Rent	House	3	1918	78.84	81.76	273	Northgate, Pontefract		1, 2 & 3	£	85,000	MVSTT	FH	1	£51,783	£21,860
2651	1891	22 Northgate		Pontefra Pontefract	WF8 1HD	Secure - Fair Rent	House	3	1918	78.84	81.76	273	Northgate, Pontefract		1, 2 & 3	£	85,000	MVSTT	FH	1	£51,783	£21,860
2652	1892	24 Northgate		Pontefra Pontefract	WF8 1HD	Assured Rent	House	3	1918	79.67	82.62	273	Northgate, Pontefract		1, 2 & 3	£	85,000	MVSTT	FH	1	£51,783	£22,090
2653	1893	26 Northgate		Pontefra Pontefract	WF8 1HD	Secure - Fair Rent	House	3	1918	78.79	81.71	273	Northgate, Pontefract		1, 2 & 3	£	85,000	MVSTT	FH	1	£51,783	£21,860
2654	1878	1 Richmond Avenue		Pontefra Pontefract	WF8 1HA	Assured Rent	House	2	1900	79.67	82.62	274	Richmond Ave, Pontefract		1, 2 & 3	£	75,000	MVSTT	FH	1	£45,538	£22,090
2655	1880	2 Richmond Avenue		Pontefra Pontefract	WF8 1HA	Secure - Fair Rent	House	2	1900	71.63	74.28	274	Richmond Ave, Pontefract		1, 2 & 3	£	75,000	MVSTT	FH	1	£45,538	£19,860
2656	1882	3 Richmond Avenue		Pontefra Pontefract	WF8 1HA	Assured Rent	House	2	1900	79.67	82.62	274	Richmond Ave, Pontefract		1, 2 & 3	£	75,000	MVSTT	FH	1	£45,538	£22,090
2657	1884	4 Richmond Avenue		Pontefra Pontefract	WF8 1HA	Secure - Fair Rent	House	2	1900	71.63	74.28	274	Richmond Ave, Pontefract		1, 2 & 3	£	75,000	MVSTT	FH	1	£45,538	£19,860
2658	1885	5 Richmond Avenue		Pontefra Pontefract	WF8 1HA	Assured Rent	House	2	1900	79.67	82.62	274	Richmond Ave, Pontefract		1, 2 & 3	£	75,000	MVSTT	FH	1	£45,538	£22,090
2659	1879	1 Richmond Terrace		Pontefra Pontefract	WF8 1HB	Assured Rent	House	2	1900	79.67	82.62	274	Richmond Ave, Pontefract		1, 2 & 3	£	75,000	MVSTT	FH	1	£45,538	£22,090
2660	1881	2 Richmond Terrace		Pontefra Pontefract	WF8 1HB	Secure - Fair Rent	House	2	1900	64.00	66.37	274	Richmond Ave, Pontefract		1, 2 & 3	£						



Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL/RENT/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT EPW	TARGET/FORMULA RENT EPW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT
2683	1865	89 Richmond Road		Upton	Wakefield	WF9 1JG	Assured Shorthold	House	2	1992	85.53	88.69	276	High Street, Upton	1, 2 & 3	E	85,000	MVSTT	FH	1	£57,888	£44,302
2684	1866	91 Richmond Road		Upton	Wakefield	WF9 1JG	Assured Rent	House	2	1993	85.53	88.69	276	High Street, Upton	1, 2 & 3	E	85,000	MVSTT	FH	1	£57,888	£44,302
2685	1867	93 Richmond Road		Upton	Wakefield	WF9 1JG	Assured Rent	House	2	1993	88.27	88.27	276	High Street, Upton	1, 2 & 3	E	85,000	MVSTT	FH	1	£63,559	£56,289
2686	1868	95 Richmond Road		Upton	Wakefield	WF9 1JG	Assured Rent	House	2	1993	85.53	88.69	276	High Street, Upton	1, 2 & 3	E	85,000	MVSTT	FH	1	£57,888	£44,302
2687	1869	97 Richmond Road		Upton	Wakefield	WF9 1JG	Assured Rent	House	2	1993	85.53	88.69	276	High Street, Upton	1, 2 & 3	E	85,000	MVSTT	FH	1	£57,888	£44,302
2688	1607	43 Holmsley Avenue		SOUTH	Wakefield	WF9 3HF	Assured Rent	House	2	1992	86.91	90.13	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	110,000	MVSTT	FH	1	£67,021	£45,021
2689	1608	43 Holmsley Avenue		SOUTH	Wakefield	WF9 3HF	Assured Rent	House	2	1992	86.91	90.13	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	110,000	MVSTT	FH	1	£67,021	£45,021
2690	1621	69 Holmsley Avenue		SOUTH	Wakefield	WF9 3HF	Assured Rent	House	2	1992	85.53	88.69	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	90,000	MVSTT	FH	1	£59,513	£44,302
2691	1622	71 Holmsley Avenue		SOUTH	Wakefield	WF9 3HF	Assured Rent	House	2	1992	85.53	88.69	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	90,000	MVSTT	FH	1	£59,513	£44,302
2692	1623	73 Holmsley Avenue		SOUTH	Wakefield	WF9 3HF	Assured Shorthold	House	3	1992	85.71	88.88	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	105,000	MVSTT	FH	1	£67,750	£44,397
2693	1625	77 Holmsley Avenue		SOUTH	Wakefield	WF9 3HF	Assured Shorthold	House	3	1992	85.71	88.88	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	105,000	MVSTT	FH	1	£67,750	£44,397
2694	1627	81 Holmsley Avenue		SOUTH	Wakefield	WF9 3HF	Assured Rent	House	3	1992	85.71	88.88	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	105,000	MVSTT	FH	1	£67,750	£44,397
2695	1629	Flat 85		Holmsley	Wakefield	WF9 3HF	Assured Shorthold	Flat	1	1992	72.39	75.07	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	68,000	MVSTT	FH	1	£48,664	£37,499
2696	1630	Flat 87		Holmsley	Wakefield	WF9 3HF	Assured Rent	Flat	1	1992	72.39	75.07	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	68,000	MVSTT	FH	1	£48,664	£37,499
2697	1631	Flat 89		Holmsley	Wakefield	WF9 3HF	Assured Rent	Flat	1	1992	72.39	75.07	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	68,000	MVSTT	FH	1	£48,664	£37,499
2698	1632	Flat 91		Holmsley	Wakefield	WF9 3HF	Assured Rent	Flat	1	1992	72.39	75.07	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	68,000	MVSTT	FH	1	£48,664	£37,499
2699	1633	Flat 93		Holmsley	Wakefield	WF9 3HF	Assured Rent	Flat	1	1992	72.39	75.07	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	68,000	MVSTT	FH	1	£48,664	£37,499
2700	1634	Flat 95		Holmsley	Wakefield	WF9 3HF	Assured Rent	Flat	1	1992	72.39	75.07	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	68,000	MVSTT	FH	1	£48,664	£37,499
2701	1635	Flat 97		Holmsley	Wakefield	WF9 3HF	Assured Shorthold	Flat	1	1992	72.39	75.07	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	68,000	MVSTT	FH	1	£48,664	£37,499
2702	1636	Flat 99		Holmsley	Wakefield	WF9 3HF	Assured Rent	Flat	1	1992	72.39	75.07	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	68,000	MVSTT	FH	1	£48,664	£37,499
2703	1637	101 Holmsley Avenue		South Ki	Wakefield	WF9 3HF	Assured Rent	House	2	1992	85.53	88.69	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	90,000	MVSTT	FH	1	£59,513	£44,302
2704	1638	103 Holmsley Avenue		South Ki	Wakefield	WF9 3HF	Assured Rent	House	2	1992	85.53	88.69	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	90,000	MVSTT	FH	1	£59,513	£44,302
2705	1639	105 Holmsley Avenue		South Ki	Wakefield	WF9 3HF	Assured Rent	House	2	1992	85.53	88.69	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	90,000	MVSTT	FH	1	£59,513	£44,302
2706	1640	107 Holmsley Avenue		South Ki	Wakefield	WF9 3HF	Assured Rent	House	2	1992	85.53	88.69	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	90,000	MVSTT	FH	1	£59,513	£44,302
2707	1641	109 Holmsley Avenue		South Ki	Wakefield	WF9 3HF	Assured Shorthold	House	2	1992	85.53	88.69	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	90,000	MVSTT	FH	1	£59,513	£44,302
2708	1642	111 Holmsley Avenue		South Ki	Wakefield	WF9 3HF	Assured Rent	House	2	1992	85.53	88.69	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	90,000	MVSTT	FH	1	£59,513	£44,302
2709	1643	113 Holmsley Avenue		South Ki	Wakefield	WF9 3HF	Assured Rent	House	3	1992	91.58	94.97	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	105,000	MVSTT	FH	1	£67,750	£47,439
2710	1645	117 Holmsley Avenue		South Ki	Wakefield	WF9 3HF	Assured Rent	House	3	1992	91.58	94.97	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	105,000	MVSTT	FH	1	£67,750	£47,439
2711	1647	121 Holmsley Avenue		South Ki	Wakefield	WF9 3HF	Assured Rent	House	3	1992	91.58	94.97	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	105,000	MVSTT	FH	1	£67,750	£47,439
2712	1649	125 Holmsley Avenue		South Ki	Wakefield	WF9 3HF	Assured Shorthold	House	3	1992	91.58	94.97	277	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	105,000	MVSTT	FH	1	£67,750	£47,439
2720	21724	Flat 2A-A Moorshutt Road		Wakefield	Wakefield	WF9 4PA	Assured Rent	House	1	2008	96.16	99.72	278	Moorshutt Rd, Wakefield	1, 2 & 3	E	90,000	MVSTT	FH	1	£50,411	£21,449
2721	21725	Flat 2A-B Moorshutt Road		Wakefield	Wakefield	WF9 4PA	Assured Rent	House	1	2008	96.16	99.72	278	Moorshutt Rd, Wakefield	1, 2 & 3	E	90,000	MVSTT	FH	1	£50,411	£21,449
2722	21726	Flat 2A-C Moorshutt Road		Wakefield	Wakefield	WF9 4PA	Assured Rent	House	1	2008	96.16	99.72	278	Moorshutt Rd, Wakefield	1, 2 & 3	E	90,000	MVSTT	FH	1	£50,411	£21,449
2723	2089	Balkear		Tom Wo	Wakefield	WF9 1HB	Assured Rent	House	5	1996	111.15	111.15	279	Wakefield HMP Group 5	1, 2 & 3	E	215,000	MVSTT	FH	1	£122,958	£70,879
2724	2086	203 Harrow Street		South El	Wakefield	WF9 2BE	Assured Rent	House	2	1914	79.67	82.62	279	Wakefield HMP Group 5	1, 2 & 3	E	50,000	MVSTT	FH	1	£36,425	£22,090
2725	6699	45 Holmsley Avenue		SOUTH	Wakefield	WF9 3HF	Assured Rent	House	3	1993	91.58	94.97	280	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	105,000	MVSTT	FH	1	£67,750	£47,439
2726	6700	47 Holmsley Avenue		SOUTH	Wakefield	WF9 3HF	Assured Shorthold	House	3	1992	91.58	94.97	280	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	105,000	MVSTT	FH	1	£67,750	£47,439
2727	6701	49 Holmsley Avenue		SOUTH	Wakefield	WF9 3HF	Assured Rent	House	3	1992	91.58	94.97	280	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	105,000	MVSTT	FH	1	£67,750	£47,439
2728	6702	51 Holmsley Avenue		SOUTH	Wakefield	WF9 3HF	Assured Rent	House	3	1992	91.58	94.97	280	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	105,000	MVSTT	FH	1	£67,750	£47,439
2729	6703	53 Holmsley Avenue		SOUTH	Wakefield	WF9 3HF	Assured Rent	House	3	1993	91.58	94.97	280	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	105,000	MVSTT	FH	1	£67,750	£47,439
2730	6704	55 Holmsley Avenue		SOUTH	York	WF9 3HF	Assured Rent	House	3	1993	91.58	94.97	280	Holmsley Avenue, South Kirbyby	1, 2 & 3	E	105,000	MVSTT	FH	1	£67,750	£47,439
2760	11050	Flat 1		Cornetto York	York	YO10 3DA	RH - NEW ASSURED	Flat	1	2000	73.41	76.13	284	Cornetto Court, Regent St, York	1, 2 & 3	E	115,000	MVSTT	FH	1	£84,125	£44,880
2761	11051	Flat 10		Cornetto York	York	YO10 3DA	RH - NEW ASSURED	Flat	1	2000	87.74	87.74	284	Cornetto Court, Regent St, York	1, 2 & 3	E	115,000	MVSTT	FH	1	£87,207	£55,951
2762	11052	Flat 11		Cornetto York	York	YO10 3DA	RH - NEW ASSURED	Flat	1	2000	93.81	93.81	284	Cornetto Court, Regent St, York	1, 2 & 3	E	115,000	MVSTT	FH	1	£87,207	£55,951
2763	11053	Flat 2		Cornetto York	York	YO10 3DA	RH - NEW ASSURED	Flat	1	2000	73.41	76.13	284	Cornetto Court, Regent St, York	1, 2 & 3	E	115,000	MVSTT	FH	1	£84,125	£44,880
2764	11054	Flat 3		Cornetto York	York	YO10 3DA	RH - NEW ASSURED	Flat	1	2000	87.74	87.74	284	Cornetto Court, Regent St, York	1, 2 & 3	E	115,000	MVSTT	FH	1	£87,207	£55,951
2765	11055	Flat 4		Cornetto York	York	YO10 3DA	RH - NEW ASSURED	Flat	1	2000	90.46	90.46	284	Cornetto Court, Regent St, York	1, 2 & 3	E	115,000	MVSTT	FH	1	£87,207	£55,951
2766	11056	Flat 5		Cornetto York	York	YO10 3DA	RH - NEW ASSURED	Flat	1	2000	73.41	76.13	284	Cornetto Court, Regent St, York	1, 2 & 3	E	115,000	MVSTT	FH	1	£84,125	£44,880
2767	11057	Flat 6		Cornetto York	York	YO10 3DA	RH - NEW ASSURED	Flat	1	2000	73.41	76.13	284	Cornetto Court, Regent St, York	1, 2 & 3	E	115,000	MVSTT	FH	1	£84,125	£44,880
2768	11058	Flat 7		Cornetto York	York	YO10 3DA	RH - NEW ASSURED	Flat	1	2000	93.81	93.81	284	Cornetto Court, Regent St, York	1, 2 & 3	E	115,000	MVSTT	FH	1	£87,207	£55,951
2769	11059	Flat 8		Cornetto York	York	YO10 3DA	RH - NEW ASSURED	Flat	1	2000	86.59	76.13	284	Cornetto Court, Regent St, York	1, 2 & 3	E	115,000	MVSTT	FH	1	£84,125	£44,880
2770	11060	Flat 9		Cornetto York	York	YO10 3DA	RH - NEW ASSURED	Flat	1	2000	87.74	87.74	284	Cornetto Court, Regent St, York	1, 2 & 3	E	115,000	MVSTT	FH	1	£87,207	£55,951
2831	10053	Flat 1		15 Vernic	Bridlington	YO15 2HQ	RH - NEW ASSURED	Flat	1	1910	74.64	77.40	290	Vernon Road, Bridlington	1, 2 & 3	E	48,000	MVSTT	FH	1	£31,900	£20,694
2832	10054	Flat 2		15 Vernic	Bridlington	YO15 2HQ	RH - NEW ASSURED	Flat	1	1910	74.64	77.40	290	Vernon Road, Bridlington	1, 2 & 3	E	48,000	MVSTT	FH	1	£31,900	£20,694
2833	10055	Flat 3		15 Vernic	Bridlington	YO15 2HQ	RH - NEW ASSURED	Flat	1	1910	77.40	77.40	290	Vernon Road, Bridlington	1, 2 & 3	E	48,000	MVSTT	FH	1	£31,900	£20,694
2834	10056	Flat 4		15 Vernic	Bridlington	YO15 2HQ	RH - NEW ASSURED	Flat	1	1910	77.40	77.40	290	Vernon Road, Bridlington	1, 2 & 3	E	48,000	MVSTT	FH	1	£31,900	£20,694
2835	10057	Flat 5		15 Vernic	Bridlington	YO15 2HQ	RH - NEW ASSURED	Flat	1	1910	74.64	77.40	290	Vernon Road, Bridlington	1, 2 & 3	E	48,000	MVSTT	FH	1	£31,900	£20,694
2836	10058	Flat 6		15 Vernic	Bridlington	YO15 2HQ	RH - NEW ASSURED	Flat	1	1910	74.64	77.40	290	Vernon Road, Bridlington	1, 2 & 3	E	48,000	MVSTT	FH	1	£31,900</	

Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL/RENT/AFFORDABLE/ SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORNULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT
2986	24236	11 Hawthorn Close		Malton	YO17 7AF	Assured Rent	House	3	2012	97.55	101.16	300	The Trees, Malton		1, 2 & 3	150,000	MVSTT	FH	1	£97,440		£66,538
2987	24237	12 Hawthorn Close		Malton	YO17 7AF	Assured Rent	House	2	2012	94.53	98.03	300	The Trees, Malton		1, 2 & 3	130,000	MVSTT	FH	1	£88,760		£64,479
2988	24238	14 Hawthorn Close		Malton	YO17 7AF	Assured Rent	House	2	2012	94.53	98.03	300	The Trees, Malton		1, 2 & 3	130,000	MVSTT	FH	1	£88,760		£64,479
2989	24240	16 Hawthorn Close		Malton	YO17 7AF	Assured Rent	House	2	2012	94.53	98.03	300	The Trees, Malton		1, 2 & 3	130,000	MVSTT	FH	1	£88,760		£64,479
2990	24244	20 Hawthorn Close		Malton	YO17 7AF	Assured Rent	House	2	2012	94.53	98.03	300	The Trees, Malton		1, 2 & 3	130,000	MVSTT	FH	1	£88,760		£64,479
2991	24246	17 Hawthorn Close		Malton	YO17 7AF	Assured Rent	House	3	2012	97.55	101.16	300	The Trees, Malton		1, 2 & 3	150,000	MVSTT	FH	1	£97,440		£66,538
2992	24247	2 Hawthorn Close		Malton	YO17 7AF	Assured Rent	House	4	2012	103.67	107.51	300	The Trees, Malton		1, 2 & 3	175,000	MVSTT	FH	1	£111,650		£70,714
2993	24248	19 Hawthorn Close		Malton	YO17 7AF	Assured Rent	House	2	2012	94.53	98.03	300	The Trees, Malton		1, 2 & 3	130,000	MVSTT	FH	1	£88,760		£64,479
2994	24250	15 Hawthorn Close		Malton	YO17 7AF	Assured Rent	House	2	2012	94.53	98.03	300	The Trees, Malton		1, 2 & 3	130,000	MVSTT	FH	1	£88,760		£64,479
2995	24251	18 Hawthorn Close		Malton	YO17 7AF	Assured Rent	House	3	2012	97.55	101.16	300	The Trees, Malton		1, 2 & 3	150,000	MVSTT	FH	1	£97,440		£66,538
2996	21970	21 Highfield Road		Malton	YO17 7BX	RH - NEW ASSURED	House	3	1935	87.55	90.79	300	The Trees, Malton		1, 2 & 3	150,000	MVSTT	FH	1	£74,695		£24,274
2997	21973	10 Highfield Road		Malton	YO17 7BX	RH - NEW ASSURED	House	3	1935	92.38	95.80	300	The Trees, Malton		1, 2 & 3	150,000	MVSTT	FH	1	£74,695		£25,614
2998	21969	10 Lime Tree Avenue		Malton	YO17 7BZ	RH - NEW ASSURED	House	3	1938	102.47	106.26	300	The Trees, Malton		1, 2 & 3	150,000	MVSTT	FH	1	£74,695		£28,410
3000	24146	1A Maple Avenue		Malton	YO17 7DQ	Assured Rent	House	4	2012	126.26	130.93	300	The Trees, Malton		1, 2 & 3	175,000	MVSTT	FH	1	£111,650		£86,119
3021	20775	11 Market Court		Pickering	YO18 7DD	RH - NEW ASSURED	Flat	2	2007	77.17	77.17	302	Market Court, Pickering		1, 2 & 3	90,000	MVSTT	FH	1	£64,182		£49,211
3022	20776	Flat 2 Market Court		Pickering	YO18 7DD	RH - NEW ASSURED	Flat	1	2007	68.39	70.92	302	Market Court, Pickering		1, 2 & 3	70,000	MVSTT	FH	1	£52,263		£41,809
3023	20777	Flat 3 Market Court		Pickering	YO18 7DD	RH - NEW ASSURED	Flat	2	2007	74.28	77.03	302	Market Court, Pickering		1, 2 & 3	90,000	MVSTT	FH	1	£61,913		£45,411
3024	20778	Flat 4 Market Court		Pickering	YO18 7DD	RH - NEW ASSURED	Flat	1	2007	68.39	70.92	302	Market Court, Pickering		1, 2 & 3	70,000	MVSTT	FH	1	£52,263		£41,809
3025	20779	Flat 5 Market Court		Pickering	YO18 7DD	RH - ASSURED SHORTI	Flat	1	2007	71.73	74.38	302	Market Court, Pickering		1, 2 & 3	70,000	MVSTT	FH	1	£52,263		£43,848
3026	20780	Flat 6 Market Court		Pickering	YO18 7DD	RH - NEW ASSURED	Flat	1	2007	68.39	70.92	302	Market Court, Pickering		1, 2 & 3	70,000	MVSTT	FH	1	£52,263		£41,809
3027	20781	Flat 7 Market Court		Pickering	YO18 7DD	RH - NEW ASSURED	Flat	1	2007	75.04	75.04	302	Market Court, Pickering		1, 2 & 3	70,000	MVSTT	FH	1	£54,177		£47,852
3028	20782	Flat 8 Market Court		Pickering	YO18 7DD	RH - LICENCE 28 DAYS	Flat	2	2007	76.52	79.35	302	Market Court, Pickering		1, 2 & 3	90,000	MVSTT	FH	1	£61,913		£46,778
3029	20783	Flat 9 Market Court		Pickering	YO18 7DD	RH - NEW ASSURED	Flat	1	2007	68.39	70.92	302	Market Court, Pickering		1, 2 & 3	70,000	MVSTT	FH	1	£52,263		£41,809
3030	20784	Flat 10 Market Court		Pickering	YO18 7DD	RH - NEW ASSURED	Flat	1	2007	77.37	77.37	302	Market Court, Pickering		1, 2 & 3	70,000	MVSTT	FH	1	£54,177		£49,338
3031	20785	Flat 11 Market Court		Pickering	YO18 7DD	RH - NEW ASSURED	Flat	1	2007	68.39	70.92	302	Market Court, Pickering		1, 2 & 3	70,000	MVSTT	FH	1	£52,263		£41,809
3032	20786	Flat 12 Market Court		Pickering	YO18 7DD	RH - NEW ASSURED	Flat	1	2007	68.39	70.92	302	Market Court, Pickering		1, 2 & 3	70,000	MVSTT	FH	1	£52,263		£41,809
3033	20787	Flat 14 Market Court		Pickering	YO18 7DD	RH - NEW ASSURED	Flat	2	2007	74.28	77.03	302	Market Court, Pickering		1, 2 & 3	90,000	MVSTT	FH	1	£61,913		£45,411
3034	20788	Flat 15 Market Court		Pickering	YO18 7DD	RH - NEW ASSURED	Flat	1	2007	68.39	70.92	302	Market Court, Pickering		1, 2 & 3	70,000	MVSTT	FH	1	£52,263		£41,809
3035	20789	Flat 16 Market Court		Pickering	YO18 7DD	RH - ASSURED SHORTI	Flat	2	2007	83.36	83.36	302	Market Court, Pickering		1, 2 & 3	90,000	MVSTT	FH	1	£64,182		£53,158
3036	20790	Flat 18 Market Court		Pickering	YO18 7DD	RH - NEW ASSURED	Flat	2	2007	74.28	77.03	302	Market Court, Pickering		1, 2 & 3	90,000	MVSTT	FH	1	£61,913		£45,411
3037	20791	Flat 17 Market Court		Pickering	YO18 7DD	RH - NEW ASSURED	Flat	1	2007	68.39	70.92	302	Market Court, Pickering		1, 2 & 3	70,000	MVSTT	FH	1	£52,263		£41,809
3322	14406	10 Barrf View		Burn	YO8 8LN	RH - NEW ASSURED	House	2	1991	92.98	92.98	321	Barrf View, Burn, Selby		1, 2 & 3	120,000	MVSTT	FH	1	£83,322		£59,293
3323	14407	12 Barrf View		Burn	YO8 8LN	RH - NEW ASSURED	House	2	1991	90.19	90.19	321	Barrf View, Burn, Selby		1, 2 & 3	120,000	MVSTT	FH	1	£83,322		£57,513
3324	14408	14 Barrf View		Burn	YO8 8LN	RH - NEW ASSURED	House	2	1991	84.70	87.83	321	Barrf View, Burn, Selby		1, 2 & 3	120,000	MVSTT	FH	1	£75,988		£43,872
3325	14409	16 Barrf View		Burn	YO8 8LN	RH - NEW ASSURED	House	2	1991	84.70	87.83	321	Barrf View, Burn, Selby		1, 2 & 3	120,000	MVSTT	FH	1	£75,988		£43,872
3326	14410	18 Barrf View		Burn	YO8 8LN	RH - NEW ASSURED	House	2	1991	85.15	88.30	321	Barrf View, Burn, Selby		1, 2 & 3	130,000	MVSTT	FH	1	£80,919		£44,107
3327	14411	20 Barrf View		Burn	YO8 8LN	RH - NEW ASSURED	House	2	1993	85.15	88.30	321	Barrf View, Burn, Selby		1, 2 & 3	130,000	MVSTT	FH	1	£80,919		£44,107
3328	14412	22 Barrf View		Burn	YO8 8LN	RH - NEW ASSURED	House	2	1991	85.15	88.30	321	Barrf View, Burn, Selby		1, 2 & 3	120,000	MVSTT	FH	1	£75,988		£44,107
3339	23977	34 Barwic Parade		Selby	YO8 8DL	Assured Rent	House	3	2011	96.05	99.60	323	St Richards Chapel, Selby		1, 2 & 3	115,000	MVSTT	FH	1	£84,350		£65,512
3340	23978	32 Barwic Parade		Selby	YO8 8DL	Assured Rent	House	3	2011	104.05	104.05	323	St Richards Chapel, Selby		1, 2 & 3	115,000	MVSTT	FH	1	£79,693		£66,352
3341	23979	30 Barwic Parade		Selby	YO8 8DL	Assured Rent	House	3	2011	96.05	99.60	323	St Richards Chapel, Selby		1, 2 & 3	115,000	MVSTT	FH	1	£84,350		£65,512
3342	23980	28 Barwic Parade		Selby	YO8 8DL	Assured Rent	House	3	2011	96.05	99.60	323	St Richards Chapel, Selby		1, 2 & 3	115,000	MVSTT	FH	1	£84,350		£65,512
3343	23981	26 Barwic Parade		Selby	YO8 8DL	Assured Rent	House	2	2011	90.58	93.93	323	St Richards Chapel, Selby		1, 2 & 3	95,000	MVSTT	FH	1	£73,150		£61,782
3344	23970	1 Swans Way		Selby	YO8 8FG	Assured Rent	House	2	2011	90.58	93.93	323	St Richards Chapel, Selby		1, 2 & 3	95,000	MVSTT	FH	1	£73,150		£61,782
3345	23972	2 Swans Way		Selby	YO8 8FG	Assured Rent	House	2	2011	90.58	93.93	323	St Richards Chapel, Selby		1, 2 & 3	95,000	MVSTT	FH	1	£73,150		£61,782
3346	23973	3 Swans Way		Selby	YO8 8FG	Assured Rent	House	2	2011	90.58	93.93	323	St Richards Chapel, Selby		1, 2 & 3	95,000	MVSTT	FH	1	£73,150		£61,782
3347	23974	4 Swans Way		Selby	YO8 8FG	Assured Rent	House	2	2011	90.58	93.93	323	St Richards Chapel, Selby		1, 2 & 3	95,000	MVSTT	FH	1	£73,150		£61,782
3348	23975	Flat 6 Swans Way		Selby	YO8 8FG	Assured Rent	Flat	2	2011	85.30	88.46	323	St Richards Chapel, Selby		1, 2 & 3	88,000	MVSTT	FH	1	£69,860		£58,184
3349	23976	Flat 5 Swans Way		Selby	YO8 8FG	Assured Rent	Flat	2	2011	85.30	88.46	323	St Richards Chapel, Selby		1, 2 & 3	88,000	MVSTT	FH	1	£69,860		£58,184
3371	2734	2 Faye Gardens		Bierley	BD4 6QU	Assured Rent	House	2	1993	83.97	87.08	328	Bradford HMP Newbuild		1, 2 & 3	75,000	MVSTT	FH	1	£54,638		£43,498
3372	2735	3 Faye Gardens		Bierley	BD4 6QU	Assured Rent	House	3	1982	90.01	93.34	328	Bradford HMP Newbuild		1, 2 & 3	90,000	MVSTT	FH	1	£60,508		£30,707
3373	2736	4 Faye Gardens		Bierley	BD4 6QU	Assured Rent	House	2	1993	83.97	87.08	328	Bradford HMP Newbuild		1, 2 & 3	75,000	MVSTT	FH	1	£54,638		£43,498
3374	2869	67 Tyersal Avenue		Tyersal	BD4 8HJ	Assured Rent	House	3	1950	86.20	89.39	328	Bradford HMP Newbuild		1, 2 & 3	90,000	MVSTT	FH	1	£55,425		£23,900
3375	2739	28 Broadstone Way		Tong	BD4 9RY	Assured Rent	House	3	1982	90.01	93.34	328	Bradford HMP Newbuild		1, 2 & 3	90,000	MVSTT	FH	1	£60,508		£30,707
3376	2740	30 Broadstone Way		Tong	BD4 9RY	Assured Rent	House	3	1990	90.01	93.34	328	Bradford HMP Newbuild		1, 2 & 3	90,000	MVSTT	FH	1	£64,556		£46,625
3377	6157	25 Oakroyd Ave		Wibsey	BD6 1RG	Assured Rent	House	3	1985	90.01	93.34	329	Bradford Acquired		1, 2 & 3	75,000	MVSTT	FH	1	£54,144		£30,707
3380	18624	426 Halifax Road		Bradford	BD6 2JY	Assured Rent	House	1	1900	74.12	76.86	329	Bradford Acquired		1, 2 & 3	45,000	MVSTT	FH	1	£33,563		£20,550
3381	18625	430 Halifax Road		Bradford	BD6 2JY	Assured Rent	House	1	1900	74.12	76.86	329	Bradford Acquired		1, 2 & 3	45,000	MVSTT	FH	1	£33,563		£20,550
3382	23331	424 Halifax Road		Bradford	BD6 2JY	Assured Rent	House	1	1900	74.12	76.86	329	Bradford Acquired		1, 2 & 3	45,000	MVSTT	FH	1	£33,563		£20,550
3383	17695	27 Lingdale Road		Woodside	BD6 2NT	Assured Rent	House	3	1940	90.01												

Schedule 1 ; MVSTT Freehold

Table with columns: Savills List No, UPRN, ADDRESS 1, ADDRESS 2, Location, POST CODE, LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARED OWNERSHIP), House or Flat, NO. BEDS, DATE OF CONSTRUCTION, SOCIAL RENT £PW, TARGET/FORMULA RENT £PW, VALUE GROUP, Value Group Name, Tranche No, MV-VP 2014 (Not to be Used as a Basis for Lending), OPERATIVE BASIS, Freehold or Leasehold, Count, MVSTT Just at MVSTT, EUV-SH Just at EUV-SH, EUV-SH for those at MVSTT

Schedule 1 ; MVSTT Freehold

Table with columns: Savills List No, UPRN, ADDRESS 1, ADDRESS 2, Location, POST CODE, LETTING TYPE (SOCIAL RENTAL/AFFORDABLE/SHARED OWNERSHIP), House or Flat, NO. BEDS, DATE OF CONSTRUCTION, SOCIAL RENT EPW, TARGET/FORMULA RENT EPW, VALUE SHARE OWNED BY TENANT (shared owners hip), Value Group, Value Group Name, Tranche No, MV-VP 2014 (Not to be Used as a Basis for Lending), OPERATIVE BASIS, Freehold or Leasehold, Count, MVSTT Just at MVSTT, EUV-SH Just at EUV-SH, EUV-SH for those at MVSTT.

## Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL/RENT/AFFORDABLE/ SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT EPW	TARGET/FORMULA RENT EPW	% SHARE OWNED BY TENANT (shared owners hip)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT
4100	23407	FLAT 32 Greenroyd Mill	ton in Cra	Keighley	BD20 7AE	Assured Rent	Flat	2		70.96	73.16	397		Greenroyd Mill, Sutton in Craven, Keighley	5	£	138,666	MVSTT	FH	1	£90,133	£34,062
4101	23408	FLAT 34 Greenroyd Mill	ton in Cra	Keighley	BD20 7AE	Assured Rent	Flat	2		73.24	75.52	397		Greenroyd Mill, Sutton in Craven, Keighley	5	£	143,142	MVSTT	FH	1	£93,043	£35,161
4102	23409	FLAT 35 Greenroyd Mill	ton in Cra	Keighley	BD20 7AE	Assured Rent	Flat	2		70.96	73.16	397		Greenroyd Mill, Sutton in Craven, Keighley	5	£	138,666	MVSTT	FH	1	£90,133	£34,062
4103	23410	FLAT 36 Greenroyd Mill	ton in Cra	Keighley	BD20 7AE	Assured Rent	Flat	2		72.86	75.13	397		Greenroyd Mill, Sutton in Craven, Keighley	5	£	142,403	MVSTT	FH	1	£92,562	£34,980
4104	23411	FLAT 37 Greenroyd Mill	ton in Cra	Keighley	BD20 7AE	Assured Rent	Flat	2		63.87	65.86	397		Greenroyd Mill, Sutton in Craven, Keighley	5	£	124,826	MVSTT	FH	1	£81,137	£30,862
4105	23412	FLAT 38 Greenroyd Mill	ton in Cra	Keighley	BD20 7AE	Assured Rent	Flat	2		70.96	73.16	397		Greenroyd Mill, Sutton in Craven, Keighley	5	£	138,666	MVSTT	FH	1	£90,133	£34,062
4106	23413	FLAT 39 Greenroyd Mill	ton in Cra	Keighley	BD20 7AE	Assured Rent	Flat	2		73.24	75.52	397		Greenroyd Mill, Sutton in Craven, Keighley	5	£	143,142	MVSTT	FH	1	£93,043	£35,161
4107	23503	FLAT 33 Greenroyd Mill	ton in Cra	Keighley	BD20 7AE	Assured Rent	Flat	2		72.86	75.13	397		Greenroyd Mill, Sutton in Craven, Keighley	5	£	142,403	MVSTT	FH	1	£92,562	£34,980
4152	23474	1 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	3		91.67	94.51	400		Briarwood Court, Norton, Malton	5	£	151,172	MVSTT	FH	1	£65,835	£44,136
4153	23475	2 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	3		91.67	94.51	400		Briarwood Court, Norton, Malton	5	£	151,172	MVSTT	FH	1	£65,835	£44,136
4154	23476	3 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	3		91.67	94.51	400		Briarwood Court, Norton, Malton	5	£	151,172	MVSTT	FH	1	£65,835	£44,136
4155	23477	4 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	3		91.67	94.51	400		Briarwood Court, Norton, Malton	5	£	151,172	MVSTT	FH	1	£65,835	£44,136
4156	23478	5 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	3		91.67	94.51	400		Briarwood Court, Norton, Malton	5	£	151,172	MVSTT	FH	1	£65,835	£44,136
4157	23479	6 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	3		91.67	94.51	400		Briarwood Court, Norton, Malton	5	£	151,172	MVSTT	FH	1	£65,835	£44,136
4158	23480	9 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	3		91.67	94.51	400		Briarwood Court, Norton, Malton	5	£	151,172	MVSTT	FH	1	£65,835	£44,136
4159	23481	10 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	3		91.67	94.51	400		Briarwood Court, Norton, Malton	5	£	151,172	MVSTT	FH	1	£65,835	£44,136
4160	23482	15 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	3		91.67	94.51	400		Briarwood Court, Norton, Malton	5	£	151,172	MVSTT	FH	1	£65,835	£44,136
4161	23483	16 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	3		91.67	94.51	400		Briarwood Court, Norton, Malton	5	£	151,172	MVSTT	FH	1	£65,835	£44,136
4162	23484	17 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	3		91.67	94.51	400		Briarwood Court, Norton, Malton	5	£	151,172	MVSTT	FH	1	£65,835	£44,136
4163	23485	20 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	3		91.67	94.51	400		Briarwood Court, Norton, Malton	5	£	151,172	MVSTT	FH	1	£65,835	£44,136
4164	23486	21 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	3		91.67	94.51	400		Briarwood Court, Norton, Malton	5	£	151,172	MVSTT	FH	1	£65,835	£44,136
4165	23487	7 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	2		85.71	88.37	400		Briarwood Court, Norton, Malton	5	£	141,347	MVSTT	FH	1	£61,556	£41,268
4166	23488	8 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	2		85.71	88.37	400		Briarwood Court, Norton, Malton	5	£	141,347	MVSTT	FH	1	£61,556	£41,268
4167	23489	11 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	2		95.71	98.68	400		Briarwood Court, Norton, Malton	5	£	157,843	MVSTT	FH	1	£68,741	£46,084
4168	23490	12 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	2		85.71	88.37	400		Briarwood Court, Norton, Malton	5	£	141,347	MVSTT	FH	1	£61,556	£41,268
4169	23491	14 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	2		85.71	88.37	400		Briarwood Court, Norton, Malton	5	£	141,347	MVSTT	FH	1	£61,556	£41,268
4170	23492	18 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	2		85.71	88.37	400		Briarwood Court, Norton, Malton	5	£	141,347	MVSTT	FH	1	£61,556	£41,268
4171	23493	19 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	2		85.71	88.37	400		Briarwood Court, Norton, Malton	5	£	141,347	MVSTT	FH	1	£61,556	£41,268
4172	23494	22 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	2		85.71	88.37	400		Briarwood Court, Norton, Malton	5	£	141,347	MVSTT	FH	1	£61,556	£41,268
4173	23495	23 Briarwood Court	Norton	Malton	YO17 9FD	RH - NEW ASSURED	HOUSE	2		85.71	88.37	400		Briarwood Court, Norton, Malton	5	£	141,347	MVSTT	FH	1	£61,556	£41,268
4174	23703	77 School Street	Upton	Wakefield	WF9 1EP	Assured Rent	HOUSE	2		88.87	91.62	401		School Street, Upton, Pontefract	5	£	94,141	MVSTT	FH	1	£61,192	£42,440
4175	23704	79 School Street	Upton	Wakefield	WF9 1EP	Assured Rent	HOUSE	2		88.87	91.62	401		School Street, Upton, Pontefract	5	£	94,141	MVSTT	FH	1	£61,192	£42,440
4176	23705	81 School Street	Upton	Wakefield	WF9 1EP	Assured Rent	HOUSE	2		88.87	91.62	401		School Street, Upton, Pontefract	5	£	94,141	MVSTT	FH	1	£61,192	£42,440
4177	23706	83 School Street	Upton	Wakefield	WF9 1EP	Assured Rent	HOUSE	2		88.87	91.62	401		School Street, Upton, Pontefract	5	£	94,141	MVSTT	FH	1	£61,192	£42,440
4178	23707	89 School Street	Upton	Wakefield	WF9 1EP	Assured Rent	HOUSE	3		94.73	97.67	402		School Street, Upton, Pontefract	5	£	100,359	MVSTT	FH	1	£65,233	£45,242
4179	23714	1 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.73	97.67	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4180	23715	3 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.73	97.67	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4181	23716	5 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		100.03	103.13	402		Woodland Way, Upton, Pontefract	5	£	122,765	MVSTT	FH	1	£78,797	£48,572
4182	23717	7 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.73	97.67	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4183	23718	9 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.73	97.67	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4184	23719	11 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.73	97.67	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4185	23720	15 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.73	97.67	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4186	23721	19 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	2		88.87	91.62	402		Woodland Way, Upton, Pontefract	5	£	109,064	MVSTT	FH	1	£70,891	£43,151
4187	23722	21 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	2		88.87	91.62	402		Woodland Way, Upton, Pontefract	5	£	109,064	MVSTT	FH	1	£70,891	£43,151
4188	23723	17 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.73	97.67	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4189	23724	23 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.73	97.67	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4190	23725	25 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.73	97.67	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4191	23726	29 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		116.47	114.23	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4192	23727	27 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	2		88.87	91.62	402		Woodland Way, Upton, Pontefract	5	£	109,064	MVSTT	FH	1	£70,891	£43,151
4193	23728	33 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	2		88.87	91.62	402		Woodland Way, Upton, Pontefract	5	£	109,064	MVSTT	FH	1	£70,891	£43,151
4194	23729	14 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	2		88.87	91.62	402		Woodland Way, Upton, Pontefract	5	£	109,064	MVSTT	FH	1	£70,891	£43,151
4195	23730	35 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.73	97.67	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4196	23731	37 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.73	97.67	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4197	23732	18 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.73	97.67	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4198	23733	16 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.67	97.60	402		Woodland Way, Upton, Pontefract	5	£	116,182	MVSTT	FH	1	£75,518	£45,968
4199	23734	12 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	4		100.59	103.71	402		Woodland Way, Upton, Pontefract	5	£	123,456	MVSTT	FH	1	£80,246	£48,845
4200	23735	31 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	4		100.59	103.71	402		Woodland Way, Upton, Pontefract	5	£	123,456	MVSTT	FH	1	£80,246	£48,845
4201	23736	8 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.73	97.67	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4202	23737	6 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.73	97.67	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4203	23738	4 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE	3		94.73	97.67	402		Woodland Way, Upton, Pontefract	5	£	116,266	MVSTT	FH	1	£75,573	£46,001
4204	23739	2 Woodland Way	Upton	Wakefield	WF9 1FG	Assured Rent	HOUSE</															

Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENTAL/AFFORDABLE/ SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT EPW	TARGET/FORMULA RENT EPW	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just at MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT
4218	22107	1 Old Hall Close	Outwood	Wakefield	WF1 2HP	Assured Rent	HOUSE	3		82.24	84.79	404	Old Hall Close, Outwood, Wakefield	5	£	160,509	MVSTT	FH	1	£104,331	£39,694
4219	22108	25 Old Hall Close	Outwood	Wakefield	WF1 2HP	Assured Rent	HOUSE	3		82.24	84.79	404	Old Hall Close, Outwood, Wakefield	5	£	160,509	MVSTT	FH	1	£104,331	£39,694
4220	22109	24 Old Hall Close	Outwood	Wakefield	WF1 2HP	Assured Rent	HOUSE	3		82.24	84.79	404	Old Hall Close, Outwood, Wakefield	5	£	160,509	MVSTT	FH	1	£104,331	£39,694
4221	22110	23 Old Hall Close	Outwood	Wakefield	WF1 2HP	Assured Rent	HOUSE	3		82.24	84.79	404	Old Hall Close, Outwood, Wakefield	5	£	160,509	MVSTT	FH	1	£104,331	£39,694
4222	22111	22 Old Hall Close	Outwood	Wakefield	WF1 2HP	Assured Rent	HOUSE	3		82.24	84.79	404	Old Hall Close, Outwood, Wakefield	5	£	160,509	MVSTT	FH	1	£104,331	£39,694
4223	22118	7 Old Hall Close	Outwood	Wakefield	WF1 2HP	Assured Rent	HOUSE	4		89.70	92.48	404	Old Hall Close, Outwood, Wakefield	5	£	173,402	MVSTT	FH	1	£112,712	£42,883
4224	22200	8 Old Hall Close	Outwood	Wakefield	WF1 2HP	Assured Rent	HOUSE	4		89.70	92.48	404	Old Hall Close, Outwood, Wakefield	5	£	173,402	MVSTT	FH	1	£112,712	£42,883
4225	22201	14 Old Hall Close	Outwood	Wakefield	WF1 2HP	Assured Rent	HOUSE	3		82.24	84.79	404	Old Hall Close, Outwood, Wakefield	5	£	160,509	MVSTT	FH	1	£104,331	£39,694
4226	22202	15 Old Hall Close	Outwood	Wakefield	WF1 2HP	Assured Rent	HOUSE	3		82.24	84.79	404	Old Hall Close, Outwood, Wakefield	5	£	160,509	MVSTT	FH	1	£104,331	£39,694
4227	20936	1 Vaughan Way	0	Wakefield	WF2 7NJ	Assured Rent	HOUSE	3		113.47	116.99	405	Vaughan Way, Wakefield	5	£	110,786	MVSTT	FH	1	£72,011	£51,436
4228	20937	3 Vaughan Way	0	Wakefield	WF2 7NJ	Assured Rent	HOUSE	2		92.40	95.26	405	Vaughan Way, Wakefield	5	£	95,388	MVSTT	FH	1	£62,002	£44,287
4229	20940	9 Vaughan Way	0	Wakefield	WF2 7NJ	Assured Rent	HOUSE	4		110.83	114.27	405	Vaughan Way, Wakefield	5	£	118,570	MVSTT	FH	1	£77,070	£55,050
4230	20944	14 Vaughan Way	0	Wakefield	WF2 7NJ	Assured Rent	HOUSE	2		92.40	95.26	405	Vaughan Way, Wakefield	5	£	95,388	MVSTT	FH	1	£62,002	£44,287
4231	20945	12 Vaughan Way	0	Wakefield	WF2 7NJ	Assured Rent	HOUSE	2		92.40	95.26	405	Vaughan Way, Wakefield	5	£	95,388	MVSTT	FH	1	£62,002	£44,287
4232	20946	10 Vaughan Way	0	Wakefield	WF2 7NJ	Assured Rent	HOUSE	3		102.86	106.05	405	Vaughan Way, Wakefield	5	£	110,786	MVSTT	FH	1	£72,011	£51,436
4233	20956	16 Vaughan Way	0	Wakefield	WF2 7NJ	Assured Rent	HOUSE	4		106.45	109.75	405	Vaughan Way, Wakefield	5	£	114,289	MVSTT	FH	1	£74,288	£53,063
4234	21056	FLAT 2 Vaughan Way	0	Wakefield	WF2 7NJ	Assured Rent	Flat	2		84.21	86.82	405	Vaughan Way, Wakefield	5	£	87,395	MVSTT	FH	1	£56,807	£40,576
4235	21057	FLAT 8 Vaughan Way	0	Wakefield	WF2 7NJ	Assured Rent	Flat	2		84.21	86.82	405	Vaughan Way, Wakefield	5	£	87,395	MVSTT	FH	1	£56,807	£40,576
4236	19874	23 Tavistock Way	0	Wakefield	WF2 7QS	Assured Rent	House	2		93.41	96.31	406	Tavistock Way, Wakefield	5	£	95,127	MVSTT	FH	1	£61,832	£44,166
4237	19875	25 Tavistock Way	0	Wakefield	WF2 7QS	Assured Rent	House	2		93.41	96.31	406	Tavistock Way, Wakefield	5	£	95,127	MVSTT	FH	1	£61,832	£44,166
4238	20022	27 Tavistock Way	0	Wakefield	WF2 7QS	Assured Rent	HOUSE	4		110.83	114.27	406	Tavistock Way, Wakefield	5	£	111,913	MVSTT	FH	1	£72,743	£51,960
4239	20023	29 Tavistock Way	0	Wakefield	WF2 7QS	Assured Rent	HOUSE	2		92.40	95.26	406	Tavistock Way, Wakefield	5	£	94,145	MVSTT	FH	1	£61,195	£43,710
4240	20024	31 Tavistock Way	0	Wakefield	WF2 7QS	Assured Rent	HOUSE	3		102.86	106.05	406	Tavistock Way, Wakefield	5	£	109,343	MVSTT	FH	1	£71,073	£50,766
4241	20025	35 Tavistock Way	0	Wakefield	WF2 7QS	Assured Rent	HOUSE	2		92.40	95.26	406	Tavistock Way, Wakefield	5	£	94,145	MVSTT	FH	1	£61,195	£43,710
4242	20026	37 Tavistock Way	0	Wakefield	WF2 7QS	Assured Rent	HOUSE	2		92.40	95.26	406	Tavistock Way, Wakefield	5	£	94,145	MVSTT	FH	1	£61,195	£43,710
4243	20680	62 Tavistock Way	0	Wakefield	WF2 7QS	Assured Rent	HOUSE	3		102.86	106.05	406	Tavistock Way, Wakefield	5	£	109,343	MVSTT	FH	1	£71,073	£50,766
4244	20681	60 Tavistock Way	0	Wakefield	WF2 7QS	Assured Rent	HOUSE	3		102.86	106.05	406	Tavistock Way, Wakefield	5	£	109,343	MVSTT	FH	1	£71,073	£50,766
4245	20682	58 Tavistock Way	0	Wakefield	WF2 7QS	Assured Rent	HOUSE	2		92.40	95.26	406	Tavistock Way, Wakefield	5	£	94,145	MVSTT	FH	1	£61,195	£43,710
4246	20683	56 Tavistock Way	0	Wakefield	WF2 7QS	Assured Rent	HOUSE	2		92.40	95.26	406	Tavistock Way, Wakefield	5	£	94,145	MVSTT	FH	1	£61,195	£43,710
4247	20684	54 Tavistock Way	0	Wakefield	WF2 7QS	Assured Rent	HOUSE	3		102.86	106.05	406	Tavistock Way, Wakefield	5	£	109,343	MVSTT	FH	1	£71,073	£50,766
4248	20685	FLAT 41 Tavistock Way	0	Wakefield	WF2 7QS	Assured Rent	Flat	2		84.21	86.82	406	Tavistock Way, Wakefield	5	£	86,257	MVSTT	FH	1	£56,067	£40,048
4249	20823	40 Tavistock Way	0	Wakefield	WF2 7QS	Assured Rent	HOUSE	4		110.83	114.27	406	Tavistock Way, Wakefield	5	£	117,025	MVSTT	FH	1	£76,066	£54,333
4250	20824	42 Tavistock Way	0	Wakefield	WF2 7QS	Assured Rent	HOUSE	2		92.40	95.26	406	Tavistock Way, Wakefield	5	£	94,145	MVSTT	FH	1	£61,195	£43,710
4292	23882	FLAT 25 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	Flat	2		84.81	87.44	408	Fairfield Dr, Ossett, Wakefield	5	£	140,338	MVSTT	FH	1	£91,220	£40,883
4293	23883	FLAT 21 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	Flat	2		84.81	87.44	408	Fairfield Dr, Ossett, Wakefield	5	£	140,338	MVSTT	FH	1	£91,220	£40,883
4294	23884	FLAT 23 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	Flat	2		84.81	87.44	408	Fairfield Dr, Ossett, Wakefield	5	£	140,338	MVSTT	FH	1	£91,220	£40,883
4295	23885	5 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	HOUSE	2		83.87	86.47	408	Fairfield Dr, Ossett, Wakefield	5	£	138,781	MVSTT	FH	1	£90,208	£40,429
4296	23886	7 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	HOUSE	2		83.87	86.47	408	Fairfield Dr, Ossett, Wakefield	5	£	138,781	MVSTT	FH	1	£90,208	£40,429
4297	23887	9 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	HOUSE	2		83.87	86.47	408	Fairfield Dr, Ossett, Wakefield	5	£	138,781	MVSTT	FH	1	£90,208	£40,429
4298	23888	11 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	HOUSE	2		83.87	86.47	408	Fairfield Dr, Ossett, Wakefield	5	£	138,781	MVSTT	FH	1	£90,208	£40,429
4299	23889	15 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	HOUSE	2		83.87	86.47	408	Fairfield Dr, Ossett, Wakefield	5	£	138,781	MVSTT	FH	1	£90,208	£40,429
4300	23890	17 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	HOUSE	2		83.87	86.47	408	Fairfield Dr, Ossett, Wakefield	5	£	138,781	MVSTT	FH	1	£90,208	£40,429
4301	23891	24 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	HOUSE	2		83.87	86.47	408	Fairfield Dr, Ossett, Wakefield	5	£	138,781	MVSTT	FH	1	£90,208	£40,429
4302	23893	20 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	HOUSE	2		83.87	81.50	408	Fairfield Dr, Ossett, Wakefield	5	£	138,781	MVSTT	FH	1	£90,208	£40,429
4303	23896	26 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	HOUSE	3		95.93	98.90	408	Fairfield Dr, Ossett, Wakefield	5	£	158,731	MVSTT	FH	1	£103,175	£46,241
4304	23897	18 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	HOUSE	3		95.93	98.90	408	Fairfield Dr, Ossett, Wakefield	5	£	158,731	MVSTT	FH	1	£103,175	£46,241
4305	23898	14 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	HOUSE	3		95.93	98.90	408	Fairfield Dr, Ossett, Wakefield	5	£	158,731	MVSTT	FH	1	£103,175	£46,241
4306	23899	10 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	House	3		97.94	100.98	408	Fairfield Dr, Ossett, Wakefield	5	£	162,069	MVSTT	FH	1	£105,345	£47,213
4307	23946	12 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	HOUSE	3		95.93	98.90	408	Fairfield Dr, Ossett, Wakefield	5	£	158,731	MVSTT	FH	1	£103,175	£46,241
4308	23947	16 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	HOUSE	2		83.87	86.47	408	Fairfield Dr, Ossett, Wakefield	5	£	138,781	MVSTT	FH	1	£90,208	£40,429
4309	23948	22 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	HOUSE	2		83.87	86.47	408	Fairfield Dr, Ossett, Wakefield	5	£	138,781	MVSTT	FH	1	£90,208	£40,429
4310	23953	FLAT 19 Fairfield Drive	Ossett	Ossett	WF5 0EA	Assured Rent	Flat	2		84.81	87.44	408	Fairfield Dr, Ossett, Wakefield	5	£	140,338	MVSTT	FH	1	£91,220	£40,883
4311	23361	FLAT 1 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		79.46	81.92	409	The Rise, Pateley Place, York	5	£	100,469	MVSTT	FH	1	£65,305	£37,893
4312	23362	FLAT 12 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		79.46	81.92	409	The Rise, Pateley Place, York	5	£	100,469	MVSTT	FH	1	£65,305	£37,893
4313	23363	FLAT 14 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		79.46	81.92	409	The Rise, Pateley Place, York	5	£	100,469	MVSTT	FH	1	£65,305	£37,893
4314	23364	FLAT 19 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		79.46	81.92	409	The Rise, Pateley Place, York	5	£	100,469	MVSTT	FH	1	£65,305	£37,893
4315	23366	FLAT 11 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	3		95.49	98.44	409	The Rise, Pateley Place, York	5	£	120,731	MVSTT	FH	1	£78,475	£45,533
4316	23370	FLAT 20 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		79.46	81.92	409	The Rise, Pateley Place, York	5	£	100,469	MVSTT	FH	1	£65,305	£37,893
4317	23319	FLAT 1 Spinningfields Block	ton in Cre	Keighley	BD20 7AF	Assured Rent	Flat	2		117.64	103.84	410	KEIGHLEY MARKET RENT	5	£	149,170	MVSTT	FH	1	£96,961	£60,467
4318	23671	FLAT 2 Spinningfields Block	ton in Cre	Keighley	BD20 7AF	Assured Rent	Flat	2		100.00	101.54	410	KEIGHLEY MARKET RENT	5	£	126,802	MVSTT	FH	1	£82,422	£51,400
4319	23672	FLAT 3 Spinningfields Block	ton in Cre	Keighley	BD20 7AF	Assured Rent	Flat	2		100.00	109.61	410	KEIGHLEY MARKET RENT	5	£	126,802	MVSTT	FH	1	£82,422	£51,400
4320	23673	FLAT 4 Spinningfields Block	ton in Cre	Keighley	BD20 7AF	Assured Rent	Flat	2		100.00	51.80	410	KEIGHLEY MARKET RENT	5	£	126,802	MVSTT	FH	1	£82,422	£51,400
432																					

Schedule 1 ; MVSTT Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING TYPE (SOCIAL RENTAL/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared owners hip)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT
4333	23686	FLAT 17 Spinningfields Block	ton in Cr	Keighley	BD20 7AF	Assured Rent	Flat	2		100.00	101.54		410	KEIGHLEY MARKET RENT	5	£	126,802	MVSTT	FH	1	£82,422	£51,400
4334	23687	FLAT 18 Spinningfields Block	ton in Cr	Keighley	BD20 7AF	Assured Rent	Flat	2		116.47	114.23		410	KEIGHLEY MARKET RENT	5	£	147,687	MVSTT	FH	1	£95,996	£59,866
4335	23688	FLAT 19 Spinningfields Block	ton in Cr	Keighley	BD20 7AF	Assured Rent	Flat	2		123.52	121.15		410	KEIGHLEY MARKET RENT	5	£	156,626	MVSTT	FH	1	£101,807	£63,490
4336	23689	FLAT 20 Spinningfields Block	ton in Cr	Keighley	BD20 7AF	Assured Rent	Flat	2		123.52	103.85		410	KEIGHLEY MARKET RENT	5	£	156,626	MVSTT	FH	1	£101,807	£63,490
4361	23367	FLAT 2 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	120.00		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4362	23368	FLAT 5 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	120.00		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4363	23369	FLAT 6 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	120.00		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4364	23371	FLAT 4 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	120.00		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4365	23372	FLAT 7 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	120.00		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4366	23373	FLAT 8 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	120.00		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4367	23374	FLAT 9 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	115.38		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4368	23375	FLAT 10 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	120.00		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4369	23376	FLAT 15 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	120.00		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4370	23377	FLAT 16 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	120.00		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4371	23378	FLAT 17 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	120.00		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4372	23379	FLAT 18 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	120.00		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4373	23380	FLAT 21 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	120.00		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4374	23381	FLAT 22 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	120.00		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4375	23382	FLAT 23 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	120.00		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4376	23383	FLAT 24 The Rise	ateley Pla	York	YO26 4LA	RH - NEW ASSURED	Flat	2		117.64	120.00		412	YORK MARKET RENT	5	£	107,692	MVSTT	FH	1	£70,000	£60,294
4411	22100	16 Old Hall Close	Wakefield	Wakefield	WF1 2HP	Assured Rent	HOUSE	3		121.15	121.15		404	Old Hall Close, Outwood, Wakefield	5	£	160,509	MVSTT	FH	1	£104,331	£39,694
4412	22173	Flat 2 Aldham View	Wombwe	Barnsley	S73 8QR	Intermediate Rent	Flat	2		88.85	88.85		382	Manor Rise, Pearson Crescent, Wombwell	5	£	60,000	MVSTT	FH	1	£39,000	£39,000
4413	22174	Flat 3 Aldham View	Wombwe	Barnsley	S73 8QR	Intermediate Rent	Flat	2		85.38	85.38		382	Manor Rise, Pearson Crescent, Wombwell	5	£	60,000	MVSTT	FH	1	£39,000	£39,000
4414	22175	Flat 4 Aldham View	Wombwe	Barnsley	S73 8QR	Intermediate Rent	Flat	2		83.08	83.08		382	Manor Rise, Pearson Crescent, Wombwell	5	£	60,000	MVSTT	FH	1	£39,000	£39,000
4415	22176	Flat 5 Aldham View	Wombwe	Barnsley	S73 8QR	Intermediate Rent	Flat	2		83.08	83.08		382	Manor Rise, Pearson Crescent, Wombwell	5	£	60,000	MVSTT	FH	1	£39,000	£39,000
4416	22177	Flat 6 Aldham View	Wombwe	Barnsley	S73 8QR	Intermediate Rent	Flat	2		83.08	83.08		382	Manor Rise, Pearson Crescent, Wombwell	5	£	60,000	MVSTT	FH	1	£39,000	£39,000
4417	22178	Flat 7 Aldham View	Wombwe	Barnsley	S73 8QR	Intermediate Rent	Flat	2		86.54	86.54		382	Manor Rise, Pearson Crescent, Wombwell	5	£	60,000	MVSTT	FH	1	£39,000	£39,000
4418	22179	Flat 8 Aldham View	Wombwe	Barnsley	S73 8QR	Intermediate Rent	Flat	2		83.08	83.08		382	Manor Rise, Pearson Crescent, Wombwell	5	£	60,000	MVSTT	FH	1	£39,000	£39,000
4419	22180	Flat 9 Aldham View	Wombwe	Barnsley	S73 8QR	Intermediate Rent	Flat	2		83.08	83.08		382	Manor Rise, Pearson Crescent, Wombwell	5	£	60,000	MVSTT	FH	1	£39,000	£39,000
4420	22195	3 Old Hall Close	Wakefield	Wakefield	WF1 2HP	Assured Rent	HOUSE	3		117.69	117.69		404	Old Hall Close, Outwood, Wakefield	5	£	160,509	MVSTT	FH	1	£104,331	£39,694
4421	22196	4 Old Hall Close	Wakefield	Wakefield	WF1 2HP	Assured Rent	HOUSE	3		117.69	117.69		404	Old Hall Close, Outwood, Wakefield	5	£	160,509	MVSTT	FH	1	£104,331	£39,694
4422	22197	5 Old Hall Close	Wakefield	Wakefield	WF1 2HP	Assured Rent	HOUSE	3		117.69	117.69		404	Old Hall Close, Outwood, Wakefield	5	£	160,509	MVSTT	FH	1	£104,331	£39,694
4423	22198	6 Old Hall Close	Wakefield	Wakefield	WF1 2HP	Assured Rent	HOUSE	3		117.69	117.69		404	Old Hall Close, Outwood, Wakefield	5	£	160,509	MVSTT	FH	1	£104,331	£39,694
4424	22203	17 Old Hall Close	Wakefield	Wakefield	WF1 2HP	Assured Rent	HOUSE	3		117.69	117.69		404	Old Hall Close, Outwood, Wakefield	5	£	160,509	MVSTT	FH	1	£104,331	£39,694
4429	22490	Flat 4 Vaughan Way	Wakefield	Barnsley	WF2 7NJ	0	House	3		103.85	103.85		405	Vaughan Way, Wakefield	5	£	130,000	MVSTT	FH	1	£72,743	£51,960
4446	23708	91 School Street	Pontefract	Pontefract	WF9 1EP	Assured Rent	HOUSE	2		100.38	100.38		401	School Street, Upton, Pontefract	5	£	95,385	MVSTT	FH	1	£62,000	£42,440
4447	23709	97 School Street	Pontefract	Pontefract	WF9 1EP	Assured Rent	HOUSE	3		114.23	114.23		401	School Street, Upton, Pontefract	5	£	100,000	MVSTT	FH	1	£65,000	£45,000
4448	23710	95 School Street	Pontefract	Pontefract	WF9 1EP	Assured Rent	HOUSE	3		114.23	114.23		401	School Street, Upton, Pontefract	5	£	100,000	MVSTT	FH	1	£65,000	£45,000
4449	23711	93 School Street	Pontefract	Pontefract	WF9 1EP	Assured Rent	HOUSE	3		114.23	114.23		401	School Street, Upton, Pontefract	5	£	100,000	MVSTT	FH	1	£65,000	£45,000
4450	23712	87 School Street	Pontefract	Pontefract	WF9 1EP	Assured Rent	HOUSE	3		114.23	114.23		401	School Street, Upton, Pontefract	5	£	100,000	MVSTT	FH	1	£65,000	£45,000
4451	23713	85 School Street	Pontefract	Pontefract	WF9 1EP	Assured Rent	HOUSE	2		100.38	100.38		401	School Street, Upton, Pontefract	5	£	95,385	MVSTT	FH	1	£62,000	£42,440
4452	23740	10 Woodland Way	Pontefract	Pontefract	WF9 1FG	Assured Rent	HOUSE	2		100.38	100.38		402	Woodland Way, Upton, Pontefract	5	£	109,064	MVSTT	FH	1	£70,891	£43,151
4453	23741	2 Walton Wood Mews	Pontefract	Pontefract	WF9 1FH	0	House	3		114.23	114.23		403	Walton Wood Mews, Upton, Pontefract	5	£	123,097	MVSTT	FH	1	£80,013	£45,546
4454	23742	4 Walton Wood Mews	Pontefract	Pontefract	WF9 1FH	0	House	2		101.54	101.54		403	Walton Wood Mews, Upton, Pontefract	5	£	113,846	MVSTT	FH	1	£74,000	£42,000
4455	23743	6 Walton Wood Mews	Pontefract	Pontefract	WF9 1FH	0	House	2		101.54	101.54		403	Walton Wood Mews, Upton, Pontefract	5	£	113,846	MVSTT	FH	1	£74,000	£42,000
4456	23744	7 Walton Wood Mews	Pontefract	Pontefract	WF9 1FH	0	House	2		100.38	100.38		403	Walton Wood Mews, Upton, Pontefract	5	£	113,846	MVSTT	FH	1	£74,000	£42,000
4457	23745	9 Walton Wood Mews	Pontefract	Pontefract	WF9 1FH	0	House	3		114.23	114.23		403	Walton Wood Mews, Upton, Pontefract	5	£	123,097	MVSTT	FH	1	£80,013	£45,546
4458	23746	3 Walton Wood Mews	Pontefract	Pontefract	WF9 1FH	0	House	3		114.23	114.23		403	Walton Wood Mews, Upton, Pontefract	5	£	123,097	MVSTT	FH	1	£80,013	£45,546

2194 £115,509,188 £72,321,116

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING		House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT
						GENERAL NEEDS OR SHELTERED	TYPE (SOCIAL RENT/ AFFORDABLE/ SHARE DABLE/ SHELTERED OWNERSHIP)																
1	11813	Apartment 104	Landmark House	Bradford	BD1 1JB	General	Assured Rent	Flat	1	2003	73.58	76.30		1	Landmar	1, 2 & 3	£ 55,000	MVSTT	LH	1	£43,938		£43,938
2	11814	Apartment 106	Landmark House	Bradford	BD1 1JB	General	Assured Rent	Flat	1	2003	73.58	76.30		1	Landmar	1, 2 & 3	£ 55,000	MVSTT	LH	1	£43,938		£43,938
3	11815	Apartment 107	Landmark House	Bradford	BD1 1JB	General	Assured Rent	Flat	1	2003	67.09	69.57		1	Landmar	1, 2 & 3	£ 55,000	MVSTT	LH	1	£43,938		£41,013
4	14065	Apartment 103	Landmark House	Bradford	BD1 1JB	General	Assured Rent	Flat	1	2003	73.58	76.30		1	Landmar	1, 2 & 3	£ 55,000	MVSTT	LH	1	£43,938		£43,938
5	14066	Apartment 105	Landmark House	Bradford	BD1 1JB	General	Assured Rent	Flat	2	2003	88.45	91.72		1	Landmar	1, 2 & 3	£ 70,000	MVSTT	LH	1	£53,713		£53,713
6	14193	Apartment 101	Landmark House	Bradford	BD1 1JB	General	Assured Rent	Flat	2	2003	86.08	89.26		1	Landmar	1, 2 & 3	£ 70,000	MVSTT	LH	1	£53,713		£52,621
7	14305	Apartment 102	Landmark House	Bradford	BD1 1JB	General	Assured Rent	Flat	2	2003	73.58	76.30		1	Landmar	1, 2 & 3	£ 70,000	MVSTT	LH	1	£53,713		£44,980
8	14320	Apartment 108	Landmark House	Bradford	BD1 1JB	General	Assured Rent	Flat	2	2003	73.58	76.30		1	Landmar	1, 2 & 3	£ 70,000	MVSTT	LH	1	£53,713		£44,980
84	16415	Apartment 61	2 Merchants Court	Bradford	BD16 1D	General	Assured Rent	Flat	2	2005	93.27	96.72		13	Merchan	1, 2 & 3	£ 100,000	MVSTT	LH	1	£68,188		£57,018
85	16416	Apartment 62	2 Merchants Court	Bradford	BD16 1D	General	Assured Rent	Flat	2	2005	90.47	90.47		13	Merchan	1, 2 & 3	£ 100,000	MVSTT	LH	1	£70,687		£57,692
86	16417	Apartment 63	2 Merchants Court	Bradford	BD16 1D	General	Assured Rent	Flat	2	2005	93.27	96.72		13	Merchan	1, 2 & 3	£ 100,000	MVSTT	LH	1	£68,188		£57,018
87	16418	Apartment 64	2 Merchants Court	Bradford	BD16 1D	General	Assured Rent	Flat	2	2005	93.27	96.72		13	Merchan	1, 2 & 3	£ 100,000	MVSTT	LH	1	£68,188		£57,018
88	16419	Apartment 65	2 Merchants Court	Bradford	BD16 1D	General	Assured Rent	Flat	2	2005	93.27	96.72		13	Merchan	1, 2 & 3	£ 100,000	MVSTT	LH	1	£68,188		£57,018
89	16420	Apartment 66	2 Merchants Court	Bradford	BD16 1D	General	Assured Rent	Flat	2	2005	93.27	96.72		13	Merchan	1, 2 & 3	£ 100,000	MVSTT	LH	1	£68,188		£57,018
90	16421	Apartment 67	2 Merchants Court	Bradford	BD16 1D	General	Assured Rent	Flat	2	2005	93.27	96.72		13	Merchan	1, 2 & 3	£ 100,000	MVSTT	LH	1	£68,188		£57,018
91	16422	Apartment 68	2 Merchants Court	Bradford	BD16 1D	General	Assured Rent	Flat	2	2005	93.27	96.72		13	Merchan	1, 2 & 3	£ 100,000	MVSTT	LH	1	£68,188		£57,018
1147	3432	1 Highroyd Lane	Moldgreen	Huddersf	HD5 9D	General	Assured Rent	House	2	1914	81.42	84.43		105	Kirkless	1, 2 & 3	£ 60,000	MVSTT	LH	1	£40,850		£22,574
1148	3443	8 Highroyd Lane	Moldgreen	Huddersf	HD5 9D	General	Assured Rent	House	2	1914	81.42	84.43		105	Kirkless	1, 2 & 3	£ 60,000	MVSTT	LH	1	£40,850		£22,574
1486	14292	Apartment 5 Elba	City Island	Leeds	LS12 1D	General	Assured Rent	Flat	1	2004	74.09	76.83		143	City Islan	1, 2 & 3	£ 80,000	MVSTT	LH	1	£68,688		£45,293
1487	14375	Apartment 1 Beringa	City Island	Leeds	LS12 1D 0	Ass.	Shorthold	Flat	1	2005	115.38	115.38		143	City Islan	1, 2 & 3	£ 80,000	MVSTT	LH	1	£71,200		£71,200
1488	14376	Apartment 8 Beringa	City Island	Leeds	LS12 1D 0	Ass.	Shorthold	Flat	1	2005	115.38	115.38		143	City Islan	1, 2 & 3	£ 80,000	MVSTT	LH	1	£71,200		£71,200
1489	14377	Apartment 9 Beringa	City Island	Leeds	LS12 1D 0	Ass.	Shorthold	Flat	1	2005	115.38	115.38		143	City Islan	1, 2 & 3	£ 80,000	MVSTT	LH	1	£71,200		£71,200
1490	14378	Apartment 16 Beringa	City Island	Leeds	LS12 1D General	Assured Rent		Flat	2	2005	80.2	83.17		143	City Islan	1, 2 & 3	£ 110,000	MVSTT	LH	1	£82,438		£49,030
1491	14379	Apartment 17 Beringa	City Island	Leeds	LS12 1D 0	Ass.	Shorthold	Flat	1	2005	115.38	115.38		143	City Islan	1, 2 & 3	£ 80,000	MVSTT	LH	1	£71,200		£71,200
1492	14380	Apartment 24 Beringa	City Island	Leeds	LS12 1D 0	Ass.	Shorthold	Flat	2	2005	117.69	117.69		143	City Islan	1, 2 & 3	£ 110,000	MVSTT	LH	1	£85,457		£75,050
1493	14381	Apartment 32 Beringa	City Island	Leeds	LS12 1D 0	Ass.	Shorthold	Flat	2	2005	117.69	117.69		143	City Islan	1, 2 & 3	£ 110,000	MVSTT	LH	1	£85,457		£75,050
1494	14382	Apartment 38 Beringa	City Island	Leeds	LS12 1D 0	Ass.	Shorthold	Flat	2	2005	129.23	129.23		143	City Islan	1, 2 & 3	£ 110,000	MVSTT	LH	1	£85,457		£82,409
1495	14322	Apartment 9 Catalina	City Island	Leeds	LS12 1D General	Assured Rent		Flat	2	2005	80.2	83.17		143	City Islan	1, 2 & 3	£ 110,000	MVSTT	LH	1	£82,438		£49,030
1496	14323	Apartment 33 Catalina	City Island	Leeds	LS12 1D General	Assured Rent		Flat	2	2005	80.2	83.17		143	City Islan	1, 2 & 3	£ 110,000	MVSTT	LH	1	£82,438		£49,030
1497	14324	Apartment 39 Catalina	City Island	Leeds	LS12 1D General	Assured Rent		Flat	2	2005	80.2	83.17		143	City Islan	1, 2 & 3	£ 110,000	MVSTT	LH	1	£82,438		£49,030
1498	14328	Apartment 1 Catalina	City Island	Leeds	LS12 1D 0	Ass.	Shorthold	Flat	1	2005	115.38	115.38		143	City Islan	1, 2 & 3	£ 80,000	MVSTT	LH	1	£71,200		£71,200
1499	14329	Apartment 8 Catalina	City Island	Leeds	LS12 1D 0	Ass.	Shorthold	Flat	1	2005	115.38	115.38		143	City Islan	1, 2 & 3	£ 80,000	MVSTT	LH	1	£71,200		£71,200
1500	14330	Apartment 16 Catalina	City Island	Leeds	LS12 1D 0	Ass.	Shorthold	Flat	1	2005	115.38	115.38		143	City Islan	1, 2 & 3	£ 80,000	MVSTT	LH	1	£71,200		£71,200
1501	14331	Apartment 17 Catalina	City Island	Leeds	LS12 1D 0	Ass.	Shorthold	Flat	2	2005	129.23	129.23		143	City Islan	1, 2 & 3	£ 110,000	MVSTT	LH	1	£85,457		£82,409
1502	14332	Apartment 24 Catalina	City Island	Leeds	LS12 1D 0	Ass.	Shorthold	Flat	1	2005	115.38	115.38		143	City Islan	1, 2 & 3	£ 80,000	MVSTT	LH	1	£71,200		£71,200
1503	14277	Apartment 1 Westray	City Island	Leeds	LS12 1D General	Assured Rent		Flat	1	2005	74.09	76.83		143	City Islan	1, 2 & 3	£ 80,000	MVSTT	LH	1	£68,688		£45,293
1504	14278	Apartment 2 Westray	City Island	Leeds	LS12 1D General	Assured Rent		Flat	1	2005	74.09	76.83		143	City Islan	1, 2 & 3	£ 80,000	MVSTT	LH	1	£68,688		£45,293
1505	14279	Apartment 8 Westray	City Island	Leeds	LS12 1D General	Assured Rent		Flat	1	2005	74.09	76.83		143	City Islan	1, 2 & 3	£ 80,000	MVSTT	LH	1	£68,688		£45,293
1507	14281	Apartment 20 Westray	City Island	Leeds	LS12 1D General	Assured Rent		Flat	1	2005	74.09	76.83		143	City Islan	1, 2 & 3	£ 80,000	MVSTT	LH	1	£68,688		£45,293
1515	469	Flat 68 Hall Lane	Armley	Leeds	LS12 2B	General	Assured Rent	Flat	1	1988	71.3	73.94		145	Model Av	1, 2 & 3	£ 55,000	MVSTT	LH	1	£36,168		£19,769
1516	470	Flat 70 Hall Lane	Armley	Leeds	LS12 2B	General	Assured Rent	Flat	1	1988	71.3	73.94		145	Model Av	1, 2 & 3	£ 55,000	MVSTT	LH	1	£36,168		£19,769
1517	465	Flat 8 Model Avenue	Armley	Leeds	LS12 2B	General	Assured Rent	Flat	1	1988	71.3	73.94		145	Model Av	1, 2 & 3	£ 55,000	MVSTT	LH	1	£39,607		£24,325
1518	466	Flat 10 Model Avenue	Armley	Leeds	LS12 2B	General	Assured Rent	Flat	1	1988	71.3	73.94		145	Model Av	1, 2 & 3	£ 55,000	MVSTT	LH	1	£39,607		£24,325
1519	467	Flat 12 Model Avenue	Armley	Leeds	LS12 2B	General	Assured Rent	Flat	1	1988	71.3	73.94		145	Model Av	1, 2 & 3	£ 55,000	MVSTT	LH	1	£39,607		£24,325
1520	468	Flat 14 Model Avenue	Armley	Leeds	LS12 2B	General	Assured Rent	Flat	1	1988	71.3	73.94		145	Model Av	1, 2 & 3	£ 55,000	MVSTT	LH	1	£39,607		£24,325
1846	5905	111 Fretson Road	The Manor	Sheffield	S2 1PB	General	Assured Rent	House	3	1998	88.95	92.24		168	Fretson F	1, 2 & 3	£ 110,000	MVSTT	LH	1	£70,384		£46,075
1847	5906	109 Fretson Road	The Manor	Sheffield	S2 1PB	General	Assured Rent	House	2	1998	77.17	80.03		168	Fretson F	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£39,976
1848	5907	107 Fretson Road	The Manor	Sheffield	S2 1PB	General	Assured Rent	House	2	1998	76.61	79.44		168	Fretson F	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£39,682
1849	5908	105 Fretson Road	The Manor	Sheffield	S2 1PB	General	Assured Rent	House	3	1998	82.57	85.63		168	Fretson F	1, 2 & 3	£ 95,000	MVSTT	LH	1	£64,500		£42,774
1850	5920	103 Fretson Road	The Manor	Sheffield	S2 1PB	General	Assured Rent	House	5	1998	94.51	98.01		168	Fretson F	1, 2 & 3	£ 120,000	MVSTT	LH	1	£77,669		£48,958
1851	5921	101 Fretson Road	The Manor	Sheffield	S2 1PB	General	Assured Rent	House	2	1998	76.61	79.44		168	Fretson F	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£39,682
1852	5922	99 Fretson Road	The Manor	Sheffield	S2 1PB	General	Assured Rent	House	2	1998	74.85	74.85		168	Fretson F	1, 2 & 3	£ 80,000	MVSTT	LH	1	£61,809		£47,731
1853	5923	97 Fretson Road	The Manor	Sheffield	S2 1PB	General	Assured Rent	House	5	1998	94.51	98.01		168	Fretson F	1, 2 & 3	£ 120,000	MVSTT	LH	1	£77,669		£48,958
1854	5924	95 Fretson Road	The Manor	Sheffield	S2 1PB	General	Assured Rent	House	2	1998	82.97	86.04		168	Fretson F	1, 2 & 3	£ 90,000	MVSTT	LH	1	£61,866		£42,978
1855	5973	95A Fretson Road	The Manor	Sheffield	S2 1PB	General	Assured Rent	House	3	1998	82.57	85.63		168	Fretson F	1, 2 & 3	£ 95,000	MVSTT	LH	1	£64,500		£42,774



Schedule 2 ; MVSTT Leasehold



Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	LETTING GENERAL TYPE (SOCIAL NEEDS OR SHELT ER ED RENT/AFFOR DABLE/SHA RED OWNERSHIP )	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/ FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	MVSTT Just At MVSTT	EUV-SH Just at EUV-SH	EUV-SH for those at MVSTT
1856	5903	61 Ravencarr Road	The Manor	Sheffield S2 1QB	General   Assured Rent	House	2	1998	74.85	74.85	168	Fretson F	1, 2 & 3	£ 80,000	MVSTT	LH	1	£61,809		£47,731		
1857	5904	61A Ravencarr Road	The Manor	Sheffield S2 1QB	General   Assured Rent	House	2	1998	76.61	79.44	168	Fretson F	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£39,682		
1858	5899	85 Harborough Ave	The Manor	Sheffield S2 1QQ	General   Assured Rent	House	3	1998	82.57	85.63	168	Fretson F	1, 2 & 3	£ 95,000	MVSTT	LH	1	£64,500		£42,774		
1859	5900	87 Harborough Ave	The Manor	Sheffield S2 1QQ	General   Assured Rent	House	2	1998	70.55	70.55	168	Fretson F	1, 2 & 3	£ 80,000	MVSTT	LH	1	£61,809		£44,989		
1860	5901	89 Harborough Ave	The Manor	Sheffield S2 1QQ	General   Assured Rent	House	2	1998	76.61	79.44	168	Fretson F	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£39,682		
1861	5902	91 Harborough Ave	The Manor	Sheffield S2 1QQ	General   Assured Rent	House	3	1998	82.57	85.63	168	Fretson F	1, 2 & 3	£ 95,000	MVSTT	LH	1	£64,500		£42,774		
1863	5025	253 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	78.28	81.18	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£40,551		
1864	5026	255 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	81.56	81.56	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£61,809		£52,010		
1865	5027	257 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	78.28	81.18	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£40,551		
1866	5028	259 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	81.56	84.58	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£42,249		
1867	5029	261 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	78.28	81.18	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£40,551		
1868	5030	263 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	78.28	81.18	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£40,551		
1869	5031	265 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	78.28	81.18	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£40,551		
1870	5032	267 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	78.28	81.18	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£40,551		
1871	5033	269 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	81.56	84.58	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£42,249		
1872	5034	271 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	82.57	85.63	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£42,774		
1873	5035	273 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	82.57	85.63	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£42,774		
1874	5036	275 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	85.85	85.85	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£61,809		£54,746		
1875	5037	277 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	82.57	85.63	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£42,774		
1876	5038	279 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	82.57	85.63	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£42,774		
1877	5039	281 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	83.27	83.27	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£61,809		£53,101		
1878	5040	283 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1994	78.28	81.18	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£40,551		
1879	5041	285 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1993	81.56	81.56	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£61,809		£52,010		
1880	5042	287 Andover Street	Woodside	Sheffield S3 9EP	General   Assured Rent	House	3	1994	78.28	81.18	170	Andover	1, 2 & 3	£ 80,000	MVSTT	LH	1	£56,263		£40,551		
2043	5419	192 Bawtry Road	Bramley	Rotherha S66 0TR	General   Assured Rent	House	2	1900	76.93	79.78	188	Rotherha	1, 2 & 3	£ 80,000	MVSTT	LH	1	£48,400		£21,330		
2115	22646	43A Coronation Drive	Birdwell	Barnsley S70 5RJ	General   Assured Rent	House	4	2010	106.62	110.56	199	Coronatic	1, 2 & 3	£ 160,000	MVSTT	LH	1	£110,600		£72,721		
2116	22647	43B Coronation Drive	Birdwell	Barnsley S70 5RJ	General   Assured Rent	House	4	2010	106.62	110.56	199	Coronatic	1, 2 & 3	£ 160,000	MVSTT	LH	1	£110,600		£72,721		
2117	22648	43C Coronation Drive	Birdwell	Barnsley S70 5RJ	General   Assured Rent	House	4	2010	106.62	110.56	199	Coronatic	1, 2 & 3	£ 160,000	MVSTT	LH	1	£110,600		£72,721		
2418	3370	1 Rectory View	Thornhill	Dewsbur WF12 0J	General   Assured Rent	House	3	1991	87.46	90.70	241	Kirklees	1, 2 & 3	£ 140,000	MVSTT	LH	1	£78,116		£45,306		
2419	3485	197 Slaithwaite Road	Thornhill	Dewsbur WF12 0J	General   Assured Rent	House	3	1914	87.46	90.70	242	Kirklees	1, 2 & 3	£ 105,000	MVSTT	LH	1	£56,213		£24,250		
3248	11111	Flat 1	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	88.42	91.69	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£104,625		£54,053		
3249	11112	Flat 10	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	88.42	91.69	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£104,625		£54,053		
3250	11113	Flat 11	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	88.42	91.69	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£104,625		£54,053		
3251	11114	Flat 12	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	3	2002	98.19	101.82	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£104,625		£60,025		
3252	11115	Flat 14	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	88.42	91.69	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£104,625		£54,053		
3253	11116	Flat 15	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	104.51	104.51	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£108,463		£66,645		
3254	11117	Flat 16	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	88.42	91.69	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£104,625		£54,053		
3255	11118	Flat 17	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	101.37	101.37	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£108,463		£64,643		
3256	11119	Flat 18	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	103.84	103.84	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£108,463		£66,218		
3257	11120	Flat 19	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	3	2002	98.19	101.82	316	Poplar Tr	1, 2 & 3	£ 177,000	MVSTT	LH	1	£112,300		£60,025		
3258	11121	Flat 2	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	1	2002	78.29	81.19	316	Poplar Tr	1, 2 & 3	£ 125,000	MVSTT	LH	1	£85,325		£47,863		
3259	11122	Flat 20	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	88.42	91.69	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£104,625		£54,053		
3260	11123	Flat 21	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	104.51	104.51	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£108,463		£66,645		
3261	11124	Flat 22	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	88.42	91.69	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£104,625		£54,053		
3262	11125	Flat 23	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	88.42	91.69	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£104,625		£54,053		
3263	11126	Flat 24	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	104.51	104.51	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£108,463		£66,645		
3264	11127	Flat 25	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	3	2002	108.28	112.29	316	Poplar Tr	1, 2 & 3	£ 177,000	MVSTT	LH	1	£112,300		£66,197		
3265	11128	Flat 3	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	88.42	91.69	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£104,625		£54,053		
3266	11129	Flat 4	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	88.42	91.69	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£104,625		£54,053		
3267	11130	Flat 5	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	88.42	91.69	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£104,625		£54,053		
3268	11131	Flat 6	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	4	2002	67	112.14	316	Poplar Tr	1, 2 & 3	£ 185,000	MVSTT	LH	1	£116,813		£66,109		
3269	11132	Flat 7	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	88.42	91.69	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£104,625		£54,053		
3270	11133	Flat 8	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	88.42	91.69	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£104,625		£54,053		
3271	11134	Flat 9	Poplar Tree Gardens	York YO31 0T	General   RH - NEW ASS	Flat	2	2002	104.51	104.51	316	Poplar Tr	1, 2 & 3	£ 165,000	MVSTT	LH	1	£108,463		£66,645		

**Schedule 3 ; EUV-SH Freehold**

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARE DABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH		
53	18300	2 Kingston Road	Thackley	Bradford	BD10 8P	General	Assured Rent	House	3	2002	90.01	93.34	5	Town Lane, Thacl	1, 2 & 3	£	120,000	EUV-SH	FH	1	£55,026	
54	18301	4 Kingston Road	Thackley	Bradford	BD10 8P	General	Assured Rent	House	3	2002	90.01	93.34	5	Town Lane, Thacl	1, 2 & 3	£	120,000	EUV-SH	FH	1	£55,026	
55	18302	6 Kingston Road	Thackley	Bradford	BD10 8P	General	Assured Rent	House	3	2002	90.01	93.34	5	Town Lane, Thacl	1, 2 & 3	£	120,000	EUV-SH	FH	1	£55,026	
56	18303	8 Kingston Road	Thackley	Bradford	BD10 8P	General	Assured Rent	House	3	2002	90.01	93.34	5	Town Lane, Thacl	1, 2 & 3	£	120,000	EUV-SH	FH	1	£55,026	
57	18304	10 Kingston Road	Thackley	Bradford	BD10 8P	General	Assured Rent	House	3	2002	90.01	93.34	5	Town Lane, Thacl	1, 2 & 3	£	120,000	EUV-SH	FH	1	£55,026	
58	18305	12 Kingston Road	Thackley	Bradford	BD10 8P	General	Assured Rent	House	3	2002	90.01	93.34	5	Town Lane, Thacl	1, 2 & 3	£	120,000	EUV-SH	FH	1	£55,026	
59	18459	74 Town Lane	Thackley	Bradford	BD10 8P	General	Assured Rent	House	3	2002	90.01	93.34	5	Town Lane, Thacl	1, 2 & 3	£	120,000	EUV-SH	FH	1	£55,026	
60	18460	76 Town Lane	Thackley	Bradford	BD10 8P	General	Assured Rent	House	3	2002	90.01	93.34	5	Town Lane, Thacl	1, 2 & 3	£	120,000	EUV-SH	FH	1	£55,026	
189	20138	55 Pyenot Hall Lane	Cleckheaton	Cleckheaton	BD19 5B	General	Assured Rent	House	3	2007	80.13	83.09	19	Parklands, Cleckht	1, 2 & 3	£	120,000	EUV-SH	FH	1	£48,983	
190	20139	55A Pyenot Hall Lane	Cleckheaton	Cleckheaton	BD19 5B	General	Assured Rent	House	3	2007	88.33	88.33	19	Parklands, Cleckht	1, 2 & 3	£	120,000	EUV-SH	FH	1	£56,327	
191	20140	55B Pyenot Hall Lane	Cleckheaton	Cleckheaton	BD19 5B	General	Assured Rent	House	3	2007	80.13	83.09	19	Parklands, Cleckht	1, 2 & 3	£	120,000	EUV-SH	FH	1	£48,983	
192	20141	55F Pyenot Hall Lane	Cleckheaton	Cleckheaton	BD19 5B	General	Assured Rent	House	3	2007	91.07	91.07	19	Parklands, Cleckht	1, 2 & 3	£	120,000	EUV-SH	FH	1	£58,075	
193	20142	55G Pyenot Hall Lane	Cleckheaton	Cleckheaton	BD19 5B	General	Assured Rent	House	3	2007	83.25	83.25	19	Parklands, Cleckht	1, 2 & 3	£	120,000	EUV-SH	FH	1	£53,088	
194	20143	55H Pyenot Hall Lane	Cleckheaton	Cleckheaton	BD19 5B	General	Assured Rent	House	3	2007	80.13	83.09	19	Parklands, Cleckht	1, 2 & 3	£	120,000	EUV-SH	FH	1	£48,983	
195	20144	55C Pyenot Hall Lane	Cleckheaton	Cleckheaton	BD19 5B	General	Assured Rent	House	2	2007	74.45	77.20	19	Parklands, Cleckht	1, 2 & 3	£	100,000	EUV-SH	FH	1	£45,511	
196	20145	55D Pyenot Hall Lane	Cleckheaton	Cleckheaton	BD19 5B	General	Assured Rent	House	2	2007	79.72	79.72	19	Parklands, Cleckht	1, 2 & 3	£	100,000	EUV-SH	FH	1	£50,837	
197	20146	55E Pyenot Hall Lane	Cleckheaton	Cleckheaton	BD19 5B	General	Assured Rent	House	2	2007	74.45	77.20	19	Parklands, Cleckht	1, 2 & 3	£	100,000	EUV-SH	FH	1	£45,511	
355	23832	1 Rombalds Way	Skipton	Skipton	BD23 2S	General	Assured Rent	House	3	2011	100.12	103.82	34	CH Horse Close E	1, 2 & 3	£	160,000	EUV-SH	FH	1	£68,287	
356	23833	4 Rombalds Way	Skipton	Skipton	BD23 2S	General	Assured Rent	House	2	2011	93.08	96.52	34	CH Horse Close E	1, 2 & 3	£	140,000	EUV-SH	FH	1	£63,486	
357	23834	3 Rombalds Way	Skipton	Skipton	BD23 2S	General	Assured Rent	House	2	2011	93.08	96.52	34	CH Horse Close E	1, 2 & 3	£	140,000	EUV-SH	FH	1	£63,486	
358	23835	2 Rombalds Way	Skipton	Skipton	BD23 2S	General	Assured Rent	House	3	2011	100.12	103.82	34	CH Horse Close E	1, 2 & 3	£	160,000	EUV-SH	FH	1	£68,287	
359	21784	3 Rombalds Drive	Skipton	Skipton	BD23 2S	General	CH Assured Shc	House	2	1952	95.66	95.66	34	CH Horse Close E	1, 2 & 3	£	140,000	EUV-SH	FH	1	£61,002	
360	22263	1 Station Court	Skipton	Skipton	BD23 4H	General	CH New Assure	House	2	2009	90.55	93.90	35	Station Ct, Skiptor	1, 2 & 3	£	140,000	EUV-SH	FH	1	£55,356	
361	22264	2 Station Court	Skipton	Skipton	BD23 4H	General	CH New Assure	House	2	2009	90.55	93.90	35	Station Ct, Skiptor	1, 2 & 3	£	140,000	EUV-SH	FH	1	£55,356	
362	22265	3 Station Court	Skipton	Skipton	BD23 4H	General	CH New Assure	House	2	2009	90.55	93.90	35	Station Ct, Skiptor	1, 2 & 3	£	140,000	EUV-SH	FH	1	£55,356	
363	22266	4 Station Court	Skipton	Skipton	BD23 4H	General	CH New Assure	House	2	2009	105.76	105.76	35	Station Ct, Skiptor	1, 2 & 3	£	140,000	EUV-SH	FH	1	£67,442	
364	22267	5 Station Court	Skipton	Skipton	BD23 4H	General	CH New Assure	House	2	2009	90.55	93.90	35	Station Ct, Skiptor	1, 2 & 3	£	140,000	EUV-SH	FH	1	£55,356	
365	22268	6 Station Court	Skipton	Skipton	BD23 4H	General	CH New Assure	House	2	2009	90.55	93.90	35	Station Ct, Skiptor	1, 2 & 3	£	140,000	EUV-SH	FH	1	£55,356	
366	22269	7 Station Court	Skipton	Skipton	BD23 4H	General	CH New Assure	House	4	2009	109.38	113.43	35	Station Ct, Skiptor	1, 2 & 3	£	185,000	EUV-SH	FH	1	£66,869	
367	22270	8 Station Court	Skipton	Skipton	BD23 4H	General	CH New Assure	House	4	2009	125.54	125.54	35	Station Ct, Skiptor	1, 2 & 3	£	185,000	EUV-SH	FH	1	£80,056	
368	22271	13 Station Court	Skipton	Skipton	BD23 4H	General	CH New Assure	House	3	2009	115.64	115.64	35	Station Ct, Skiptor	1, 2 & 3	£	160,000	EUV-SH	FH	1	£73,743	
369	22272	14 Station Court	Skipton	Skipton	BD23 4H	General	Assured Rent	House	3	2009	110.05	114.12	35	Station Ct, Skiptor	1, 2 & 3	£	160,000	EUV-SH	FH	1	£67,276	
370	22273	15 Station Court	Skipton	Skipton	BD23 4H	General	CH New Assure	House	3	2009	99.96	103.66	35	Station Ct, Skiptor	1, 2 & 3	£	160,000	EUV-SH	FH	1	£61,110	
371	22274	16 Station Court	Skipton	Skipton	BD23 4H	General	CH New Assure	House	3	2009	99.96	103.66	35	Station Ct, Skiptor	1, 2 & 3	£	160,000	EUV-SH	FH	1	£61,110	
372	22280	Flat 9 Station Court	Skipton	Skipton	BD23 4H	General	CH New Assure	Flat	2	2009	79.55	82.49	35	Station Ct, Skiptor	1, 2 & 3	£	125,000	EUV-SH	FH	1	£48,629	
373	22281	Flat 10 Station Court	Skipton	Skipton	BD23 4H	General	CH New Assure	Flat	2	2009	79.55	82.49	35	Station Ct, Skiptor	1, 2 & 3	£	125,000	EUV-SH	FH	1	£48,629	
374	22282	Flat 11 Station Court	Skipton	Skipton	BD23 4H	General	CH New Assure	Flat	2	2009	80.47	83.45	35	Station Ct, Skiptor	1, 2 & 3	£	125,000	EUV-SH	FH	1	£49,195	
375	22283	Flat 12 Station Court	Skipton	Skipton	BD23 4H	General	Assured Rent	Flat	2	2009	80.47	83.45	35	Station Ct, Skiptor	1, 2 & 3	£	125,000	EUV-SH	FH	1	£49,195	
376	23877	17 Station Court	Skipton	Skipton	BD23 4H	General	Assured Rent	House	3	2011	110.25	114.33	35	Station Ct, Skiptor	1, 2 & 3	£	160,000	EUV-SH	FH	1	£75,200	
377	23931	18 Station Court	Skipton	Skipton	BD23 4H	General	Assured Rent	House	3	2011	110.25	114.33	35	Station Ct, Skiptor	1, 2 & 3	£	160,000	EUV-SH	FH	1	£75,200	
378	23932	19 Station Court	Skipton	Skipton	BD23 4H 0		Ass. Shorthold M	House	2	2011	101.54	101.54	35	Station Ct, Skiptor	1, 2 & 3	£	140,000	EUV-SH	FH	1	£64,751	
379	23933	20 Station Court	Skipton	Skipton	BD23 4H 0		Ass. Shorthold M	House	2	2011	101.53	101.53	35	Station Ct, Skiptor	1, 2 & 3	£	140,000	EUV-SH	FH	1	£64,745	
380	23934	21 Station Court	Skipton	Skipton	BD23 4H 0		Shared Owner	House	2	2012	22.73	98.50	75%	35	Station Ct, Skiptor	1, 2 & 3	£	140,000	EUV-SH	FH	1	£26,813
381	23935	22 Station Court	Skipton	Skipton	BD23 4H	General	Assured Rent	House	2	2011	105.56	109.47	35	Station Ct, Skiptor	1, 2 & 3	£	155,000	EUV-SH	FH	1	£72,004	
382	23936	23 Station Court	Skipton	Skipton	BD23 4H	General	Assured Rent	House	2	2011	102.39	106.18	35	Station Ct, Skiptor	1, 2 & 3	£	155,000	EUV-SH	FH	1	£69,840	
437	19689	2 Old Farm Crescent	Bradford	Bradford	BD4 7RC 0		Secure Leaseho	House	1	1900	51		50%	38	Old Farm Crescer	1, 2 & 3	£	85,000	EUV-SH	FH	1	£32,558
438	19676	26 Burras Road	Bradford	Bradford	BD4 7TD 0		Secure Leaseho	House	1	2005	19.68		75%	39	Burras Road, Bra	1, 2 & 3	£	85,000	EUV-SH	FH	1	£16,279
439	19677	30 Burras Road	Bradford	Bradford	BD4 7TD 0		Secure Leaseho	House	1	2005	39.69		50%	39	Burras Road, Bra	1, 2 & 3	£	85,000	EUV-SH	FH	1	£32,558

Schedule 3 ; EUV-SH Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH	
440	19679	39 Burras Road	Bradford	Bradford	BD4 7TD	0	Secure Leasehold	House	1	2005	66.46		25%	39	Burras Road, Bradford	1, 2 & 3	£	85,000	EUV-SH	FH	1	£48,837
700	19742	Flat 2 5/7 Apsley Villas	Bradford	Bradford	BD8 7EX	General	Shared Owner	Flat	2	1900	78.59	81.50	25%	61	Apsley Villas, Bradford	1, 2 & 3	£	32,500	EUV-SH	FH	1	£18,673
712	21350	Flat 5 5	Bradford	Bradford	BD8 7EX	General	Shared Owner	Flat	2	1900	78.59	81.50	25%	61	Apsley Villas, Bradford	1, 2 & 3	£	32,500	EUV-SH	FH	1	£18,673
913	4439	1 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	1	1994	75.82	78.63		81	Kingfisher Close, Wheatley	1, 2 & 3	£	68,000	EUV-SH	FH	1	£39,277
914	4440	2 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	2	1994	82.6	85.66		81	Kingfisher Close, Wheatley	1, 2 & 3	£	85,000	EUV-SH	FH	1	£42,789
915	4441	3 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	1	1994	75.82	78.63		81	Kingfisher Close, Wheatley	1, 2 & 3	£	68,000	EUV-SH	FH	1	£39,277
916	4442	4 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	2	1994	79.6	82.55		81	Kingfisher Close, Wheatley	1, 2 & 3	£	85,000	EUV-SH	FH	1	£41,235
917	4443	5 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	1	1994	75.82	78.63		81	Kingfisher Close, Wheatley	1, 2 & 3	£	68,000	EUV-SH	FH	1	£39,277
918	4444	6 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	1	1994	75.82	78.63		81	Kingfisher Close, Wheatley	1, 2 & 3	£	68,000	EUV-SH	FH	1	£39,277
919	4445	7 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	1	1994	75.82	78.63		81	Kingfisher Close, Wheatley	1, 2 & 3	£	68,000	EUV-SH	FH	1	£39,277
920	4446	8 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	1	1994	75.82	78.63		81	Kingfisher Close, Wheatley	1, 2 & 3	£	68,000	EUV-SH	FH	1	£39,277
921	4447	9 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	1	1994	75.82	78.63		81	Kingfisher Close, Wheatley	1, 2 & 3	£	68,000	EUV-SH	FH	1	£39,277
922	4448	10 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	2	1994	79.6	82.55		81	Kingfisher Close, Wheatley	1, 2 & 3	£	85,000	EUV-SH	FH	1	£41,235
923	4449	11 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	2	1994	79.6	82.55		81	Kingfisher Close, Wheatley	1, 2 & 3	£	85,000	EUV-SH	FH	1	£41,235
924	4450	12 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	2	1994	79.6	82.55		81	Kingfisher Close, Wheatley	1, 2 & 3	£	85,000	EUV-SH	FH	1	£41,235
925	4451	14 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	2	1994	79.6	82.55		81	Kingfisher Close, Wheatley	1, 2 & 3	£	85,000	EUV-SH	FH	1	£41,235
926	4452	15 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	2	1994	79.6	82.55		81	Kingfisher Close, Wheatley	1, 2 & 3	£	85,000	EUV-SH	FH	1	£41,235
927	4453	16 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	2	1994	79.6	82.55		81	Kingfisher Close, Wheatley	1, 2 & 3	£	85,000	EUV-SH	FH	1	£41,235
928	4454	17 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	2	1994	79.6	82.55		81	Kingfisher Close, Wheatley	1, 2 & 3	£	85,000	EUV-SH	FH	1	£41,235
929	4455	19 Kingfisher Close	Wheatley	Doncaste	DN2 4SV	0	Assured Rent	House	2	1994	79.6	82.55		81	Kingfisher Close, Wheatley	1, 2 & 3	£	85,000	EUV-SH	FH	1	£41,235
1103	5886	1 Wilson Gardens	Milnsbridge	Huddersf	HD3 4LV	General	Assured Rent	House	1	1998	75.37	78.16		101	New Street/Pickfords	1, 2 & 3	£	55,000	EUV-SH	FH	1	£39,042
1104	5887	2 Wilson Gardens	Milnsbridge	Huddersf	HD3 4LV	General	Assured Rent	House	1	1998	75.37	78.16		101	New Street/Pickfords	1, 2 & 3	£	55,000	EUV-SH	FH	1	£39,042
1105	5888	3 Wilson Gardens	Milnsbridge	Huddersf	HD3 4LV	General	Assured Rent	House	2	1998	81.42	84.43		101	New Street/Pickfords	1, 2 & 3	£	70,000	EUV-SH	FH	1	£42,174
1106	5889	4 Wilson Gardens	Milnsbridge	Huddersf	HD3 4LV	General	Assured Rent	House	2	1998	81.42	84.43		101	New Street/Pickfords	1, 2 & 3	£	70,000	EUV-SH	FH	1	£42,174
1107	5890	5 Wilson Gardens	Milnsbridge	Huddersf	HD3 4LV	General	Assured Rent	House	1	1998	75.37	78.16		101	New Street/Pickfords	1, 2 & 3	£	55,000	EUV-SH	FH	1	£39,042
1108	5891	6 Wilson Gardens	Milnsbridge	Huddersf	HD3 4LV	General	Assured Rent	House	1	1998	75.37	78.16		101	New Street/Pickfords	1, 2 & 3	£	55,000	EUV-SH	FH	1	£39,042
1109	5892	7 Wilson Gardens	Milnsbridge	Huddersf	HD3 4LV	General	Assured Rent	House	1	1998	75.37	78.16		101	New Street/Pickfords	1, 2 & 3	£	55,000	EUV-SH	FH	1	£39,042
1110	5893	8 Wilson Gardens	Milnsbridge	Huddersf	HD3 4LV	General	Assured Rent	House	1	1998	74.16	74.16		101	New Street/Pickfords	1, 2 & 3	£	55,000	EUV-SH	FH	1	£47,291
1111	5894	9 Wilson Gardens	Milnsbridge	Huddersf	HD3 4LV	General	Assured Rent	House	2	1998	81.42	84.43		101	New Street/Pickfords	1, 2 & 3	£	70,000	EUV-SH	FH	1	£42,174
1112	5895	10 Wilson Gardens	Milnsbridge	Huddersf	HD3 4LV	General	Assured Rent	House	2	1998	81.42	84.43		101	New Street/Pickfords	1, 2 & 3	£	70,000	EUV-SH	FH	1	£42,174
1113	5896	11 Wilson Gardens	Milnsbridge	Huddersf	HD3 4LV	General	Assured Rent	House	1	1998	75.37	78.16		101	New Street/Pickfords	1, 2 & 3	£	55,000	EUV-SH	FH	1	£39,042
1114	5897	12 Wilson Gardens	Milnsbridge	Huddersf	HD3 4LV	General	Assured Rent	House	1	1998	76.46	79.29		101	New Street/Pickfords	1, 2 & 3	£	55,000	EUV-SH	FH	1	£39,607
1208	21566	31 Chain Lane	Knaresborough	Harrogate	HG5 0DF	General	Assured Rent	House	3	2008	109.69	113.75		116	Chain Lane & Appr	1, 2 & 3	£	210,000	EUV-SH	FH	1	£67,058
1209	21567	29 Chain Lane	Knaresborough	Harrogate	HG5 0DF	General	Assured Rent	House	3	2008	109.69	113.75		116	Chain Lane & Appr	1, 2 & 3	£	210,000	EUV-SH	FH	1	£67,058
1210	21568	27 Chain Lane	Knaresborough	Harrogate	HG5 0DF	General	Assured Rent	House	3	2008	109.69	113.75		116	Chain Lane & Appr	1, 2 & 3	£	210,000	EUV-SH	FH	1	£67,058
1211	21569	25 Chain Lane	Knaresborough	Harrogate	HG5 0DF	General	Assured Rent	House	2	2008	98.05	101.68		116	Chain Lane & Appr	1, 2 & 3	£	185,000	EUV-SH	FH	1	£59,942
1212	21570	23 Chain Lane	Knaresborough	Harrogate	HG5 0DF	General	Assured Rent	House	2	2008	105.71	105.71		116	Chain Lane & Appr	1, 2 & 3	£	185,000	EUV-SH	FH	1	£67,410
1213	21571	21 Chain Lane	Knaresborough	Harrogate	HG5 0DF	General	Assured Rent	House	2	2008	108.99	108.99		116	Chain Lane & Appr	1, 2 & 3	£	185,000	EUV-SH	FH	1	£69,502
1214	21572	19 Chain Lane	Knaresborough	Harrogate	HG5 0DF	General	Assured Rent	House	3	2008	109.69	113.75		116	Chain Lane & Appr	1, 2 & 3	£	210,000	EUV-SH	FH	1	£67,058
1215	21573	17 Chain Lane	Knaresborough	Harrogate	HG5 0DF	General	Assured Rent	House	2	2008	98.05	101.68		116	Chain Lane & Appr	1, 2 & 3	£	185,000	EUV-SH	FH	1	£59,942
1216	21574	15 Chain Lane	Knaresborough	Harrogate	HG5 0DF	General	Assured Rent	House	3	2008	109.69	113.75		116	Chain Lane & Appr	1, 2 & 3	£	210,000	EUV-SH	FH	1	£67,058
1217	21576	Flat 3		Harrogate	HG5 0FL	General	Assured Rent	Flat	2	2008	91.17	94.54		116	Chain Lane & Appr	1, 2 & 3	£	110,000	EUV-SH	FH	1	£55,733
1218	21577	Flat 7		Harrogate	HG5 0FL	General	Assured Rent	Flat	2	2008	91.17	94.54		116	Chain Lane & Appr	1, 2 & 3	£	110,000	EUV-SH	FH	1	£55,733
1219	21580	Flat 5		Harrogate	HG5 0FL	0	Shared Owner	Flat	2	2008	23.77		75%	116	Chain Lane & Appr	1, 2 & 3	£	110,000	EUV-SH	FH	1	£21,067
1220	21584	Flat 9		Harrogate	HG5 0FL	0	Shared Owner	Flat	2	2008	47.54		50%	116	Chain Lane & Appr	1, 2 & 3	£	110,000	EUV-SH	FH	1	£42,134
1221	21585	Flat 10		Harrogate	HG5 0FL	0	Shared Owner	Flat	2	2008	47.54		50%	116	Chain Lane & Appr	1, 2 & 3	£	110,000	EUV-SH	FH	1	£42,134
1222	21629	6 Appleshaw Close	Knaresborough	Harrogate	HG5 0FL	General	Assured Rent	House	2	2008	97.97	101.59		116	Chain Lane & Appr	1, 2 & 3	£	125,000	EUV-SH	FH	1	£59,889
1223	21631	2 Appleshaw Close	Knaresborough	Harrogate	HG5 0FL	General	Assured Rent	House	3	2008	120.63	120.63		116	Chain Lane & Appr	1, 2 & 3	£	140,000	EUV-SH	FH	1	£76,925

Schedule 3 ; EUV-SH Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARE OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH	
1224	21632	4 Appleshaw Close	Knareborough	Harrogate	HG5 0FL	General	Assured Rent	House	2	2008	98.05	101.68		116	Chain Lane & App	1, 2 & 3	£	125,000	EUV-SH	FH	1	£59,942
1225	21633	8 Appleshaw Close	Knareborough	Harrogate	HG5 0FL	General	Assured Rent	House	3	2008	109.69	113.75		116	Chain Lane & App	1, 2 & 3	£	140,000	EUV-SH	FH	1	£67,058
1226	21634	Flat 2	10 Appleshaw Cl	Harrogate	HG5 0FL	0	Shared Owner	Flat	2	2008	47.54		50%	116	Chain Lane & App	1, 2 & 3	£	110,000	EUV-SH	FH	1	£42,134
1227	21635	Flat 4	10 Appleshaw Cl	Harrogate	HG5 0FL	0	Shared Owner	Flat	2	2008	47.54		50%	116	Chain Lane & App	1, 2 & 3	£	110,000	EUV-SH	FH	1	£42,134
1228	21636	Flat 6	10 Appleshaw Cl	Harrogate	HG5 0FL	0	Shared Owner	Flat	2	2008	47.54		50%	116	Chain Lane & App	1, 2 & 3	£	110,000	EUV-SH	FH	1	£42,134
1229	21637	Flat 8	10 Appleshaw Cl	Harrogate	HG5 0FL	0	Shared Owner	Flat	2	2008	47.54		50%	116	Chain Lane & App	1, 2 & 3	£	110,000	EUV-SH	FH	1	£42,134
1230	22766	Flat 1	10 Appleshaw Cl	Harrogate	HG5 0FL	0	Shared Owner	Flat	2	2008	66.55		30%	116	Chain Lane & App	1, 2 & 3	£	110,000	EUV-SH	FH	1	£58,988
1293	19669	5 Bracewell Grove	Halifax	Halifax	HX3 5BP	0	Secure Leaseho	House	1	1960	12.24		75%	125	Bracewell Gv, Hal	1, 2 & 3	£	90,000	EUV-SH	FH	1	£17,237
1294	19670	8 Bracewell Grove	Halifax	Halifax	HX3 5BP	0	Secure Leaseho	House	1	1960	24.47		50%	125	Bracewell Gv, Hal	1, 2 & 3	£	90,000	EUV-SH	FH	1	£34,473
1295	19673	17 Bracewell Grove	Halifax	Halifax	HX3 5BP	0	Secure Leaseho	House	1	1960	23.76		50%	125	Bracewell Gv, Hal	1, 2 & 3	£	90,000	EUV-SH	FH	1	£34,473
1296	19674	18 Bracewell Grove	Halifax	Halifax	HX3 5BP	0	Secure Leaseho	House	1	1960	11.89		75%	125	Bracewell Gv, Hal	1, 2 & 3	£	90,000	EUV-SH	FH	1	£17,237
1297	19675	19 Bracewell Grove	Halifax	Halifax	HX3 5BP	0	Secure Leaseho	House	1	1960	23.77		50%	125	Bracewell Gv, Hal	1, 2 & 3	£	90,000	EUV-SH	FH	1	£34,473
1305	19672	15 Bracewell Grove	Halifax	Halifax	HX3 5HF	0	Secure Leaseho	House	1	1960	13.68		75%	125	Bracewell Gv, Hal	1, 2 & 3	£	90,000	EUV-SH	FH	1	£17,237
1377	20218	1 Wesley Way	LANCASTER	Lancaste	LA2 7NG	General	CH New Assure	House	2	2006	78.8	81.72		135	Wesley Way, Lan	1, 2 & 3	£	145,000	EUV-SH	FH	1	£48,176
1378	20219	2 Wesley Way	LANCASTER	Lancaste	LA2 7NG	General	CH New Assure	House	2	2007	78.8	81.72		135	Wesley Way, Lan	1, 2 & 3	£	145,000	EUV-SH	FH	1	£48,176
1379	20220	3 Wesley Way	LANCASTER	Lancaste	LA2 7NG	General	CH New Assure	House	2	2007	78.8	81.72		135	Wesley Way, Lan	1, 2 & 3	£	145,000	EUV-SH	FH	1	£48,176
1380	20221	4 Wesley Way	LANCASTER	Lancaste	LA2 7NG	General	CH New Assure	House	2	2007	78.8	81.72		135	Wesley Way, Lan	1, 2 & 3	£	145,000	EUV-SH	FH	1	£48,176
1381	20222	5 Wesley Way	LANCASTER	Lancaste	LA2 7NG	General	CH New Assure	House	3	2007	81.62	84.64		135	Wesley Way, Lan	1, 2 & 3	£	150,000	EUV-SH	FH	1	£49,897
1382	20223	6 Wesley Way	LANCASTER	Lancaste	LA2 7NG	General	CH New Assure	House	3	2007	81.62	84.64		135	Wesley Way, Lan	1, 2 & 3	£	150,000	EUV-SH	FH	1	£49,897
1383	20224	7 Wesley Way	LANCASTER	Lancaste	LA2 7NG	General	CH New Assure	House	3	2007	81.62	84.64		135	Wesley Way, Lan	1, 2 & 3	£	150,000	EUV-SH	FH	1	£49,897
1384	20225	8 Wesley Way	LANCASTER	Lancaste	LA2 7NG	General	CH New Assure	House	3	2007	81.62	84.64		135	Wesley Way, Lan	1, 2 & 3	£	150,000	EUV-SH	FH	1	£49,897
1385	20226	9 Wesley Way	LANCASTER	Lancaste	LA2 7NG	General	CH New Assure	House	3	2007	81.62	84.64		135	Wesley Way, Lan	1, 2 & 3	£	150,000	EUV-SH	FH	1	£49,897
1457	24453	160 Waggon Road	Leeds	Leeds	LS10 4G	General	Introductory Ten	House	3	2012	93.4	96.86		141	Wagon Road & TI	1, 2 & 3	£	125,000	EUV-SH	FH	1	£63,709
1458	24454	158 Waggon Road	Leeds	Leeds	LS10 4G	General	Introductory Ten	House	2	2012	87.59	90.83		141	Wagon Road & TI	1, 2 & 3	£	110,000	EUV-SH	FH	1	£59,743
1459	24455	156 Waggon Road	Leeds	Leeds	LS10 4G	General	Introductory Ten	House	2	2012	87.59	90.83		141	Wagon Road & TI	1, 2 & 3	£	110,000	EUV-SH	FH	1	£59,743
1460	24456	154 Waggon Road	Leeds	Leeds	LS10 4G	General	Introductory Ten	House	3	2012	93.4	96.86		141	Wagon Road & TI	1, 2 & 3	£	125,000	EUV-SH	FH	1	£63,709
1461	24457	152 Waggon Road	Leeds	Leeds	LS10 4G	General	Introductory Ten	House	3	2012	93.4	96.86		141	Wagon Road & TI	1, 2 & 3	£	125,000	EUV-SH	FH	1	£63,709
1462	24458	150 Waggon Road	Leeds	Leeds	LS10 4G	General	Introductory Ten	House	2	2012	87.59	90.83		141	Wagon Road & TI	1, 2 & 3	£	110,000	EUV-SH	FH	1	£59,743
1463	24459	148 Waggon Road	Leeds	Leeds	LS10 4G	General	Introductory Ten	House	3	2012	93.4	96.86		141	Wagon Road & TI	1, 2 & 3	£	125,000	EUV-SH	FH	1	£63,709
1464	20968	59 The Oaks	Leeds	Leeds	LS10 4G	General	Assured Rent	House	2	2007	82.2	85.24		141	Wagon Road & TI	1, 2 & 3	£	110,000	EUV-SH	FH	1	£50,251
1465	20969	57 The Oaks	Leeds	Leeds	LS10 4G	General	Assured Rent	House	2	2007	82.2	85.24		141	Wagon Road & TI	1, 2 & 3	£	110,000	EUV-SH	FH	1	£50,251
1466	20970	49 The Oaks	Leeds	Leeds	LS10 4G	General	Assured Rent	House	2	2007	82.29	85.33		141	Wagon Road & TI	1, 2 & 3	£	110,000	EUV-SH	FH	1	£50,304
1467	20971	47 The Oaks	Leeds	Leeds	LS10 4G	General	Assured Rent	House	2	2007	82.2	85.24		141	Wagon Road & TI	1, 2 & 3	£	110,000	EUV-SH	FH	1	£50,251

### Schedule 3 ; EUV-SH Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARE OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH	
1683	16674	Flat 16 Priestley Court	Cornmill View	Leeds	LS18 5N	General	Assured Rent	Flat	2	2005	90.19	93.53		154	Millbeck Park, Hor	1, 2 & 3	£	125,000	EUV-SH	FH	1	£55,138
1684	16675	Flat 17 Priestley Court	Cornmill View	Leeds	LS18 5N	General	Assured Rent	Flat	2	2005	90.19	93.53		154	Millbeck Park, Hor	1, 2 & 3	£	125,000	EUV-SH	FH	1	£55,138
1685	16676	Flat 20 Priestley Court	Cornmill View	Leeds	LS18 5N	General	Assured Rent	Flat	2	2005	90.19	93.53		154	Millbeck Park, Hor	1, 2 & 3	£	125,000	EUV-SH	FH	1	£55,138
1686	16677	Flat 21 Priestley Court	Cornmill View	Leeds	LS18 5N	General	Assured Rent	Flat	2	2005	90.19	93.53		154	Millbeck Park, Hor	1, 2 & 3	£	125,000	EUV-SH	FH	1	£55,138
1687	16678	Flat 22 Priestley Court	Cornmill View	Leeds	LS18 5N	General	Assured Rent	Flat	2	2005	90.19	93.53		154	Millbeck Park, Hor	1, 2 & 3	£	125,000	EUV-SH	FH	1	£55,138
1708	21491	2 Ryedale Close	TADCASTER	Leeds	LS24 9U 0	Leasehold		House	2	1996	57.94	57.94	50%	156	Rehabs, Ulleskelf	1, 2 & 3	£	110,000	EUV-SH	FH	1	£42,134
1709	21492	4 Ryedale Close	TADCASTER	Leeds	LS24 9U 0	Leasehold		House	2	1996	57.94	57.94	50%	156	Rehabs, Ulleskelf	1, 2 & 3	£	110,000	EUV-SH	FH	1	£42,134
1725	6500	16 Millbeck Approach	Morley	Leeds	LS27 8W	General	Assured Rent	House	2	1998	90.42	93.77		158	Leeds Replacement	1, 2 & 3	£	120,000	EUV-SH	FH	1	£25,071
2181	24346	17 Langsett Road	Barnsley	Barnsley S71	1RY	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2182	24355	17a Langsett Road	Barnsley	Barnsley S71	1RY	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2183	24350	1 Beverley Close	Barnsley	Barnsley S71	1RZ	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2184	24356	2 Beverley Close	Barnsley	Barnsley S71	1RZ	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2185	24357	3 Beverley Close	Barnsley	Barnsley S71	1RZ	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2186	24358	4 Beverley Close	Barnsley	Barnsley S71	1RZ	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2187	24359	8 Beverley Close	Barnsley	Barnsley S71	1RZ	General	Assured Rent	House	2	2012	81.14	84.14		212	New Lodge, Ather	1, 2 & 3	£	58,000	EUV-SH	FH	1	£55,160
2188	24360	7 Beverley Close	Barnsley	Barnsley S71	1RZ	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2189	24361	6 Beverley Close	Barnsley	Barnsley S71	1RZ	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2190	24362	5 Beverley Close	Barnsley	Barnsley S71	1RZ	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2191	24363	9 Beverley Close	Barnsley	Barnsley S71	1RZ	General	Assured Rent	House	2	2012	81.14	84.14		212	New Lodge, Ather	1, 2 & 3	£	58,000	EUV-SH	FH	1	£55,160
2192	24364	10 Beverley Close	Barnsley	Barnsley S71	1RZ	General	Assured Rent	House	2	2012	81.14	84.14		212	New Lodge, Ather	1, 2 & 3	£	58,000	EUV-SH	FH	1	£55,160
2193	24347	45 New Lodge Crescent	Barnsley	Barnsley S71	1SF	General	Assured Rent	House	2	2012	81.14	84.14		212	New Lodge, Ather	1, 2 & 3	£	58,000	EUV-SH	FH	1	£55,160
2194	24365	45A New Lodge Crescent	Barnsley	Barnsley S71	1SF	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2195	24371	31 New Lodge Crescent	Barnsley	Barnsley S71	1SF	General	Assured Rent	House	4	2012	97.16	100.75		212	New Lodge, Ather	1, 2 & 3	£	95,000	EUV-SH	FH	1	£66,268
2196	24372	29 New Lodge Crescent	Barnsley	Barnsley S71	1SF	General	Assured Rent	House	4	2012	97.16	100.75		212	New Lodge, Ather	1, 2 & 3	£	95,000	EUV-SH	FH	1	£66,268
2197	24373	27 New Lodge Crescent	Barnsley	Barnsley S71	1SF	General	Assured Rent	House	4	2012	97.16	100.75		212	New Lodge, Ather	1, 2 & 3	£	95,000	EUV-SH	FH	1	£66,268
2198	24374	25 New Lodge Crescent	Barnsley	Barnsley S71	1SF	General	Assured Rent	House	4	2012	97.16	100.75		212	New Lodge, Ather	1, 2 & 3	£	95,000	EUV-SH	FH	1	£66,268
2199	24375	21 New Lodge Crescent	Barnsley	Barnsley S71	1SF	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2200	24376	15a New Lodge Crescent	Barnsley	Barnsley S71	1SF	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2201	24377	19 New Lodge Crescent	Barnsley	Barnsley S71	1SF	General	Assured Rent	House	2	2012	81.14	84.14		212	New Lodge, Ather	1, 2 & 3	£	58,000	EUV-SH	FH	1	£55,160
2202	24378	17 New Lodge Crescent	Barnsley	Barnsley S71	1SF	General	Assured Rent	House	2	2012	81.14	84.14		212	New Lodge, Ather	1, 2 & 3	£	58,000	EUV-SH	FH	1	£55,160
2203	24348	35 New Lodge Crescent	Barnsley	Barnsley S71	1SH	General	Assured Rent	House	4	2012	97.16	100.75		212	New Lodge, Ather	1, 2 & 3	£	95,000	EUV-SH	FH	1	£66,268
2204	24349	23 New Lodge Crescent	Barnsley	Barnsley S71	1SH	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2205	24366	43 New Lodge Crescent	Barnsley	Barnsley S71	1SH	General	Assured Rent	House	2	2012	81.14	84.14		212	New Lodge, Ather	1, 2 & 3	£	58,000	EUV-SH	FH	1	£55,160
2206	24367	41 New Lodge Crescent	Barnsley	Barnsley S71	1SH	General	Assured Rent	House	2	2012	81.14	84.14		212	New Lodge, Ather	1, 2 & 3	£	58,000	EUV-SH	FH	1	£55,160
2207	24368	39 New Lodge Crescent	Barnsley	Barnsley S71	1SH	General	Assured Rent	House	2	2012	81.14	84.14		212	New Lodge, Ather	1, 2 & 3	£	58,000	EUV-SH	FH	1	£55,160
2208	24369	37 New Lodge Crescent	Barnsley	Barnsley S71	1SH	General	Assured Rent	House	2	2012	81.14	84.14		212	New Lodge, Ather	1, 2 & 3	£	58,000	EUV-SH	FH	1	£55,160
2209	24370	33 New Lodge Crescent	Barnsley	Barnsley S71	1SH	General	Assured Rent	House	4	2012	97.16	100.75		212	New Lodge, Ather	1, 2 & 3	£	95,000	EUV-SH	FH	1	£66,268
2210	24380	15 New Lodge Crescent	Barnsley	Barnsley S71	1SH	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2211	24351	2 Sherburn Road	Barnsley	Barnsley S71	1TG	General	Assured Rent	House	2	2012	81.14	84.14		212	New Lodge, Ather	1, 2 & 3	£	58,000	EUV-SH	FH	1	£55,160
2212	24352	6 Sherburn Road	Barnsley	Barnsley S71	1TG	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2213	24379	4 Sherburn Road	Barnsley	Barnsley S71	1TG	General	Assured Rent	House	2	2012	81.14	84.14		212	New Lodge, Ather	1, 2 & 3	£	58,000	EUV-SH	FH	1	£55,160
2214	24381	8 Sherburn Road	Barnsley	Barnsley S71	1TG	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2215	24382	10 Sherburn Road	Barnsley	Barnsley S71	1TG	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2216	24383	12 Sherburn Road	Barnsley	Barnsley S71	1TG	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2217	24384	14 Sherburn Road	Barnsley	Barnsley S71	1TG	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2218	24385	16 Sherburn Road	Barnsley	Barnsley S71	1TG	General	Assured Rent	House	3	2012	89.41	92.72		212	New Lodge, Ather	1, 2 & 3	£	70,000	EUV-SH	FH	1	£60,986
2310	14306	3 Cliff Road	Darfield	Barnsley S73	9HP	General	Assured Rent	House	3	2004	94.24	97.73		220	Cliff Rd, Darfield	1, 2 & 3	£	90,000	EUV-SH	FH	1	£57,614
2368	5520	2B Billingham Close	Alverthorpe	Wakefield WF1	0TF 0		Assured Rent	House	1	1970	61.34	77.45		232	St Georges Rd	1, 2 & 3	£	70,000	EUV-SH	FH	1	£20,707

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Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARE DABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH
2377	23178	16 Violet Close	Castleford	Wakefiel	WF10 5F	General	Assured Rent	House	2	2010	87.56	90.80		236	Cornflower Mews, 1, 2 & 3	£	90,000	EUV-SH	FH	1	£59,724
2378	23179	18 Violet Close	Castleford	Wakefiel	WF10 5F	General	Assured Rent	House	2	2010	87.56	90.80		236	Cornflower Mews, 1, 2 & 3	£	90,000	EUV-SH	FH	1	£59,724
2379	21953	21 Daisy Way	Castelford	Wakefiel	WF10 5F	General	Assured Rent	House	3	2009	101.73	101.73		236	Cornflower Mews, 1, 2 & 3	£	115,000	EUV-SH	FH	1	£64,872
2380	21954	19 Daisy Way	Castelford	Wakefiel	WF10 5F	General	Assured Rent	House	3	2009	93.91	97.38		236	Cornflower Mews, 1, 2 & 3	£	115,000	EUV-SH	FH	1	£57,407
2381	21943	2 Cornflower Mews	Castelford	Wakefiel	WF10 5F	General	Assured Rent	House	3	2008	88.16	91.42		236	Cornflower Mews, 1, 2 & 3	£	115,000	EUV-SH	FH	1	£53,894
2382	21944	4 Cornflower Mews	Castelford	Wakefiel	WF10 5F	General	Assured Rent	House	2	2008	88.16	91.42		236	Cornflower Mews, 1, 2 & 3	£	100,000	EUV-SH	FH	1	£53,894
2383	21945	7 Cornflower Mews	Castelford	Wakefiel	WF10 5F	General	Assured Rent	House	3	2008	88.16	91.42		236	Cornflower Mews, 1, 2 & 3	£	115,000	EUV-SH	FH	1	£53,894
2384	21946	5 Cornflower Mews	Castelford	Wakefiel	WF10 5F	General	Assured Rent	House	2	2008	88.16	91.42		236	Cornflower Mews, 1, 2 & 3	£	100,000	EUV-SH	FH	1	£53,894
2385	21947	3 Cornflower Mews	Castelford	Wakefiel	WF10 5F	General	Assured Rent	House	2	2008	93.99	93.99		236	Cornflower Mews, 1, 2 & 3	£	90,000	EUV-SH	FH	1	£59,937
2386	21948	1 Cornflower Mews	Castelford	Wakefiel	WF10 5F	General	Assured Rent	House	2	2008	85.96	89.14		236	Cornflower Mews, 1, 2 & 3	£	90,000	EUV-SH	FH	1	£52,550
2387	24447	8 Cornflower Mews	Castleford	Wakefiel	WF10 5F	General	Assured Rent	House	3	2012	96.69	100.27		236	Cornflower Mews, 1, 2 & 3	£	115,000	EUV-SH	FH	1	£65,952
2388	24448	6 Cornflower Mews	Castleford	Wakefiel	WF10 5F	General	Assured Rent	House	2	2008	90.88	94.24		236	Cornflower Mews, 1, 2 & 3	£	100,000	EUV-SH	FH	1	£55,556
2403	22311	5 Siskin Way	Allerton Bywater	Castlefor	WF10 2C	General	Assured Rent	House	3	2009	93.77	97.24		238	Siskin Way, Allert	£	135,000	EUV-SH	FH	1	£57,325
2404	22312	7 Siskin Way	Allerton Bywater	Castlefor	WF10 2C	General	Assured Rent	House	3	2009	93.77	97.24		238	Siskin Way, Allert	£	135,000	EUV-SH	FH	1	£57,325
2405	22313	9 Siskin Way	Allerton Bywater	Castlefor	WF10 2C	General	Assured Rent	House	3	2009	93.77	97.24		238	Siskin Way, Allert	£	135,000	EUV-SH	FH	1	£57,325
2406	22587	11 Siskin Way	Allerton Bywater	Castlefor	WF10 2C	General	Assured Rent	House	3	2009	87.83	91.08		238	Siskin Way, Allert	£	135,000	EUV-SH	FH	1	£53,693
2407	22606	19 Siskin Way	Allerton Bywater	Castlefor	WF10 2C0	Ass.	Shorthold M	House	3	2009	121.15	121.15		238	Siskin Way, Allert	£	135,000	EUV-SH	FH	1	£77,256
2408	22607	17 Siskin Way	Allerton Bywater	Castlefor	WF10 2C0	Ass.	Shorthold M	House	3	2009	121.15	121.15		238	Siskin Way, Allert	£	135,000	EUV-SH	FH	1	£77,256
2409	22608	15 Siskin Way	Allerton Bywater	Castlefor	WF10 2C0	Ass.	Shorthold M	House	3	2009	121.15	121.15		238	Siskin Way, Allert	£	135,000	EUV-SH	FH	1	£77,256
2516	14181	Flat 20A Sherwood Drive	Kettlethorpe	Wakefiel	WF2 7Q	Supporte	Assured Rent	Flat	1	2007	82.78	85.84		254	Sherwood Drive, 1	£	45,000	EUV-SH	FH	1	£21,449
2517	14182	Flat 20B Sherwood Drive	Kettlethorpe	Wakefiel	WF2 7Q	Supporte	Assured Rent	Flat	1	2007	82.78	85.84		254	Sherwood Drive, 1	£	45,000	EUV-SH	FH	1	£21,449
2518	14183	Flat 20C Sherwood Drive	Kettlethorpe	Wakefiel	WF2 7Q	Supporte	Assured Rent	Flat	1	2007	82.78	85.84		254	Sherwood Drive, 1	£	45,000	EUV-SH	FH	1	£21,449
2519	14184	Flat 20D Sherwood Drive	Kettlethorpe	Wakefiel	WF2 7Q	Supporte	Assured Rent	Flat	1	2007	82.78	85.84		254	Sherwood Drive, 1	£	45,000	EUV-SH	FH	1	£21,449
2520	14185	Flat 39A Sherwood Drive	Kettlethorpe	Wakefiel	WF2 7Q	Supporte	Assured Rent	Flat	1	2007	83.04	86.11		254	Sherwood Drive, 1	£	45,000	EUV-SH	FH	1	£21,449
2521	14186	Flat 39B Sherwood Drive	Kettlethorpe	Wakefiel	WF2 7Q	Supporte	Assured Rent	Flat	1	2007	83.04	86.11		254	Sherwood Drive, 1	£	45,000	EUV-SH	FH	1	£21,449
2522	14187	Flat 39C Sherwood Drive	Kettlethorpe	Wakefiel	WF2 7Q	Supporte	Assured Rent	Flat	1	2007	83.04	86.11		254	Sherwood Drive, 1	£	45,000	EUV-SH	FH	1	£21,449
2523	14188	Flat 39D Sherwood Drive	Kettlethorpe	Wakefiel	WF2 7Q	Supporte	Assured Rent	Flat	1	2007	83.04	86.11		254	Sherwood Drive, 1	£	45,000	EUV-SH	FH	1	£21,449
2561	5522	2C Billingham Close	Alverthorpe	Wakefiel	WF2 0TF0	Assured	Rent	House	1	1990	61.34	77.45		257	St Georges Rd	£	65,000	EUV-SH	FH	1	£38,688
2562	5524	2D Billingham Close	Alverthorpe	Wakefiel	WF2 0TF0	Assured	Rent	House	1	1990	61.34	77.45		257	St Georges Rd	£	65,000	EUV-SH	FH	1	£38,688
2563	5517	1A St Georges Road	Lupset	Wakefiel	WF2 8BF0	Assured	Rent	House	1	1990	57.87	77.45		257	St Georges Rd	£	100,000	EUV-SH	FH	1	£38,688
2564	5519	1B St Georges Road	Lupset	Wakefiel	WF2 8BF0	Assured	Rent	House	1	1990	57.87	77.45		257	St Georges Rd	£	100,000	EUV-SH	FH	1	£38,688
2565	5521	1C St Georges Road	Lupset	Wakefiel	WF2 8BF0	Assured	Rent	House	1	1990	57.87	77.45		257	St Georges Rd	£	100,000	EUV-SH	FH	1	£38,688
2566	5523	1D St Georges Road	Lupset	Wakefiel	WF2 8BF0	Assured	Rent	House	1	1990	57.87	77.45		257	St Georges Rd	£	100,000	EUV-SH	FH	1	£38,688
2605	22014	Flat 15A New Street	Ossett	Wakefiel	WF5 8AC	Supporte	Assured Rent	Flat	1	1990	96.16	99.72		265	New St, Ossett	£	65,000	EUV-SH	FH	1	£21,449
2606	22015	Flat 15B New Street	Ossett	Wakefiel	WF5 8AC	Supporte	Assured Rent	Flat	1	1990	96.16	99.72		265	New St, Ossett	£	65,000	EUV-SH	FH	1	£21,449
2607	22016	Flat 15C New Street	Ossett	Wakefiel	WF5 8AC	Supporte	Assured Rent	Flat	1	1990	96.16	99.72		265	New St, Ossett	£	65,000	EUV-SH	FH	1	£21,449
2613	22017	Flat 5B Bridge Street	Normanton	Normant	WF6 2E£	Supporte	Assured Rent	Flat	1	1980	96.16	99.72		267	Bridge St, Normar	£	30,000	EUV-SH	FH	1	£21,449
2614	22018	Flat 5A Bridge Street	Normanton	Normant	WF6 2E£	Supporte	Assured Rent	Flat	1	1980	96.16	99.72		267	Bridge St, Normar	£	30,000	EUV-SH	FH	1	£21,449
2615	22019	Flat 5C Bridge Street	Normanton	Normant	WF6 2E£	Supporte	Assured Rent	Flat	1	1980	96.16	99.72		267	Bridge St, Normar	£	30,000	EUV-SH	FH	1	£21,449
2731	11861	33 Mitchell Way	Rawcliffe	York	YO30 4S	General	IRH - NEW ASSU	House	2	2003	93.23	96.68		311	Mitchell Way, Rav	£	175,000	EUV-SH	FH	1	£56,995
2771	14114	Flat 1 Dunlin House,	Elvington Terrace	York	YO10 3D	General	IRH - OLD ASSU	Flat	2	2004	90.49	93.84		285	Foss Islands Road	£	155,000	EUV-SH	FH	1	£55,321
2772	14115	Flat 2 Dunlin House	Elvington Terrace	York	YO10 3D	General	IRH - NEW ASSU	Flat	2	2004	90.49	93.84		285	Foss Islands Road	£	155,000	EUV-SH	FH	1	£55,321
2773	14116	Flat 3 Dunlin House	Elvington Terrace	York	YO10 3D	General	IRH - NEW ASSU	Flat	2	2004	90.49	93.84		285	Foss Islands Road	£	155,000	EUV-SH	FH	1	£55,321
2774	14117	Flat 4 Dunlin House	Elvington Terrace	York	YO10 3D	General	IRH - NEW ASSU	Flat	2	2004	90.49	93.84		285	Foss Islands Road	£	155,000	EUV-SH	FH	1	£55,321
2775	14118	Flat 5 Dunlin House	Elvington Terrace	York	YO10 3D	General	IRH - NEW ASSU	Flat	2	2004	90.49	93.84		285	Foss Islands Road	£	155,000	EUV-SH	FH	1	£55,321
2776	14119	Flat 6 Dunlin House	Elvington Terrace	York	YO10 3D	General	IRH - NEW ASSU	Flat	1	2004	75.06	77.84		285	Foss Islands Road	£	125,000	EUV-SH	FH	1	£45,888
2777	14120	Flat 7 Dunlin House	Elvington Terrace	York	YO10 3D	General	IRH - NEW ASSU	Flat	1	2004	75.06	77.84		285	Foss Islands Road	£	125,000	EUV-SH	FH	1	£45,888
2778	14121	Flat 8 Dunlin House	Elvington Terrace	York	YO10 3D	General	IRH - NEW ASSU	Flat	2	2004	90.49	93.84		285	Foss Islands Road	£	155,000	EUV-SH	FH	1	£55,321

Schedule 3 ; EUV-SH Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARE DABLE/SHARE OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH	
2779	14122	Flat 9 Dunlin House	Elvington Terrace York	Malton	YO10 3D	General	RH - NEW ASSI	Flat	2	2004	90.49	93.84		285	Foss Islands Road	1, 2 & 3	£	155,000	EUV-SH	FH	1	£55,321
2780	14123	Flat 10 Dunlin House	Elvington Terrace York	Malton	YO10 3D	General	RH - NEW ASSI	Flat	2	2004	105.69	105.69		285	Foss Islands Road	1, 2 & 3	£	155,000	EUV-SH	FH	1	£67,398
2781	14124	Flat 11 Dunlin House	Elvington Terrace York	Malton	YO10 3D	General	RH - NEW ASSI	Flat	2	2004	90.49	93.84		285	Foss Islands Road	1, 2 & 3	£	155,000	EUV-SH	FH	1	£55,321
2782	14125	Flat 12 Dunlin House	Elvington Terrace York	Malton	YO10 3D	General	RH - NEW ASSI	Flat	2	2004	90.49	93.84		285	Foss Islands Road	1, 2 & 3	£	155,000	EUV-SH	FH	1	£55,321
2783	14126	Flat 13 Dunlin House	Elvington Terrace York	Malton	YO10 3D	General	RH - NEW ASSI	Flat	2	2004	90.49	93.84		285	Foss Islands Road	1, 2 & 3	£	155,000	EUV-SH	FH	1	£55,321
2784	14127	Flat 16 Dunlin House	Elvington Terrace York	Malton	YO10 3D	General	RH - NEW ASSI	Flat	2	2004	90.49	93.84		285	Foss Islands Road	1, 2 & 3	£	155,000	EUV-SH	FH	1	£55,321
2846	22329	Flat 2 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2847	22330	Flat 1 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2848	22332	Flat 23 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2849	22333	Flat 42 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2850	22334	Flat 14 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2851	22335	Flat 15 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2852	22336	Flat 33 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2853	22337	Flat 34 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2854	22338	Flat 5 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2855	22339	Flat 30 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2856	22340	Flat 49 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2857	22341	Flat 21 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2858	22342	Flat 22 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2859	22343	Flat 40 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2860	22344	Flat 41 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2861	22345	Flat 7 Deansfield Court	Malton	Malton	YO17 9D0		Assured Rent	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2862	22346	Flat 8 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2863	22347	Flat 20 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2864	22348	Flat 24 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2865	22349	Flat 25 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2866	22350	Flat 39 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2867	22351	Flat 43 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2868	22352	Flat 44 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2869	22353	Flat 12 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	83.45	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2870	22354	Flat 29 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2871	22355	Flat 48 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	2	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	90,000	EUV-SH	FH	1	£49,190
2872	22356	Flat 11 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	1	2009	73.64	76.36		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2873	22357	Flat 28 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	1	2009	73.64	76.36		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2874	22358	Flat 47 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	1	2009	73.64	76.36		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2875	22359	Flat 9 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	1	2009	73.64	76.36		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2876	22360	Flat 10 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	1	2009	73.64	76.36		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2877	22361	Flat 26 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	1	2009	73.64	76.36		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2878	22362	Flat 45 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	1	2009	73.64	76.36		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2879	22363	Flat 46 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	1	2009	80.46	83.44		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£49,190
2880	22364	Flat 31 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	1	2009	73.64	76.36		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2881	22365	Flat 32 Deansfield Court	Malton	Malton	YO17 9D0		Assured Rent	Flat	1	2009	73.64	76.36		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2882	22366	Flat 50 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	1	2009	73.64	76.36		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2883	22367	Flat 51 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	1	2009	73.64	76.36		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2884	22368	Flat 3 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	1	2009	73.64	76.36		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2885	22369	Flat 4 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	1	2009	73.64	76.36		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2886	22370	Flat 16 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	1	2009	73.64	76.36		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2887	22371	Flat 17 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSI	Flat	1	2009	73.64	76.36		292	Deansfield Court	1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016

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2888	22372	Flat 35 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	2009	73.64	76.36		292	Deansfield Court, 1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2889	22373	Flat 36 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	2009	73.64	76.36		292	Deansfield Court, 1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2890	22374	Flat 18 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	2009	73.64	76.36		292	Deansfield Court, 1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2891	22375	Flat 19 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	2009	73.64	76.36		292	Deansfield Court, 1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2892	22376	Flat 37 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	2009	73.64	76.36		292	Deansfield Court, 1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2893	22377	Flat 38 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	2009	73.64	76.36		292	Deansfield Court, 1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2894	22378	Flat 6 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	2009	73.64	76.36		292	Deansfield Court, 1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2895	22379	Flat 27 Deansfield Court	Malton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	2009	73.64	76.36		292	Deansfield Court, 1, 2 & 3	£	70,000	EUV-SH	FH	1	£45,016
2935	8387	Flat 1 Furlongs Avenue	Norton	Malton	YO17 9P0		RH - NEW ASSU	Flat	2	1979	78.51	81.41		294	Furlongs Ave, Noi 1, 2 & 3	£	135,000	EUV-SH	FH	1	£16,720
2936	8388	10 Furlongs Avenue	Norton	Malton	YO17 9P General		IRH - OLD ASSU	House	3	1979	92.37	95.79		294	Furlongs Ave, Noi 1, 2 & 3	£	165,000	EUV-SH	FH	1	£31,513
2937	8389	Flat 11 Furlongs Avenue	Norton	Malton	YO17 9P0		RH - NEW ASSU	Flat	2	1979	78.51	81.41		294	Furlongs Ave, Noi 1, 2 & 3	£	135,000	EUV-SH	FH	1	£16,720
2938	8390	12 Furlongs Avenue	Norton	Malton	YO17 9P General		IRH - NEW ASSU	House	3	1979	92.37	95.79		294	Furlongs Ave, Noi 1, 2 & 3	£	165,000	EUV-SH	FH	1	£31,513
2939	8391	14 Furlongs Avenue	Norton	Malton	YO17 9P General		IRH - OLD ASSU	House	3	1979	92.37	95.79		294	Furlongs Ave, Noi 1, 2 & 3	£	165,000	EUV-SH	FH	1	£31,513
2940	8392	Flat 15 Furlongs Avenue	Norton	Malton	YO17 9P0		RH - NEW ASSU	Flat	2	1979	78.51	81.41		294	Furlongs Ave, Noi 1, 2 & 3	£	135,000	EUV-SH	FH	1	£16,720
2941	8393	16 Furlongs Avenue	Norton	Malton	YO17 9P General		IRH - NEW ASSU	House	3	1979	92.37	95.79		294	Furlongs Ave, Noi 1, 2 & 3	£	165,000	EUV-SH	FH	1	£31,513
2942	8394	Flat 17 Furlongs Avenue	Norton	Malton	YO17 9P0		RH - NEW ASSU	Flat	2	1979	78.51	81.41		294	Furlongs Ave, Noi 1, 2 & 3	£	135,000	EUV-SH	FH	1	£16,720
2943	8395	Flat 19 Furlongs Avenue	Norton	Malton	YO17 9P0		RH - NEW ASSU	Flat	2	1979	78.51	81.41		294	Furlongs Ave, Noi 1, 2 & 3	£	135,000	EUV-SH	FH	1	£16,720
2944	8396	2 Furlongs Avenue	Norton	Malton	YO17 9P General		IRH - ASSURED	House	3	1979	92.37	95.79		294	Furlongs Ave, Noi 1, 2 & 3	£	165,000	EUV-SH	FH	1	£31,513
2945	8397	20 Furlongs Avenue	Norton	Malton	YO17 9P General		IRH - OLD ASSU	House	3	1979	92.37	95.79		294	Furlongs Ave, Noi 1, 2 & 3	£	165,000	EUV-SH	FH	1	£31,513
2946	8398	Flat 21 Furlongs Avenue	Norton	Malton	YO17 9P General		IRH - NEW ASSU	Flat	2	1979	78.51	81.41		294	Furlongs Ave, Noi 1, 2 & 3	£	135,000	EUV-SH	FH	1	£16,720
2947	8400	Flat 23 Furlongs Avenue	Norton	Malton	YO17 9P0		RH - NEW ASSU	Flat	2	1979	78.51	81.41		294	Furlongs Ave, Noi 1, 2 & 3	£	135,000	EUV-SH	FH	1	£16,720
2948	8402	Flat 25 Furlongs Avenue	Norton	Malton	YO17 9P0		RH - NEW ASSU	Flat	2	1979	78.51	81.41		294	Furlongs Ave, Noi 1, 2 & 3	£	135,000	EUV-SH	FH	1	£16,720
2949	8407	Flat 3 Furlongs Avenue	Norton	Malton	YO17 9P0		RH - NEW ASSU	Flat	2	1979	78.51	81.41		294	Furlongs Ave, Noi 1, 2 & 3	£	135,000	EUV-SH	FH	1	£16,720
2950	8415	4 Furlongs Avenue	Norton	Malton	YO17 9P General		IRH - NEW ASSU	House	3	1979	92.37	95.79		294	Furlongs Ave, Noi 1, 2 & 3	£	165,000	EUV-SH	FH	1	£31,513
2951	8420	Flat 48 Furlongs Avenue	Norton	Malton	YO17 9P0		RH - OLD ASSU	Flat	1	1979	72.55	75.23		294	Furlongs Ave, Noi 1, 2 & 3	£	95,000	EUV-SH	FH	1	£15,450
2952	8421	Flat 5 Furlongs Avenue	Norton	Malton	YO17 9P0		RH - NEW ASSU	Flat	2	1979	78.51	81.41		294	Furlongs Ave, Noi 1, 2 & 3	£	135,000	EUV-SH	FH	1	£16,720
2953	8422	Flat 50 Furlongs Avenue	Norton	Malton	YO17 9P0		RH - NEW ASSU	Flat	1	1979	72.55	75.23		294	Furlongs Ave, Noi 1, 2 & 3	£	95,000	EUV-SH	FH	1	£15,450
2954	8423	Flat 52 Furlongs Avenue	Norton	Malton	YO17 9P General		IRH - NEW ASSU	Flat	1	1979	72.55	75.23		294	Furlongs Ave, Noi 1, 2 & 3	£	95,000	EUV-SH	FH	1	£15,450
2955	8424	Flat 54 Furlongs Avenue	Norton	Malton	YO17 9P0		RH - NEW ASSU	Flat	1	1979	72.55	75.23		294	Furlongs Ave, Noi 1, 2 & 3	£	95,000	EUV-SH	FH	1	£15,450
2956	8425	6 Furlongs Avenue	Norton	Malton	YO17 9P General		IRH - OLD ASSU	House	3	1979	92.37	95.79		294	Furlongs Ave, Noi 1, 2 & 3	£	165,000	EUV-SH	FH	1	£31,513
2957	8426	Flat 7 Furlongs Avenue	Norton	Malton	YO17 9P General		IRH - NEW ASSU	Flat	2	1979	78.51	81.41		294	Furlongs Ave, Noi 1, 2 & 3	£	135,000	EUV-SH	FH	1	£16,720
2958	8427	Flat 9 Furlongs Avenue	Norton	Malton	YO17 9P General		IRH - OLD ASSU	Flat	2	1979	78.51	81.41		294	Furlongs Ave, Noi 1, 2 & 3	£	135,000	EUV-SH	FH	1	£16,720
2974	8589	11 Rosedale Avenue	Norton	Malton	YO17 9D0		RH - OLD ASSU	House	3	1981	91.99	95.39		299	Rosedale Avenue 1, 2 & 3	£	145,000	EUV-SH	FH	1	£31,382
2975	8590	Flat 3 Rosedale Avenue	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1981	72.55	75.23		299	Rosedale Avenue 1, 2 & 3	£	80,000	EUV-SH	FH	1	£15,450
2976	8591	Flat 5 Rosedale Avenue	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1981	72.55	75.23		299	Rosedale Avenue 1, 2 & 3	£	80,000	EUV-SH	FH	1	£15,450
2977	8592	Flat 7 Rosedale Avenue	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1981	72.55	75.23		299	Rosedale Avenue 1, 2 & 3	£	80,000	EUV-SH	FH	1	£15,450
2978	8593	Flat 9 Rosedale Avenue	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1981	72.55	75.23		299	Rosedale Avenue 1, 2 & 3	£	80,000	EUV-SH	FH	1	£15,450
2979	24226	Flat 3	Hawthorn Close	Malton	YO17 7A0		Shared Owner	Flat	2	2012	23.78		50%	300	The Trees, Maltor 1, 2 & 3	£	125,000	EUV-SH	FH	1	£47,880
2984	24233	10 Hawthorn Close	Malton	Malton	YO17 7A0		Shared Owner	House	3	2012	13.72		55%	300	The Trees, Maltor 1, 2 & 3	£	160,000	EUV-SH	FH	1	£55,157
2999	24147	1A Rowan Avenue	Malton	Malton	YO17 7D General		Assured Rent	House	4	2012	126.26	130.93		300	The Trees, Maltor 1, 2 & 3	£	175,000	EUV-SH	FH	1	£86,119
3001	8629	Flat 1 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1979	72.55	75.23		301	Wandales Close, 1, 2 & 3	£	80,000	EUV-SH	FH	1	£15,450
3002	8630	Flat 10 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1975	72.55	75.23		301	Wandales Close, 1, 2 & 3	£	80,000	EUV-SH	FH	1	£15,450
3003	8631	Flat 11 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1979	72.55	75.23		301	Wandales Close, 1, 2 & 3	£	80,000	EUV-SH	FH	1	£15,450
3004	8632	Flat 12 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1979	72.55	75.23		301	Wandales Close, 1, 2 & 3	£	80,000	EUV-SH	FH	1	£15,450
3005	8633	Flat 14 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1979	72.55	75.23		301	Wandales Close, 1, 2 & 3	£	80,000	EUV-SH	FH	1	£15,450
3006	8634	Flat 15 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1979	72.55	75.23		301	Wandales Close, 1, 2 & 3	£	80,000	EUV-SH	FH	1	£15,450
3007	8635	Flat 16 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1979	72.55	75.23		301	Wandales Close, 1, 2 & 3	£	80,000	EUV-SH	FH	1	£15,450
3008	8636	Flat 17 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1979	72.55	75.23		301	Wandales Close, 1, 2 & 3	£	80,000	EUV-SH	FH	1	£15,450



## Schedule 3 ; EUV-SH Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELT ERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARE OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH
3009	8637	Flat 18 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1979	72.55	75.23		301	Wandales Close,	1, 2 & 3	£ 80,000	EUV-SH	FH	1	£15,450
3010	8638	Flat 19 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1975	72.55	75.23		301	Wandales Close,	1, 2 & 3	£ 80,000	EUV-SH	FH	1	£15,450
3011	8639	Flat 2 Wandales Close	Norton	Malton	YO17 9D General		IRH - NEW ASSU	Flat	1	1975	72.55	75.23		301	Wandales Close,	1, 2 & 3	£ 80,000	EUV-SH	FH	1	£15,450
3012	8640	Flat 20 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1975	72.55	75.23		301	Wandales Close,	1, 2 & 3	£ 80,000	EUV-SH	FH	1	£15,450
3013	8641	Flat 21 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1975	72.55	75.23		301	Wandales Close,	1, 2 & 3	£ 80,000	EUV-SH	FH	1	£15,450
3014	8642	Flat 3 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1975	72.55	75.23		301	Wandales Close,	1, 2 & 3	£ 80,000	EUV-SH	FH	1	£15,450
3015	8643	Flat 4 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1975	72.55	75.23		301	Wandales Close,	1, 2 & 3	£ 80,000	EUV-SH	FH	1	£15,450
3016	8644	Flat 5 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1975	72.55	75.23		301	Wandales Close,	1, 2 & 3	£ 80,000	EUV-SH	FH	1	£15,450
3017	8645	Flat 6 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1975	72.55	75.23		301	Wandales Close,	1, 2 & 3	£ 80,000	EUV-SH	FH	1	£15,450
3018	8646	Flat 7 Wandales Close	Norton	Malton	YO17 9D0		RH - NEW ASSU	Flat	1	1975	72.55	75.23		301	Wandales Close,	1, 2 & 3	£ 80,000	EUV-SH	FH	1	£15,450
3019	8647	Flat 8 Wandales Close	Norton	Malton	YO17 9D General		IRH - NEW ASSU	Flat	1	1979	72.55	75.23		301	Wandales Close,	1, 2 & 3	£ 80,000	EUV-SH	FH	1	£15,450
3020	8648	Flat 9 Wandales Close	Norton	Malton	YO17 9D0		RH - OLD ASSU	Flat	1	1975	72.55	75.23		301	Wandales Close,	1, 2 & 3	£ 80,000	EUV-SH	FH	1	£15,450
3038	11789	57 Kingfisher Drive	Pickering	Pickering	YO18 8T General		IRH - NEW ASSU	House	2	2003	94.47	97.97		303	RH Vivis Lane, Piv	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£57,755
3039	11790	55 Kingfisher Drive	Pickering	Pickering	YO18 8T General		IRH - NEW ASSU	House	2	2003	94.47	97.97		303	RH Vivis Lane, Piv	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£57,755
3040	22139	9 Kingfisher Drive	Pickering	Pickering	YO18 8T General		IRH - NEW ASSU	House	2	1970	94.45	97.94		303	RH Vivis Lane, Piv	1, 2 & 3	£ 150,000	EUV-SH	FH	1	£26,186
3041	11782	7 Heron Gate	Pickering	Pickering	YO18 8T General		IRH - OLD ASSU	House	2	2003	94.47	97.97		303	RH Vivis Lane, Piv	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£57,755
3042	11783	5 Heron Gate	Pickering	Pickering	YO18 8T General		IRH - NEW ASSU	House	2	2003	94.47	97.97		303	RH Vivis Lane, Piv	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£57,755
3043	11784	3 Heron Gate	Pickering	Pickering	YO18 8T General		IRH - NEW ASSU	House	2	2003	94.47	97.97		303	RH Vivis Lane, Piv	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£57,755
3044	11785	10 Heron Gate	Pickering	Pickering	YO18 8T General		IRH - NEW ASSU	House	2	2003	94.47	97.97		303	RH Vivis Lane, Piv	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£57,755
3045	11786	12 Heron Gate	Pickering	Pickering	YO18 8T General		IRH - NEW ASSU	House	2	2003	94.47	97.97		303	RH Vivis Lane, Piv	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£57,755
3046	11787	14 Heron Gate	Pickering	Pickering	YO18 8T General		IRH - NEW ASSU	House	2	2003	94.47	97.97		303	RH Vivis Lane, Piv	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£57,755
3047	11788	16 Heron Gate	Pickering	Pickering	YO18 8T General		IRH - NEW ASSU	House	2	2003	97.83	101.45		303	RH Vivis Lane, Piv	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£59,807
3048	11780	5 Grebe Way	Pickering	Pickering	YO18 8T General		IRH - NEW ASSU	House	3	2003	97.83	101.45		303	RH Vivis Lane, Piv	1, 2 & 3	£ 160,000	EUV-SH	FH	1	£59,807
3049	11781	1 Grebe Way	Pickering	Pickering	YO18 8T General		IRH - NEW ASSU	House	3	2003	97.83	101.45		303	RH Vivis Lane, Piv	1, 2 & 3	£ 160,000	EUV-SH	FH	1	£59,807
3050	11791	3 Grebe Way	Pickering	Pickering	YO18 8T General		IRH - NEW ASSU	House	2	2003	94.47	97.97		303	RH Vivis Lane, Piv	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£57,755
3051	11792	7 Grebe Way	Pickering	Pickering	YO18 8T General		IRH - NEW ASSU	House	2	2003	113.27	113.27		303	RH Vivis Lane, Piv	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£72,231
3052	11793	9 Grebe Way	Pickering	Pickering	YO18 8T General		IRH - NEW ASSU	House	2	2003	104.56	108.43		303	RH Vivis Lane, Piv	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£63,922
3103	24608	8 Nunings Way	Driffield	Driffield	YO25 4H General		I Starter Tenancie	House	2	2013	89.17	92.47		306	Nunings Way, Drif	1, 2 & 3	£ 105,000	EUV-SH	FH	1	£60,822
3104	24609	6 Nunings Way	Driffield	Driffield	YO25 4H General		I Starter Tenancie	House	2	2013	89.17	92.47		306	Nunings Way, Drif	1, 2 & 3	£ 105,000	EUV-SH	FH	1	£60,822
3105	11801	21 Darwin Drive	Driffield	Driffield	YO25 5P General		IRH - NEW ASSU	House	3	2003	93.65	97.12		307	ReHabs Driffield	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£57,254
3106	11802	23 Darwin Drive	Driffield	Driffield	YO25 5P General		IRH - NEW ASSU	House	3	2003	93.65	97.12		307	ReHabs Driffield	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£57,254
3107	11803	25 Darwin Drive	Driffield	Driffield	YO25 5P General		IRH - NEW ASSU	House	2	2003	90.13	93.46		307	ReHabs Driffield	1, 2 & 3	£ 125,000	EUV-SH	FH	1	£55,097
3108	11804	27 Darwin Drive	Driffield	Driffield	YO25 5P General		IRH - NEW ASSU	House	2	2003	90.13	93.46		307	ReHabs Driffield	1, 2 & 3	£ 125,000	EUV-SH	FH	1	£55,097
3109	14385	5 Laybourne Garth	Driffield	Driffield	YO25 5P General		IRH - NEW ASSU	House	2	2005	88.4	91.67		307	ReHabs Driffield	1, 2 & 3	£ 125,000	EUV-SH	FH	1	£54,041
3110	14386	6 Laybourne Garth	Driffield	Driffield	YO25 5P General		IRH - NEW ASSU	House	2	2005	88.4	91.67		307	ReHabs Driffield	1, 2 & 3	£ 125,000	EUV-SH	FH	1	£54,041
3111	14387	7 Laybourne Garth	Driffield	Driffield	YO25 5P General		IRH - NEW ASSU	House	3	2005	94.82	98.33		307	ReHabs Driffield	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£57,967
3112	14388	8 Laybourne Garth	Driffield	Driffield	YO25 5P General		IRH - NEW ASSU	House	3	2005	94.82	98.33		307	ReHabs Driffield	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£57,967
3113	14389	9 Laybourne Garth	Driffield	Driffield	YO25 5P General		IRH - NEW ASSU	House	3	2005	94.82	98.33		307	ReHabs Driffield	1, 2 & 3	£ 140,000	EUV-SH	FH	1	£57,967
3131	11806	21 Mitchell Way	Rawcliffe	York	YO30 4S General		IRH - NEW ASSU	House	3	2003	101.63	105.39		311	Mitchell Way, Rav	1, 2 & 3	£ 195,000	EUV-SH	FH	1	£62,129
3132	11807	23 Mitchell Way	Rawcliffe	York	YO30 4S General		IRH - NEW ASSU	House	3	2003	101.63	105.39		311	Mitchell Way, Rav	1, 2 & 3	£ 195,000	EUV-SH	FH	1	£62,129
3133	11808	28 Mitchell Way	Rawcliffe	York	YO30 4S General		IRH - NEW ASSU	House	3	2003	96.5	100.07		311	Mitchell Way, Rav	1, 2 & 3	£ 195,000	EUV-SH	FH	1	£58,993
3134	11809	32 Mitchell Way	Rawcliffe	York	YO30 4S General		IRH - NEW ASSU	House	2	2003	93.23	96.68		311	Mitchell Way, Rav	1, 2 & 3	£ 175,000	EUV-SH	FH	1	£56,995
3135	11810	34 Mitchell Way	Rawcliffe	York	YO30 4S General		IRH - NEW ASSU	House	2	2003	103.32	107.14		311	Mitchell Way, Rav	1, 2 & 3	£ 175,000	EUV-SH	FH	1	£63,161
3136	11811	30 Mitchell Way	Rawcliffe	York	YO30 4S General		IRH - NEW ASSU	House	2	2003	108.58	108.58		311	Mitchell Way, Rav	1, 2 & 3	£ 175,000	EUV-SH	FH	1	£69,241
3137	11837	29 Mitchell Way	Rawcliffe	York	YO30 4S General		IRH - NEW ASSU	House	2	2003	96.5	100.07		311	Mitchell Way, Rav	1, 2 & 3	£ 175,000	EUV-SH	FH	1	£58,993
3138	11862	31 Mitchell Way	Rawcliffe	York	YO30 4S General		IRH - NEW ASSU	House	3	2003	96.5	100.07		311	Mitchell Way, Rav	1, 2 & 3	£ 195,000	EUV-SH	FH	1	£58,993
3272	23009	Flat 19 Fossway House	Gladstone Street	York	YO31 8V General		IRH - NEW ASSU	Flat	2	2010	93.18	96.63		317	Riverside, York	1, 2 & 3	£ 155,000	EUV-SH	FH	1	£63,558
3273	23467	Flat 2 Heworth House	Gladstone Street	York	YO31 8V General		IRH - NEW ASSU	Flat	2	2011	87.82	91.07		317	Riverside, York	1, 2 & 3	£ 155,000	EUV-SH	FH	1	£59,901

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Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARE OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH
3274	23468	Flat 1 Heworth House	Gladstone Street	York	YO31 8V	General   RH - NEW ASSU	Flat	2	2011	87.82	91.07		317	Riverside, York	1, 2 & 3	£	155,000	EUV-SH	FH	1	£59,901
3275	23469	Flat 3 Heworth House	Gladstone Street	York	YO31 8V	General   RH - NEW ASSU	Flat	2	2010	87.82	91.07		317	Riverside, York	1, 2 & 3	£	155,000	EUV-SH	FH	1	£59,901
3276	23470	Flat 4 Heworth House	Gladstone Street	York	YO31 8V	General   Assured Rent	Flat	2	2011	91.07	91.07		317	Riverside, York	1, 2 & 3	£	155,000	EUV-SH	FH	1	£59,901
3277	23471	Flat 5 Heworth House	Gladstone Street	York	YO31 8V	General   Assured Rent	Flat	2	2010	87.82	91.07		317	Riverside, York	1, 2 & 3	£	155,000	EUV-SH	FH	1	£59,901
3278	23472	Flat 6 Heworth House.	Gladstone Street	York	YO31 8V	General   RH - NEW ASSU	Flat	2	2011	87.82	91.07		317	Riverside, York	1, 2 & 3	£	155,000	EUV-SH	FH	1	£59,901
3280	22775	38 Dennison Street		York	YO31 8Y	General   RH - NEW ASSU	House	3	2010	108.69	112.71		317	Riverside, York	1, 2 & 3	£	160,000	EUV-SH	FH	1	£74,135
3281	22776	39 Dennison Street		York	YO31 8Y	General   RH - NEW ASSU	House	3	2010	108.69	112.71		317	Riverside, York	1, 2 & 3	£	160,000	EUV-SH	FH	1	£74,135
3295	22790	Flat 5 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	Flat	2	2010	87.16	87.16		319	Petch Garth, York	1, 2 & 3	£	125,000	EUV-SH	FH	1	£55,581
3296	22791	Flat 6 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	Flat	2	2010	77.89	80.77		319	Petch Garth, York	1, 2 & 3	£	125,000	EUV-SH	FH	1	£53,126
3297	22792	3 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	House	2	2010	85.95	89.13		319	Petch Garth, York	1, 2 & 3	£	150,000	EUV-SH	FH	1	£58,625
3298	22793	4 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	House	2	2010	85.95	89.13		319	Petch Garth, York	1, 2 & 3	£	150,000	EUV-SH	FH	1	£58,625
3299	22794	18 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	House	2	2010	84.51	87.64		319	Petch Garth, York	1, 2 & 3	£	150,000	EUV-SH	FH	1	£57,645
3300	22795	19 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	House	2	2010	84.51	87.64		319	Petch Garth, York	1, 2 & 3	£	150,000	EUV-SH	FH	1	£57,645
3301	22796	20 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	House	2	2010	84.51	87.64		319	Petch Garth, York	1, 2 & 3	£	150,000	EUV-SH	FH	1	£57,645
3302	22797	10 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	House	2	2010	85.95	89.13		319	Petch Garth, York	1, 2 & 3	£	150,000	EUV-SH	FH	1	£58,625
3303	22798	11 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	House	2	2010	85.95	89.13		319	Petch Garth, York	1, 2 & 3	£	150,000	EUV-SH	FH	1	£58,625
3304	22799	14 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	House	3	2010	91.83	95.23		319	Petch Garth, York	1, 2 & 3	£	175,000	EUV-SH	FH	1	£62,637
3305	22800	15 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	House	3	2010	91.83	95.23		319	Petch Garth, York	1, 2 & 3	£	175,000	EUV-SH	FH	1	£62,637
3306	22801	16 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	House	3	2010	91.83	95.23		319	Petch Garth, York	1, 2 & 3	£	175,000	EUV-SH	FH	1	£62,637
3307	22802	17 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	House	2	2010	92.14	95.55		319	Petch Garth, York	1, 2 & 3	£	160,000	EUV-SH	FH	1	£62,848
3308	22803	12 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	House	4	2010	97.71	101.33		319	Petch Garth, York	1, 2 & 3	£	185,000	EUV-SH	FH	1	£66,650
3309	22847	7 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	House	2	2010	84.51	87.64		319	Petch Garth, York	1, 2 & 3	£	150,000	EUV-SH	FH	1	£57,645
3310	22848	8 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	House	2	2010	84.51	87.64		319	Petch Garth, York	1, 2 & 3	£	150,000	EUV-SH	FH	1	£57,645
3311	22849	9 Petch Garth		York	YO62 6H	General   RH - NEW ASSU	House	2	2010	106.28	106.28		319	Petch Garth, York	1, 2 & 3	£	150,000	EUV-SH	FH	1	£67,774
3312	23103	28 Station Road		Nawton	YO62 7R	General   RH - NEW ASSU	House	2	2010	94.9	98.41		320	Station Rd, Nawtc	1, 2 & 3	£	160,000	EUV-SH	FH	1	£64,729
3313	23104	30 Station Road		Nawton	YO62 7R	General   RH - NEW ASSU	House	2	2010	87.05	90.27		320	Station Rd, Nawtc	1, 2 & 3	£	150,000	EUV-SH	FH	1	£59,375
3314	23105	32 Station Road		Nawton	YO62 7R	General   RH - NEW ASSU	House	2	2010	87.05	90.27		320	Station Rd, Nawtc	1, 2 & 3	£	150,000	EUV-SH	FH	1	£59,375
3315	23106	34 Station Road		Nawton	YO62 7R	General   RH - NEW ASSU	House	2	2010	87.05	90.27		320	Station Rd, Nawtc	1, 2 & 3	£	150,000	EUV-SH	FH	1	£59,375
3316	23107	36 Station Road		Nawton	YO62 7R	General   RH - NEW ASSU	House	3	2010	94.58	98.08		320	Station Rd, Nawtc	1, 2 & 3	£	175,000	EUV-SH	FH	1	£64,512
3317	23108	38 Station Road		Nawton	YO62 7R	General   RH - NEW ASSU	House	3	2010	94.58	98.08		320	Station Rd, Nawtc	1, 2 & 3	£	175,000	EUV-SH	FH	1	£64,512
3318	23109	40 Station Road		Nawton	YO62 7R	General   RH - NEW ASSU	House	3	2010	94.58	98.08		320	Station Rd, Nawtc	1, 2 & 3	£	175,000	EUV-SH	FH	1	£64,512
3319	23110	42 Station Road		Nawton	YO62 7R	General   RH - NEW ASSU	House	3	2010	94.58	98.08		320	Station Rd, Nawtc	1, 2 & 3	£	175,000	EUV-SH	FH	1	£64,512
3320	23111	2 Ashton Green		Nawton	YO62 7T	General   RH - NEW ASSU	House	3	2010	94.58	98.08		320	Station Rd, Nawtc	1, 2 & 3	£	175,000	EUV-SH	FH	1	£64,512
3321	23112	4 Ashton Green		Nawton	YO62 7T	General   RH - NEW ASSU	House	3	2010	94.58	98.08		320	Station Rd, Nawtc	1, 2 & 3	£	175,000	EUV-SH	FH	1	£64,512
3360	22115	20 Airedale Avenue		Skipton	BD23 2L	General   CH Old Assured	House	3	2009	100.31	104.02		326	Airedale Ave, Brai	1, 2 & 3	£	140,000	EUV-SH	FH	1	£61,322
3361	22116	18 Airedale Avenue		Skipton	BD23 2L	General   CH New Assured	House	3	2009	100.31	104.02		326	Airedale Ave, Brai	1, 2 & 3	£	140,000	EUV-SH	FH	1	£61,322
3362	22117	16 Airedale Avenue		Skipton	BD23 2L	General   CH New Assured	House	3	2009	100.31	104.02		326	Airedale Ave, Brai	1, 2 & 3	£	140,000	EUV-SH	FH	1	£61,322
3363	22118	14 Airedale Avenue		Skipton	BD23 2L	General   CH New Assured	House	3	2009	100.31	104.02		326	Airedale Ave, Brai	1, 2 & 3	£	140,000	EUV-SH	FH	1	£61,322
3364	22119	12 Airedale Avenue		Skipton	BD23 2L	General   CH New Assured	House	3	2009	100.31	104.02		326	Airedale Ave, Brai	1, 2 & 3	£	140,000	EUV-SH	FH	1	£61,322
3507	3189	50 Chinewood Avenue		Carlinghow	Batley WF17 0E	General   Assured Rent	House	3	1997	92.94	96.38		348	Chinewood Av, Br	1, 2 & 3	£	115,000	EUV-SH	FH	1	£48,143
3508	3190	52 Chinewood Avenue		Carlinghow	Batley WF17 0E	General   Assured Rent	House	3	1997	92.94	96.38		348	Chinewood Av, Br	1, 2 & 3	£	115,000	EUV-SH	FH	1	£48,143
3509	3191	54 Chinewood Avenue		Carlinghow	Batley WF17 0E	General   Assured Rent	House	3	1997	92.94	96.38		348	Chinewood Av, Br	1, 2 & 3	£	115,000	EUV-SH	FH	1	£48,143
3510	3192	56 Chinewood Avenue		Carlinghow	Batley WF17 0E	General   Assured Rent	House	3	1997	92.94	96.38		348	Chinewood Av, Br	1, 2 & 3	£	115,000	EUV-SH	FH	1	£48,143
3511	3193	58 Chinewood Avenue		Carlinghow	Batley WF17 0E	General   Assured Rent	House	3	1997	94.97	94.97		348	Chinewood Av, Br	1, 2 & 3	£	115,000	EUV-SH	FH	1	£60,562
3512	3194	60 Chinewood Avenue		Carlinghow	Batley WF17 0E	General   Assured Rent	House	3	1997	92.94	96.38		348	Chinewood Av, Br	1, 2 & 3	£	115,000	EUV-SH	FH	1	£48,143
3524	24329	1 Crossley Court		Wakefield	Wakefield WF4 1B	Ass. Shorthold M	House	2	2012	95.77	95.77		351	Crossley Ct., Wak	1, 2 & 3	£	90,000	EUV-SH	FH	1	£61,072
3525	24330	2 Crossley Court		Wakefield	Wakefield WF4 1B	General   Assured Rent	House	2	2012	87.69	90.93		351	Crossley Ct., Wak	1, 2 & 3	£	90,000	EUV-SH	FH	1	£59,809
3526	24332	4 Crossley Court		Wakefield	Wakefield WF4 1B	Ass. Shorthold M	House	2	2012	95.77	95.77		351	Crossley Ct., Wak	1, 2 & 3	£	90,000	EUV-SH	FH	1	£61,072

Schedule 3 ; EUV-SH Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARE DABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH
3527	24333	3 Crossley Court	Wakefield	Wakefiel	WF4 1B	General	Assured Rent	House	2	2012	87.69	90.93		351	Crossley Ct., Wak	1, 2 & 3	£ 90,000	EUV-SH	FH	1	£59,809
3528	24331	37 Colliery Street	Wakefield	Wakefiel	WF4 1B	Ass. Shorthold	Ass. Shorthold M	House	2	2012	94.62	94.62		351	Crossley Ct., Wak	1, 2 & 3	£ 90,000	EUV-SH	FH	1	£60,338
3542	14198	1 Ennerdale Court	Bridlington	Bridlingtc	YO16 6H	General	IRH - NEW ASSU	House	2	2004	100.33	104.04		353	Ennerdale Ct, Bric	1, 2 & 3	£ 112,500	EUV-SH	FH	1	£61,334
3543	14199	3 Ennerdale Court	Bridlington	Bridlingtc	YO16 6H	General	IRH - NEW ASSU	House	3	2004	96.81	100.39		353	Ennerdale Ct, Bric	1, 2 & 3	£ 130,000	EUV-SH	FH	1	£59,182
3544	14200	5 Ennerdale Court	Bridlington	Bridlingtc	YO16 6H	General	IRH - NEW ASSU	House	3	2004	96.81	100.39		353	Ennerdale Ct, Bric	1, 2 & 3	£ 130,000	EUV-SH	FH	1	£59,182
3545	14201	7 Ennerdale Court	Bridlington	Bridlingtc	YO16 6H	General	IRH - NEW ASSU	House	3	2004	96.81	100.39		353	Ennerdale Ct, Bric	1, 2 & 3	£ 130,000	EUV-SH	FH	1	£59,182
3546	14202	9 Ennerdale Court	Bridlington	Bridlingtc	YO16 6H	General	IRH - NEW ASSU	House	3	2004	96.81	100.39		353	Ennerdale Ct, Bric	1, 2 & 3	£ 130,000	EUV-SH	FH	1	£59,182
3547	14203	11 Ennerdale Court	Bridlington	Bridlingtc	YO16 6H	General	IRH - NEW ASSU	House	3	2004	90.24	93.58		353	Ennerdale Ct, Bric	1, 2 & 3	£ 130,000	EUV-SH	FH	1	£55,167
3565	20748	Flat 3 Cornucopia Close	Malton	Malton	YO17 9C	General	IRH - NEW ASSU	Flat	1	2006	72.24	74.91		356	Cornucopia Ci, M	1, 2 & 3	£ 50,000	EUV-SH	FH	1	£20,028
3566	20749	Flat 2 Cornucopia Close	Malton	Malton	YO17 9C	General	IRH - NEW ASSU	Flat	2	2006	78.65	81.56		356	Cornucopia Ci, M	1, 2 & 3	£ 55,000	EUV-SH	FH	1	£21,806
3567	20750	Flat 4 Cornucopia Close	Malton	Malton	YO17 9C	General	IRH - NEW ASSU	Flat	2	2006	88.11	91.37		356	Cornucopia Ci, M	1, 2 & 3	£ 55,000	EUV-SH	FH	1	£24,429
3568	20751	Flat 1 Cornucopia Close	Malton	Malton	YO17 9C	General	IRH - LICENCE 2	Flat	2	2006	82.11	85.15		356	Cornucopia Ci, M	1, 2 & 3	£ 55,000	EUV-SH	FH	1	£22,766
3601	22566	1 Saxon Court	York	York	YO26 5T	General	IRH - NEW ASSU	House	3	2009	99.92	103.62		358	Manor Dv., Acoml	1, 2 & 3	£ 155,000	EUV-SH	FH	1	£61,086
3602	22567	2 Saxon Court	York	York	YO26 5T	General	IRH - NEW ASSU	House	3	2009	99.92	103.62		358	Manor Dv., Acoml	1, 2 & 3	£ 155,000	EUV-SH	FH	1	£61,086
3603	22568	3 Saxon Court	York	York	YO26 5T	General	IRH - NEW ASSU	House	2	2009	87.21	90.44		358	Manor Dv., Acoml	1, 2 & 3	£ 125,000	EUV-SH	FH	1	£53,316
3604	22569	4 Saxon Court	York	York	YO26 5T	General	IRH - NEW ASSU	House	2	2009	90.44	90.27		358	Manor Dv., Acoml	1, 2 & 3	£ 125,000	EUV-SH	FH	1	£53,216
3605	22570	5 Saxon Court	York	York	YO26 5T	General	IRH - NEW ASSU	House	2	2009	87.21	90.44		358	Manor Dv., Acoml	1, 2 & 3	£ 125,000	EUV-SH	FH	1	£53,316
3638	24106	6 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 83,271	EUV-SH	FH	1	£40,048
3639	24107	19 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 83,271	EUV-SH	FH	1	£40,048
3640	24108	20 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 83,271	EUV-SH	FH	1	£40,048
3641	24109	21 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 83,271	EUV-SH	FH	1	£40,048
3642	24110	23 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 83,271	EUV-SH	FH	1	£40,048
3643	24111	24 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 83,271	EUV-SH	FH	1	£40,048
3644	24114	5 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 77,750	EUV-SH	FH	1	£37,393
3645	24115	8 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 77,750	EUV-SH	FH	1	£37,393
3646	24116	18 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 77,750	EUV-SH	FH	1	£37,393
3647	24117	22 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 77,750	EUV-SH	FH	1	£37,393
3648	24120	7 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 88,733	EUV-SH	FH	1	£42,675
3649	24121	16 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 88,733	EUV-SH	FH	1	£42,675
3650	24122	17 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 88,733	EUV-SH	FH	1	£42,675
3651	24123	10 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 83,271	EUV-SH	FH	1	£40,048
3652	24124	11 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 83,271	EUV-SH	FH	1	£40,048
3653	24138	1 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 83,271	EUV-SH	FH	1	£40,048
3654	24139	2 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 77,750	EUV-SH	FH	1	£37,393
3655	24140	3 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 77,750	EUV-SH	FH	1	£37,393
3656	24141	4 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 77,750	EUV-SH	FH	1	£37,393
3657	24142	26 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 77,750	EUV-SH	FH	1	£37,393
3658	24143	27 Woodland View	Sheffield	Sheffield	S71 5FE	General	Assured Rent	House	2					368	1 Vw, Cundy Cross	4	£ 77,750	EUV-SH	FH	1	£37,393
3659	24101	5 Alric Drive	Sheffield	Sheffield	S71 5PG	General	Assured Rent	House	2					369	ve, Cundy Cross, I	4	£ 84,615	EUV-SH	FH	1	£40,000
3660	24125	7 Alric Drive	Sheffield	Sheffield	S71 5PG	General	Assured Rent	House	2					369	ve, Cundy Cross, I	4	£ 84,615	EUV-SH	FH	1	£40,000
3710	23221	56 Barghs Meadow	Bentham	Bentham	LA2 7NH	General	Assured Rent	House	3					373	h's Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3711	23222	54 Barghs Meadow	Bentham	Bentham	LA2 7NH	General	Assured Rent	House	3					373	h's Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3712	23223	52 Barghs Meadow	Bentham	Bentham	LA2 7NH	General	Assured Rent	House	3					373	h's Meadow, Bent	4	£ 135,548	EUV-SH	FH	1	£45,007
3713	23224	50 Barghs Meadow	Bentham	Bentham	LA2 7NH	General	Assured Rent	House	3					373	h's Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3714	23225	48 Barghs Meadow	Bentham	Bentham	LA2 7NH	General	Assured Rent	House	3					373	h's Meadow, Bent	4	£ 135,548	EUV-SH	FH	1	£45,007
3715	23226	46 Barghs Meadow	Bentham	Bentham	LA2 7NH	General	Assured Rent	House	3					373	h's Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3716	23227	44 Barghs Meadow	Bentham	Bentham	LA2 7NH	General	Assured Rent	House	3					373	h's Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3717	23228	42 Barghs Meadow	Bentham	Bentham	LA2 7NH	General	Assured Rent	House	3					373	h's Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727

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Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARE OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH
3718	23229	40 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3719	23230	38 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3720	23231	36 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3721	23232	34 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 135,548	EUV-SH	FH	1	£45,007
3722	23233	32 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3723	23234	30 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3724	23235	28 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3725	23236	26 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3726	23237	24 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3727	23238	22 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3728	23239	20 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3729	23240	18 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 122,656	EUV-SH	FH	1	£40,727
3730	23241	1 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 139,827	EUV-SH	FH	1	£46,428
3731	23242	3 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 139,827	EUV-SH	FH	1	£46,428
3732	23243	5 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 139,827	EUV-SH	FH	1	£46,428
3733	23244	7 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 139,827	EUV-SH	FH	1	£46,428
3734	23245	9 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 152,379	EUV-SH	FH	1	£50,596
3735	23246	11 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	House	3					373	jhs Meadow, Bent	4	£ 152,379	EUV-SH	FH	1	£50,596
3736	23262	LAT 10 Block 2 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	Flat	2					373	jhs Meadow, Bent	4	£ 114,057	EUV-SH	FH	1	£37,872
3737	23263	LAT 12 Block 2 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	Flat	2					373	jhs Meadow, Bent	4	£ 114,057	EUV-SH	FH	1	£37,872
3738	23264	LAT 2 Block 1 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	Flat	2					373	jhs Meadow, Bent	4	£ 114,057	EUV-SH	FH	1	£37,872
3739	23265	LAT 4 Block 1 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	Flat	2					373	jhs Meadow, Bent	4	£ 114,721	EUV-SH	FH	1	£38,092
3740	23266	LAT 14 Block 2 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	Flat	2					373	jhs Meadow, Bent	4	£ 104,619	EUV-SH	FH	1	£34,738
3741	23267	LAT 16 Block 2 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	Flat	2					373	jhs Meadow, Bent	4	£ 114,721	EUV-SH	FH	1	£38,092
3742	23268	LAT 6 Block 1 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	Flat	2					373	jhs Meadow, Bent	4	£ 114,721	EUV-SH	FH	1	£38,092
3743	23269	LAT 8 Block 1 Barghs Meadow		Bentham LA2	7NH	General	Assured Rent	Flat	2					373	jhs Meadow, Bent	4	£ 114,721	EUV-SH	FH	1	£38,092
3744	20767	2 Southwood Crescent		Leeds	LS14 5A	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 80,289	EUV-SH	FH	1	£44,034
3745	20768	4 Southwood Crescent		Leeds	LS14 5A	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 77,804	EUV-SH	FH	1	£42,671
3746	20769	6 Southwood Crescent		Leeds	LS14 5A	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 77,804	EUV-SH	FH	1	£42,671
3747	20770	8 Southwood Crescent		Leeds	LS14 5A	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 77,804	EUV-SH	FH	1	£42,671
3748	20773	14 Southwood Crescent		Leeds	LS14 5A	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 82,790	EUV-SH	FH	1	£45,405
3749	21010	23 Southwood Close		Leeds	LS14 5AF	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 77,804	EUV-SH	FH	1	£42,671
3750	21011	25 Southwood Close		Leeds	LS14 5AF	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 77,804	EUV-SH	FH	1	£42,671
3751	21012	1 Southwood Close		Leeds	LS14 5AF	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 77,804	EUV-SH	FH	1	£42,671
3752	21013	3 Southwood Close		Leeds	LS14 5AF	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 80,289	EUV-SH	FH	1	£44,034
3753	21014	9 Southwood Close		Leeds	LS14 5AF	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 77,468	EUV-SH	FH	1	£42,486
3754	21018	Flat 1 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 76,585	EUV-SH	FH	1	£42,002
3755	21019	Flat 2 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 76,585	EUV-SH	FH	1	£42,002
3756	21020	Flat 5 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 76,585	EUV-SH	FH	1	£42,002
3757	21021	Flat 4 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 76,585	EUV-SH	FH	1	£42,002
3758	21022	Flat 3 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 76,585	EUV-SH	FH	1	£42,002
3759	21023	Flat 6 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 76,585	EUV-SH	FH	1	£42,002
3760	21024	Flat 7 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 76,585	EUV-SH	FH	1	£42,002
3761	21025	Flat 10 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 76,585	EUV-SH	FH	1	£42,002
3762	21026	Flat 9 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	2					374	lose & Cresce, Sw	4	£ 76,585	EUV-SH	FH	1	£42,002
3763	21036	25 Brayton Approach		Leeds	LS14 5AZ	General	Assured Rent	House	3					375	& Approach, Whin	4	£ 104,364	EUV-SH	FH	1	£45,624
3764	21037	26 Brayton Approach		Leeds	LS14 5AZ	General	Assured Rent	House	3					375	& Approach, Whin	4	£ 92,690	EUV-SH	FH	1	£40,521
3765	21038	27 Brayton Approach		Leeds	LS14 5AZ	General	Assured Rent	House	3					375	& Approach, Whin	4	£ 92,690	EUV-SH	FH	1	£40,521

Schedule 3 ; EUV-SH Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH
3766	21039	28 Brayton Approach		Leeds	LS14 5AZ	General	Assured Rent	House	3					375	& Approach, Whin	4	£ 92,690	EUV-SH	FH	1	£40,521
3767	21040	29 Brayton Approach		Leeds	LS14 5AZ	General	Assured Rent	House	3					375	& Approach, Whin	4	£ 92,690	EUV-SH	FH	1	£40,521
3768	21041	30 Brayton Approach		Leeds	LS14 5AZ	General	Assured Rent	House	3					375	& Approach, Whin	4	£ 104,364	EUV-SH	FH	1	£45,624
3769	21042	31 Brayton Approach		Leeds	LS14 5AZ	General	Assured Rent	House	3					375	& Approach, Whin	4	£ 104,364	EUV-SH	FH	1	£45,624
3770	21053	20B Brayton Green		Leeds	LS14 5LZ	General	Assured Rent	House	3					375	& Approach, Whin	4	£ 92,690	EUV-SH	FH	1	£40,521
3771	21054	20A Brayton Green		Leeds	LS14 5LZ	General	Assured Rent	House	3					375	& Approach, Whin	4	£ 92,690	EUV-SH	FH	1	£40,521
3772	21043	91 Whinmoor Way		Leeds	LS14 5B[	General	Assured Rent	House	3					376	or Way, Whinmoor	4	£ 93,739	EUV-SH	FH	1	£40,938
3773	21044	89 Whinmoor Way		Leeds	LS14 5B[	General	Assured Rent	House	3					376	or Way, Whinmoor	4	£ 93,739	EUV-SH	FH	1	£40,938
3774	21045	87 Whinmoor Way		Leeds	LS14 5B[	General	Assured Rent	House	3					376	or Way, Whinmoor	4	£ 93,739	EUV-SH	FH	1	£40,938
3775	21046	83 Whinmoor Way		Leeds	LS14 5B[	General	Assured Rent	House	3					376	or Way, Whinmoor	4	£ 105,545	EUV-SH	FH	1	£46,093
3776	21047	85 Whinmoor Way		Leeds	LS14 5B[	General	Assured Rent	House	3					376	or Way, Whinmoor	4	£ 105,545	EUV-SH	FH	1	£46,093
3777	21048	41 Farndale Terrace		Leeds	LS14 5BC	General	Assured Rent	House	3					377	dale Terrace, Whin	4	£ 105,457	EUV-SH	FH	1	£40,938
3778	21049	42 Farndale Terrace		Leeds	LS14 5BC	General	Assured Rent	House	3					377	dale Terrace, Whin	4	£ 118,738	EUV-SH	FH	1	£46,093
3779	21050	43 Farndale Terrace		Leeds	LS14 5BC	General	Assured Rent	House	3					377	dale Terrace, Whin	4	£ 105,457	EUV-SH	FH	1	£40,938
3780	21051	44 Farndale Terrace		Leeds	LS14 5BC	General	Assured Rent	House	3					377	dale Terrace, Whin	4	£ 105,457	EUV-SH	FH	1	£40,938
3781	21052	45 Farndale Terrace		Leeds	LS14 5BC	General	Assured Rent	House	3					377	dale Terrace, Whin	4	£ 118,738	EUV-SH	FH	1	£46,093
3782	20100	FLAT 1 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3783	20101	FLAT 2 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3784	20102	FLAT 3 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3785	20103	FLAT 4 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3786	20104	FLAT 5 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3787	20105	FLAT 6 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3788	20106	FLAT 7 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3789	20107	FLAT 8 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3790	20108	FLAT 9 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3791	20109	FLAT 10 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3792	20110	FLAT 11 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3793	20111	FLAT 12 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3794	20112	FLAT 14 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3795	20113	FLAT 15 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3796	20114	FLAT 16 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3797	20115	FLAT 17 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3798	20116	FLAT 18 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3799	20117	FLAT 19 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3800	20118	FLAT 20 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3801	20119	FLAT 21 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3802	20120	FLAT 22 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3803	20121	FLAT 23 Oak Grove		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3804	20122	2 Elmet Way		Leeds	LS14 5LJ	General	Assured Rent	House	3					378	Way, Swarcliffe, l	4	£ 93,292	EUV-SH	FH	1	£41,763
3805	20123	3 Elmet Way		Leeds	LS14 5LJ	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 93,292	EUV-SH	FH	1	£41,763
3806	20124	4 Elmet Way		Leeds	LS14 5LJ	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 93,292	EUV-SH	FH	1	£41,763
3807	20127	FLAT 3 Sycamore Gardens		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3808	20128	FLAT 2 Sycamore Gardens		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3809	20129	FLAT 1 Sycamore Gardens		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3810	20130	FLAT 6 Sycamore Gardens		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3811	20131	FLAT 5 Sycamore Gardens		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3812	20132	FLAT 4 Sycamore Gardens		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3813	20133	FLAT 9 Sycamore Gardens		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078

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Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH
3814	20134	FLAT 8 Sycamore Gardens		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3815	20135	FLAT 7 Sycamore Gardens		Leeds	LS14 5LJ	General	Assured Rent	Flat	2					378	Way, Swarcliffe, l	4	£ 91,761	EUV-SH	FH	1	£41,078
3816	22747	FLAT 2 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3817	22748	FLAT 3 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3818	22749	FLAT 4 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 87,255	EUV-SH	FH	1	£39,061
3819	22750	FLAT 6 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3820	22751	FLAT 7 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3821	22752	FLAT 8 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3822	22753	FLAT 9 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3823	22754	FLAT 10 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3824	22755	FLAT 11 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3825	22756	FLAT 12 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3826	22757	FLAT 14 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3827	22758	FLAT 15 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3828	22759	FLAT 16 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3829	22760	FLAT 17 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3830	22761	FLAT 18 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3831	22762	FLAT 19 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3832	22763	FLAT 20 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3833	22764	FLAT 21 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3834	22835	FLAT 5 The Larches		Leeds	LS14 5GL	General	Assured Rent	House	2					378	Way, Swarcliffe, l	4	£ 86,528	EUV-SH	FH	1	£38,735
3835	20854	FLAT 2 Emley View		Leeds	LS14 5JT	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 107,204	EUV-SH	FH	1	£41,241
3836	20855	FLAT 1 Emley View		Leeds	LS14 5JT	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 107,204	EUV-SH	FH	1	£41,241
3837	20856	FLAT 4 Emley View		Leeds	LS14 5JT	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 107,204	EUV-SH	FH	1	£41,241
3838	20857	FLAT 3 Emley View		Leeds	LS14 5JT	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 107,204	EUV-SH	FH	1	£41,241
3839	20858	FLAT 5 Emley View		Leeds	LS14 5JT	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 107,204	EUV-SH	FH	1	£41,241
3840	20859	FLAT 6 Emley View		Leeds	LS14 5JT	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 107,204	EUV-SH	FH	1	£41,241
3841	20860	11 Mill Green View		Leeds	LS14 5JT	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 115,890	EUV-SH	FH	1	£44,582
3842	20861	9 Mill Green View		Leeds	LS14 5JT	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 108,910	EUV-SH	FH	1	£41,897
3843	20862	7 Mill Green View		Leeds	LS14 5JT	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 112,389	EUV-SH	FH	1	£43,235
3844	20863	5 Mill Green View		Leeds	LS14 5JT	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 108,910	EUV-SH	FH	1	£41,897
3845	20864	3 Mill Green View		Leeds	LS14 5JT	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 108,910	EUV-SH	FH	1	£41,897
3846	20865	1 Mill Green View		Leeds	LS14 5JT	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 115,890	EUV-SH	FH	1	£44,582
3847	20866	40 Mill Green Place		Leeds	LS14 5JX	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 108,910	EUV-SH	FH	1	£41,897
3848	20867	38 Mill Green Place		Leeds	LS14 5JX	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 108,910	EUV-SH	FH	1	£41,897
3849	20921	2 Mill Green Garth		Leeds	LS14 5JY	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 112,389	EUV-SH	FH	1	£43,235
3850	20922	4 Mill Green Garth		Leeds	LS14 5JY	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 108,910	EUV-SH	FH	1	£41,897
3851	20923	6 Mill Green Garth		Leeds	LS14 5JY	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 108,910	EUV-SH	FH	1	£41,897
3852	20924	8 Mill Green Garth		Leeds	LS14 5JY	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 112,389	EUV-SH	FH	1	£43,235
3853	20925	10 Mill Green Garth		Leeds	LS14 5JY	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 115,890	EUV-SH	FH	1	£44,582
3854	20926	12 Mill Green Garth		Leeds	LS14 5JY	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 108,910	EUV-SH	FH	1	£41,897
3855	20927	14 Mill Green Garth		Leeds	LS14 5JY	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 108,910	EUV-SH	FH	1	£41,897
3856	20928	16 Mill Green Garth		Leeds	LS14 5JY	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 108,910	EUV-SH	FH	1	£41,897
3857	20929	18 Mill Green Garth		Leeds	LS14 5JY	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 108,910	EUV-SH	FH	1	£41,897
3858	20930	20 Mill Green Garth		Leeds	LS14 5JY	General	Assured Rent	House	3					379	en View, Swarcliffe	4	£ 112,389	EUV-SH	FH	1	£43,235
3859	20125	5 Elmet Way		Leeds	LS14 5LJ	General	Assured Rent	House	2		31.37	31.37		378	Way, Swarcliffe, l	4	£ 90,717	EUV-SH	FH	1	£38,735
3860	21006	15 Southwood Close		Leeds	LS14 5AF	General	Assured Rent	House	3					374	lose & Cresce, Sw	4	£ 77,732	EUV-SH	FH	1	£42,632
3861	21007	17 Southwood Close		Leeds	LS14 5AF	General	Assured Rent	House	3					374	lose & Cresce, Sw	4	£ 77,732	EUV-SH	FH	1	£42,632

Schedule 3 ; EUV-SH Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARE DABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH
3862	21008	19 Southwood Close		Leeds	LS14 5AF	General	Assured Rent	House	3					374	lose & Cresce, Sw	4	£ 77,732	EUV-SH	FH	1	£42,632
3863	21027	Flat 8 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	3					374	lose & Cresce, Sw	4	£ 77,732	EUV-SH	FH	1	£42,632
3864	21028	Flat 11 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	3					374	lose & Cresce, Sw	4	£ 77,732	EUV-SH	FH	1	£42,632
3865	21029	Flat 12 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	3					374	lose & Cresce, Sw	4	£ 77,732	EUV-SH	FH	1	£42,632
3866	21030	Flat 16 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	3					374	lose & Cresce, Sw	4	£ 77,732	EUV-SH	FH	1	£42,632
3867	21031	Flat 15 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	3					374	lose & Cresce, Sw	4	£ 77,732	EUV-SH	FH	1	£42,632
3868	21032	Flat 14 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	3					374	lose & Cresce, Sw	4	£ 77,732	EUV-SH	FH	1	£42,632
3869	21033	Flat 19 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	3					374	lose & Cresce, Sw	4	£ 77,732	EUV-SH	FH	1	£42,632
3870	21034	Flat 18 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	3					374	lose & Cresce, Sw	4	£ 77,732	EUV-SH	FH	1	£42,632
3871	21035	Flat 17 Lombardy House		Leeds	LS14 5AF	General	Assured Rent	House	3					374	lose & Cresce, Sw	4	£ 77,732	EUV-SH	FH	1	£42,632
3872	21133	4 Whinmoor Mews		Leeds	LS14 5B	General	Assured Rent	House	2		91.90	97.57		376	or Way, Whinmoor	4	£ 90,717	EUV-SH	FH	1	£38,735
3873	21134	3 Whinmoor Mews		Leeds	LS14 5B	General	Assured Rent	House	2		91.90	91.9		376	or Way, Whinmoor	4	£ 90,717	EUV-SH	FH	1	£38,735
3874	21135	2 Whinmoor Mews		Leeds	LS14 5B	General	Assured Rent	House	4		98.52	109.86		376	or Way, Whinmoor	4	£ 90,717	EUV-SH	FH	1	£38,735
3875	21136	1 Whinmoor Mews		Leeds	LS14 5B	General	Assured Rent	House	4		98.52	98.52		376	or Way, Whinmoor	4	£ 90,717	EUV-SH	FH	1	£38,735
3886	21719	7 Southwood Close		Leeds	LS14 5AF	General	Assured Rent	House	3					374	lose & Cresce, Sw	4	£ 77,732	EUV-SH	FH	1	£42,632
3887	21788	5 Southwood Close		Leeds	LS14 5AF	General	Assured Rent	House	3					374	lose & Cresce, Sw	4	£ 77,732	EUV-SH	FH	1	£42,632
3888	21928	12 Southwood Crescent		Leeds	LS14 5A	General	Assured Rent	House	3					374	lose & Cresce, Sw	4	£ 77,732	EUV-SH	FH	1	£42,632
3889	22746	Flat 1 The Larches, Elmet Way		Leeds	LS14 5GL	General	Assured Rent	Flat	2		115.00	115.00		378	Way, Swarcliffe, l	4	£ 90,717	EUV-SH	FH	1	£38,735
3890	22836	Flat 22 The Larches, Elmet Way		Leeds	LS14 5GL	General	Assured Rent	Flat	2		115.00	115.00		378	Way, Swarcliffe, l	4	£ 90,717	EUV-SH	FH	1	£38,735
3891	22837	Flat 23 The Larches, Elmet Way		Leeds	LS14 5GL	General	Assured Rent	Flat	2		115.00	115.00		378	Way, Swarcliffe, l	4	£ 90,717	EUV-SH	FH	1	£38,735
3892	22838	Flat 24 The Larches, Elmet Way		Leeds	LS14 5GL	General	Assured Rent	Flat	2		115.00	115.00		378	Way, Swarcliffe, l	4	£ 90,717	EUV-SH	FH	1	£38,735
3893	22839	Flat 25 The Larches, Elmet Way		Leeds	LS14 5GL	General	Assured Rent	Flat	2		115.00	115.00		378	Way, Swarcliffe, l	4	£ 90,717	EUV-SH	FH	1	£38,735
3894	22840	Flat 26 The Larches, Elmet Way		Leeds	LS14 5GL	General	Assured Rent	Flat	2		115.00	115.00		378	Way, Swarcliffe, l	4	£ 90,717	EUV-SH	FH	1	£38,735
3895	22841	Flat 27 The Larches, Elmet Way		Leeds	LS14 5GL	General	Assured Rent	Flat	2		115.00	115.00		378	Way, Swarcliffe, l	4	£ 90,717	EUV-SH	FH	1	£38,735
3896	22842	Flat 28 The Larches, Elmet Way		Leeds	LS14 5GL	General	Assured Rent	Flat	2		115.00	115.00		378	Way, Swarcliffe, l	4	£ 90,717	EUV-SH	FH	1	£38,735
3897	22843	Flat 29 The Larches, Elmet Way		Leeds	LS14 5GL	General	Assured Rent	Flat	2		115.00	115.00		378	Way, Swarcliffe, l	4	£ 90,717	EUV-SH	FH	1	£38,735
3898	22844	Flat 30 The Larches, Elmet Way		Leeds	LS14 5GL	General	Assured Rent	Flat	2		115.00	115.00		378	Way, Swarcliffe, l	4	£ 90,717	EUV-SH	FH	1	£38,735
3899	22845	Flat 31 The Larches, Elmet Way		Leeds	LS14 5GL	General	Assured Rent	Flat	2		115.00	115.00		378	Way, Swarcliffe, l	4	£ 90,717	EUV-SH	FH	1	£38,735
3900	24100	9 Woodland View		Barnsley	S71 5FE	General	Assured Rent	House	2					368	W, Cundy Cross	4	£ 81,685	EUV-SH	FH	1	£37,393
3901	24102	12 Woodland View		Barnsley	S71 5FE	General	Assured Rent	House	2					368	W, Cundy Cross	4	£ 81,685	EUV-SH	FH	1	£39,268
3902	24103	25 Woodland View		Barnsley	S71 5FE	General	Assured Rent	House	2					368	W, Cundy Cross	4	£ 81,685	EUV-SH	FH	1	£39,268
3903	24104	14 Woodland View		Barnsley	S71 5FE	General	Assured Rent	House	2					368	W, Cundy Cross	4	£ 81,685	EUV-SH	FH	1	£39,268
3904	24105	15 Woodland View		Barnsley	S71 5FE	General	Assured Rent	House	2					368	W, Cundy Cross	4	£ 81,685	EUV-SH	FH	1	£39,268
3905	22051	2 Newhill Road		Barnsley	S71 1UG	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		380	whill Road, Barns	5	£ 102,389	EUV-SH	FH	1	£49,299
3906	22052	29 Newhill Road		Barnsley	S71 1UG	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		380	whill Road, Barns	5	£ 86,081	EUV-SH	FH	1	£41,447
3907	22053	31 Newhill Road		Barnsley	S71 1UG	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		380	whill Road, Barns	5	£ 86,081	EUV-SH	FH	1	£41,447
3908	22054	33 Newhill Road		Barnsley	S71 1UG	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		380	whill Road, Barns	5	£ 86,081	EUV-SH	FH	1	£41,447
3909	22055	35 Newhill Road		Barnsley	S71 1UG	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		380	whill Road, Barns	5	£ 86,081	EUV-SH	FH	1	£41,447
3910	22056	37 Newhill Road		Barnsley	S71 1UG	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		380	whill Road, Barns	5	£ 86,081	EUV-SH	FH	1	£41,447
3911	22057	39 Newhill Road		Barnsley	S71 1UG	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		380	whill Road, Barns	5	£ 86,081	EUV-SH	FH	1	£41,447
3912	22058	41 Newhill Road		Barnsley	S71 1UG	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		380	whill Road, Barns	5	£ 86,081	EUV-SH	FH	1	£41,447
3913	22059	43 Newhill Road		Barnsley	S71 1UG	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		380	whill Road, Barns	5	£ 86,081	EUV-SH	FH	1	£41,447
3914	22060	43A Newhill Road		Barnsley	S71 1UG	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		380	whill Road, Barns	5	£ 86,081	EUV-SH	FH	1	£41,447
3915	22061	45 Newhill Road		Barnsley	S71 1UG	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		380	whill Road, Barns	5	£ 86,081	EUV-SH	FH	1	£41,447
3916	22062	45A Newhill Road		Barnsley	S71 1UG	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		380	whill Road, Barns	5	£ 86,081	EUV-SH	FH	1	£41,447
3917	22221	28 Newhill Road		Barnsley	S71 1UG	SOCIAL	Assured Rent	HOUSE	4		110.56	113.99		380	whill Road, Barns	5	£ 110,587	EUV-SH	FH	1	£53,246
3918	22222	16 Newhill Road		Barnsley	S71 1UG	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		380	whill Road, Barns	5	£ 102,389	EUV-SH	FH	1	£49,299
3919	22223	14 Newhill Road		Barnsley	S71 1UG	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		380	whill Road, Barns	5	£ 102,389	EUV-SH	FH	1	£49,299

Schedule 3 ; EUV-SH Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARE OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH	
3920	22224	12 Newhill Road	0	Barnsley S71	1UG	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		380	Newhill Road, Barnsley	5	£	102,389	EUV-SH	FH	1	£49,299
3921	22225	10 Newhill Road	0	Barnsley S71	1UG	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		380	Newhill Road, Barnsley	5	£	102,389	EUV-SH	FH	1	£49,299
3922	22226	8 Newhill Road	0	Barnsley S71	1UG	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		380	Newhill Road, Barnsley	5	£	102,389	EUV-SH	FH	1	£49,299
3923	22235	23 Newhill Road	0	Barnsley S71	1UG	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		380	Newhill Road, Barnsley	5	£	102,389	EUV-SH	FH	1	£49,299
3924	22236	25 Newhill Road	0	Barnsley S71	1UG	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		380	Newhill Road, Barnsley	5	£	102,389	EUV-SH	FH	1	£49,299
3925	22237	27 Newhill Road	0	Barnsley S71	1UG	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		380	Newhill Road, Barnsley	5	£	102,389	EUV-SH	FH	1	£49,299
3926	22481	6 Newhill Road	0	Barnsley S71	1UG	SOCIAL	Assured Rent	HOUSE	3		97.91	100.95		380	Newhill Road, Barnsley	5	£	97,936	EUV-SH	FH	1	£47,155
3927	22148	FLAT 1 Simon's Court,	Simon's Way	Barnsley S73	8ST	SOCIAL	Assured Rent	Flat	2		85.47	88.12		381	ns Ct, Simons Wy	5	£	60,226	EUV-SH	FH	1	£39,147
3928	22149	FLAT 2 Simon's Court,	Simon's Way	Barnsley S73	8ST	SOCIAL	Assured Rent	Flat	2		85.56	88.21		381	ns Ct, Simons Wy	5	£	60,287	EUV-SH	FH	1	£39,187
3929	22150	FLAT 3 Simon's Court,	Simon's Way	Barnsley S73	8ST	SOCIAL	Assured Rent	Flat	2		85.56	88.21		381	ns Ct, Simons Wy	5	£	60,287	EUV-SH	FH	1	£39,187
3930	22151	FLAT 4 Simon's Court,	Simon's Way	Barnsley S73	8ST	SOCIAL	Assured Rent	Flat	2		85.47	88.12		381	ns Ct, Simons Wy	5	£	60,226	EUV-SH	FH	1	£39,147
3931	22152	FLAT 5 Simon's Court,	Simon's Way	Barnsley S73	8ST	SOCIAL	Assured Rent	Flat	2		85.47	88.12		381	ns Ct, Simons Wy	5	£	60,226	EUV-SH	FH	1	£39,147
3932	22153	FLAT 6 Simon's Court,	Simon's Way	Barnsley S73	8ST	SOCIAL	Assured Rent	Flat	2		85.56	88.21		381	ns Ct, Simons Wy	5	£	60,287	EUV-SH	FH	1	£39,187
3933	22154	FLAT 7 Simon's Court,	Simon's Way	Barnsley S73	8ST	SOCIAL	Assured Rent	Flat	2		85.56	88.21		381	ns Ct, Simons Wy	5	£	60,287	EUV-SH	FH	1	£39,187
3934	22155	FLAT 8 Simon's Court,	Simon's Way	Barnsley S73	8ST	SOCIAL	Assured Rent	Flat	2		85.47	88.12		381	ns Ct, Simons Wy	5	£	60,226	EUV-SH	FH	1	£39,147
3935	22156	FLAT 9 Simon's Court,	Simon's Way	Barnsley S73	8ST	SOCIAL	Assured Rent	Flat	2		85.47	88.12		381	ns Ct, Simons Wy	5	£	60,226	EUV-SH	FH	1	£39,147
3936	22157	FLAT 10 Simon's Court,	Simon's Way	Barnsley S73	8ST	SOCIAL	Assured Rent	Flat	2		85.56	88.21		381	ns Ct, Simons Wy	5	£	60,287	EUV-SH	FH	1	£39,187
3937	22158	FLAT 11 Simon's Court,	Simon's Way	Barnsley S73	8ST	SOCIAL	Assured Rent	Flat	2		85.56	88.21		381	ns Ct, Simons Wy	5	£	60,287	EUV-SH	FH	1	£39,187
3938	22159	FLAT 12 Simon's Court,	Simon's Way	Barnsley S73	8ST	SOCIAL	Assured Rent	Flat	2		85.47	88.12		381	ns Ct, Simons Wy	5	£	60,226	EUV-SH	FH	1	£39,147
3949	22050	55 Carlton Road	0	Barnsley S71	1UH	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		383	Carlton Rd, Barnsley	5	£	100,000	EUV-SH	FH	1	£49,000
3950	22248	57 Carlton Road	0	Barnsley S71	1UH	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		383	Carlton Rd, Barnsley	5	£	100,000	EUV-SH	FH	1	£49,000
3951	22249	57A Carlton Road	0	Barnsley S71	1UH	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		383	Carlton Rd, Barnsley	5	£	100,000	EUV-SH	FH	1	£49,000
3952	22250	59 Carlton Road	0	Barnsley S71	1UH	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		383	Carlton Rd, Barnsley	5	£	100,000	EUV-SH	FH	1	£49,000
3953	22251	61 Carlton Road	0	Barnsley S71	1UH	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		383	Carlton Rd, Barnsley	5	£	100,000	EUV-SH	FH	1	£49,000
3954	22208	2 Quarry Place	0	Barnsley S71	1TX	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		384	Quarry Place, Barnsley	5	£	98,424	EUV-SH	FH	1	£49,212
3955	22209	4 Quarry Place	0	Barnsley S71	1TX	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		384	Quarry Place, Barnsley	5	£	98,424	EUV-SH	FH	1	£49,212
3956	22210	6 Quarry Place	0	Barnsley S71	1TX	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		384	Quarry Place, Barnsley	5	£	98,424	EUV-SH	FH	1	£49,212
3957	22211	8 Quarry Place	0	Barnsley S71	1TX	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		384	Quarry Place, Barnsley	5	£	98,424	EUV-SH	FH	1	£49,212
3958	22214	1 Quarry Place	0	Barnsley S71	1TX	SOCIAL	Assured Rent	HOUSE	3		110.56	113.99		384	Quarry Place, Barnsley	5	£	106,304	EUV-SH	FH	1	£53,152
3959	22215	18 Bedford Terrace	0	Barnsley S71	1UQ	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		385	Bedford Tce, Barnsley	5	£	85,846	EUV-SH	FH	1	£41,526
3960	22216	16 Bedford Terrace	0	Barnsley S71	1UQ	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		385	Bedford Tce, Barnsley	5	£	85,846	EUV-SH	FH	1	£41,526
3961	22217	14 Bedford Terrace	0	Barnsley S71	1UQ	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		385	Bedford Tce, Barnsley	5	£	85,846	EUV-SH	FH	1	£41,526
3962	22218	12 Bedford Terrace	0	Barnsley S71	1UQ	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		385	Bedford Tce, Barnsley	5	£	85,846	EUV-SH	FH	1	£41,526
3963	22219	10 Bedford Terrace	0	Barnsley S71	1UQ	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		385	Bedford Tce, Barnsley	5	£	85,846	EUV-SH	FH	1	£41,526
3964	22220	8 Bedford Terrace	0	Barnsley S71	1UQ	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		385	Bedford Tce, Barnsley	5	£	85,846	EUV-SH	FH	1	£41,526
3965	22230	5 Bedford Terrace	0	Barnsley S71	1UQ	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		385	Bedford Tce, Barnsley	5	£	102,110	EUV-SH	FH	1	£49,393
3966	22231	7 Bedford Terrace	0	Barnsley S71	1UQ	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		385	Bedford Tce, Barnsley	5	£	102,110	EUV-SH	FH	1	£49,393
3967	22232	7A Bedford Terrace	0	Barnsley S71	1UQ	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		385	Bedford Tce, Barnsley	5	£	102,110	EUV-SH	FH	1	£49,393
3968	22233	9 Bedford Terrace	0	Barnsley S71	1UQ	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		385	Bedford Tce, Barnsley	5	£	102,110	EUV-SH	FH	1	£49,393
3969	22234	11 Bedford Terrace	0	Barnsley S71	1UQ	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		385	Bedford Tce, Barnsley	5	£	102,110	EUV-SH	FH	1	£49,393
3970	22315	11A Bedford Terrace	0	Barnsley S71	1UQ	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		385	Bedford Tce, Barnsley	5	£	102,110	EUV-SH	FH	1	£49,393
3971	22419	15 Bedford Terrace	0	Barnsley S71	1UQ	SOCIAL	Assured Rent	HOUSE	3		97.91	100.95		385	Bedford Tce, Barnsley	5	£	97,669	EUV-SH	FH	1	£47,245
3972	22420	19 Bedford Terrace	0	Barnsley S71	1UQ	SOCIAL	Assured Rent	HOUSE	3		97.91	100.95		385	Bedford Tce, Barnsley	5	£	97,669	EUV-SH	FH	1	£47,245
3975	22702	1 Ganton Place	Athersley	Barnsley S71	1SA	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		387	Att Rd, Athersley, B	5	£	105,128	EUV-SH	FH	1	£44,444
3976	22703	3 Ganton Place	Athersley	Barnsley S71	1SA	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		387	Att Rd, Athersley, B	5	£	105,128	EUV-SH	FH	1	£44,444
3977	22704	5 Ganton Place	Athersley	Barnsley S71	1SA	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		387	Att Rd, Athersley, B	5	£	105,128	EUV-SH	FH	1	£44,444
3978	22705	29 Langsett Road	Athersley	Barnsley S71	1RY	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		387	Att Rd, Athersley, B	5	£	105,128	EUV-SH	FH	1	£44,444
3979	22706	27 Langsett Road	Athersley	Barnsley S71	1RY	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		387	Att Rd, Athersley, B	5	£	105,128	EUV-SH	FH	1	£44,444



### Schedule 3 ; EUV-SH Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH	
3980	22707	25 Langsett Road	Athersley	Barnsley S71	1RY	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		387	ft Rd, Athersley, B	5	£	105,128	EUV-SH	FH	1	£44,444
3981	22708	23 Langsett Road	Athersley	Barnsley S71	1RY	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		387	ft Rd, Athersley, B	5	£	105,128	EUV-SH	FH	1	£44,444
3982	22709	21 Langsett Road	Athersley	Barnsley S71	1RY	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		387	ft Rd, Athersley, B	5	£	105,128	EUV-SH	FH	1	£44,444
3983	22710	19 Langsett Road	Athersley	Barnsley S71	1RY	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		387	ft Rd, Athersley, B	5	£	105,128	EUV-SH	FH	1	£44,444
3984	22711	31 Wensley Road	0	Barnsley S71	1SB	SOCIAL	Assured Rent	House	2		91.19	94.02		388	nsley Road, Barns	5	£	99,098	EUV-SH	FH	1	£43,603
3994	22675	98 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		389	je Cres, Athersely	5	£	108,566	EUV-SH	FH	1	£44,542
3995	22677	63A New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	2		83.35	85.93		389	je Cres, Athersely	5	£	97,575	EUV-SH	FH	1	£40,032
3996	22678	63 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	2		84.32	86.93		389	je Cres, Athersely	5	£	98,710	EUV-SH	FH	1	£40,498
3997	22679	61A New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		389	je Cres, Athersely	5	£	108,566	EUV-SH	FH	1	£44,542
3998	22680	126 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		389	je Cres, Athersely	5	£	108,566	EUV-SH	FH	1	£44,542
3999	22681	124 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		389	je Cres, Athersely	5	£	108,566	EUV-SH	FH	1	£44,542
4000	22682	122 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		389	je Cres, Athersely	5	£	108,566	EUV-SH	FH	1	£44,542
4001	22683	120 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		389	je Cres, Athersely	5	£	108,566	EUV-SH	FH	1	£44,542
4002	22684	99 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		389	je Cres, Athersely	5	£	108,566	EUV-SH	FH	1	£44,542
4003	22685	97 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		389	je Cres, Athersely	5	£	108,566	EUV-SH	FH	1	£44,542
4004	22686	95 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		389	je Cres, Athersely	5	£	108,566	EUV-SH	FH	1	£44,542
4005	22687	93 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		389	je Cres, Athersely	5	£	108,566	EUV-SH	FH	1	£44,542
4006	22688	87 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		389	je Cres, Athersely	5	£	108,566	EUV-SH	FH	1	£44,542
4007	22689	85 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		92.74	95.61		389	je Cres, Athersely	5	£	108,566	EUV-SH	FH	1	£44,542
4008	22690	83 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		91.7	94.54		389	je Cres, Athersely	5	£	107,351	EUV-SH	FH	1	£44,043
4009	22691	81 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		91.7	94.54		389	je Cres, Athersely	5	£	107,351	EUV-SH	FH	1	£44,043
4010	22692	103 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	4		101.18	104.32		389	je Cres, Athersely	5	£	118,457	EUV-SH	FH	1	£48,599
4011	22693	101 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	4		101.18	104.32		389	je Cres, Athersely	5	£	118,457	EUV-SH	FH	1	£48,599
4012	22694	91 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	4		101.18	104.32		389	je Cres, Athersely	5	£	118,457	EUV-SH	FH	1	£48,599
4013	22695	89 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	4		101.18	104.32		389	je Cres, Athersely	5	£	118,457	EUV-SH	FH	1	£48,599
4014	22696	79 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	4		101.18	104.32		389	je Cres, Athersely	5	£	118,457	EUV-SH	FH	1	£48,599
4015	22697	77 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	4		101.18	104.32		389	je Cres, Athersely	5	£	118,457	EUV-SH	FH	1	£48,599
4016	22698	75 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	4		100.04	103.14		389	je Cres, Athersely	5	£	117,117	EUV-SH	FH	1	£48,050
4017	22699	73 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	4		100.04	103.14		389	je Cres, Athersely	5	£	117,117	EUV-SH	FH	1	£48,050
4018	22700	71 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	4		100.04	103.14		389	je Cres, Athersely	5	£	117,117	EUV-SH	FH	1	£48,050
4019	22701	69 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	4		100.04	103.14		389	je Cres, Athersely	5	£	117,117	EUV-SH	FH	1	£48,050
4020	22917	67 New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		91.7	94.54		389	je Cres, Athersely	5	£	107,351	EUV-SH	FH	1	£44,043
4021	22918	67A New Lodge Crescent	Athersley	Barnsley S71	1SH	SOCIAL	Assured Rent	HOUSE	3		91.7	94.54		389	je Cres, Athersely	5	£	107,351	EUV-SH	FH	1	£44,043
4032	22238	1 Emley View	0	Barnsley S71	1TY	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		392	emley Vw, Barnsel	5	£	100,118	EUV-SH	FH	1	£49,066
4033	22239	3 Emley View	0	Barnsley S71	1TY	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		392	emley Vw, Barnsel	5	£	100,118	EUV-SH	FH	1	£49,066
4034	22240	5 Emley View	0	Barnsley S71	1TY	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		392	emley Vw, Barnsel	5	£	100,118	EUV-SH	FH	1	£49,066
4035	22241	7 Emley View	0	Barnsley S71	1TY	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		392	emley Vw, Barnsel	5	£	100,118	EUV-SH	FH	1	£49,066
4036	22242	2 Emley View	0	Barnsley S71	1TY	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		392	emley Vw, Barnsel	5	£	100,118	EUV-SH	FH	1	£49,066
4037	22243	4 Emley View	0	Barnsley S71	1TY	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		392	emley Vw, Barnsel	5	£	100,118	EUV-SH	FH	1	£49,066
4038	22244	6 Emley View	0	Barnsley S71	1TY	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		392	emley Vw, Barnsel	5	£	100,118	EUV-SH	FH	1	£49,066
4039	22245	8 Emley View	0	Barnsley S71	1TY	SOCIAL	Assured Rent	HOUSE	3		102.37	105.54		392	emley Vw, Barnsel	5	£	100,118	EUV-SH	FH	1	£49,066
4040	22246	9 Emley View	0	Barnsley S71	1TY	SOCIAL	Assured Rent	HOUSE	2		86	88.67		392	emley Vw, Barnsel	5	£	84,115	EUV-SH	FH	1	£41,223
4041	22247	10 Emley View	0	Barnsley S71	1TY	SOCIAL	Assured Rent	HOUSE	2		86.06	88.73		392	emley Vw, Barnsel	5	£	84,172	EUV-SH	FH	1	£41,251
4042	22172	FLAT 1 Aldham View,	1 House Lane W	Woudersfie S73	8QR	SOCIAL	Assured Rent	Flat	2		85.56	88.21		393	Aldham View, Wo	5	£	61,538	EUV-SH	FH	1	£40,000
4360	23365	FLAT 3 The Rise	Pateley Place	York YO26 4L	MARKET RH	- NEW ASSU		Flat	2		117.64	120		412	RK MARKET REI	5	£	107,692	EUV-SH	FH	1	£60,294
4387	20027	33 Tavistock Way	0	WakefieldWF2	7QE	General	Shared Owners	House	3		30.42	0	75%	406	istock Way, Wake	5	£	130,000	EUV-SH	FH	1	£24,897
4388	20028	39 Tavistock Way	0	WakefieldWF2	7QE	General	Shared Owners	House	3		28.25	0	75%	406	istock Way, Wake	5	£	130,000	EUV-SH	FH	1	£24,897
4389	20675	72 Tavistock Way	0	WakefieldWF2	7QE	General	Shared Owners	House	3		25.86	0	75%	406	istock Way, Wake	5	£	130,000	EUV-SH	FH	1	£24,897

Schedule 3 ; EUV-SH Freehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARED OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH	
4390	20676	70 Tavistock Way	0	Wakefield	WF2 7QS	General	Shared Ownership	House	3		25.36	0	75%	406	istock Way, Wake	5	£	130,000	EUV-SH	FH	1	£24,897
4391	20677	68 Tavistock Way	0	Wakefield	WF2 7QS	General	Shared Ownership	House	3		25.36	0	75%	406	istock Way, Wake	5	£	130,000	EUV-SH	FH	1	£24,897
4392	20678	66 Tavistock Way	0	Wakefield	WF2 7QS	General	Shared Ownership	House	3		32.57	0	75%	406	istock Way, Wake	5	£	130,000	EUV-SH	FH	1	£24,897
4393	20679	64 Tavistock Way	0	Wakefield	WF2 7QS	General	Shared Ownership	House	3		26.49	0	75%	406	istock Way, Wake	5	£	130,000	EUV-SH	FH	1	£24,897
4394	20686	Flat 47 Tavistock Way	0	Wakefield	WF2 7QS	General	Shared Ownership	House	2		23.13	0	75%	406	istock Way, Wake	5	£	115,000	EUV-SH	FH	1	£22,025
4395	20687	Flat 43 Tavistock Way	0	Wakefield	WF2 7QS	General	Shared Ownership	House	2		33.81	0	50%	406	istock Way, Wake	5	£	115,000	EUV-SH	FH	1	£44,049
4400	20826	46 Tavistock Way	0	Wakefield	WF2 7QS	General	Shared Ownership	House	2		66.08	0	25%	406	istock Way, Wake	5	£	115,000	EUV-SH	FH	1	£66,074
4401	20827	48 Tavistock Way	0	Wakefield	WF2 7QS	General	Shared Ownership	House	3		25.36	0	75%	406	istock Way, Wake	5	£	130,000	EUV-SH	FH	1	£24,897
4402	20828	50 Tavistock Way	0	Wakefield	WF2 7QS	General	Shared Ownership	House	3		25.36	0	75%	406	istock Way, Wake	5	£	130,000	EUV-SH	FH	1	£24,897
4403	20829	52 Tavistock Way	0	Wakefield	WF2 7QS	General	Shared Ownership	House	3		30.42	0	75%	406	istock Way, Wake	5	£	130,000	EUV-SH	FH	1	£24,897
4405	21267	15 Vaughan Way	Wakefield	Wakefield	WF2 7NJ	General	Shared Ownership	House	3		27.78	0	75%	405	ighan Way, Wake	5	£	130,000	EUV-SH	FH	1	£24,897
4406	21268	11 Vaughan Way	Wakefield	Wakefield	WF2 7NJ	General	Shared Ownership	House	3		30.67	0	75%	405	ighan Way, Wake	5	£	130,000	EUV-SH	FH	1	£24,897
4425	22212	10 Quarry Place	0	Barnsley	S71 1TX	SOCIAL	Intermediate Rent	HOUSE	3		103.85	103.85		385	edford Tce, Barnsl	5	£	95,978	EUV-SH	FH	1	£46,842
4426	22316	12 Quarry Place	0	Barnsley	S71 1TX	SOCIAL	Intermediate Rent	HOUSE	3		103.85	103.85		385	edford Tce, Barnsl	5	£	95,978	EUV-SH	FH	1	£46,842
4428	22424	3A Bedford Terrace	0	Barnsley	S71 1UQ	SOCIAL	Intermediate Rent	HOUSE	3		106.15	106.15		384	arry Place, Barnsl	5	£	95,978	EUV-SH	FH	1	£46,842
4430	22542	1 Bedford Terrace	0	Barnsley	S71 1UQ	SOCIAL	Intermediate Rent	HOUSE	3		103.85	103.85		384	arry Place, Barnsl	5	£	95,978	EUV-SH	FH	1	£46,842
4431	22543	3 Bedford Terrace	0	Barnsley	S71 1UQ	SOCIAL	Intermediate Rent	HOUSE	3		103.85	103.85		384	arry Place, Barnsl	5	£	95,978	EUV-SH	FH	1	£46,842

**Schedule 4 ; EUV-SH Leasehold**

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELT ERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE /SHARE OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/ FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH
943	4502	1 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	2	1996	78.37	81.27	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	80,000	EUV-SH	LH	1	£40,596
944	4503	2 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	3	1996	84.32	87.44	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	95,000	EUV-SH	LH	1	£43,678
945	4504	3 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	2	1996	78.37	81.27	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	80,000	EUV-SH	LH	1	£40,596
946	4505	4 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	3	1996	84.32	87.44	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	95,000	EUV-SH	LH	1	£43,678
947	4506	5 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	2	1996	78.37	81.27	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	80,000	EUV-SH	LH	1	£40,596
948	4507	6 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	2	1996	79.25	79.25	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	80,000	EUV-SH	LH	1	£50,537
949	4508	7 Masham Court	Cantley	Doncaster	DN4 6FE	0	Assured	House	2	1996	81.78	84.81	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	80,000	EUV-SH	LH	1	£42,364
950	4509	8 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	2	1996	78.37	81.27	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	80,000	EUV-SH	LH	1	£40,596
951	4510	9 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	3	1996	89.79	93.11	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	95,000	EUV-SH	LH	1	£46,510
952	4511	10 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	3	1996	84.32	87.44	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	95,000	EUV-SH	LH	1	£43,678
953	4512	11 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	2	1996	78.37	81.27	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	80,000	EUV-SH	LH	1	£40,596
954	4513	12 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	3	1996	84.32	87.44	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	95,000	EUV-SH	LH	1	£43,678
955	4514	14 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	3	1996	89.79	93.11	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	95,000	EUV-SH	LH	1	£46,510
956	4515	15 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	3	1996	84.32	87.44	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	95,000	EUV-SH	LH	1	£43,678
957	4516	16 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	3	1996	84.32	87.44	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	95,000	EUV-SH	LH	1	£43,678
958	4517	17 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	3	1996	84.32	87.44	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	95,000	EUV-SH	LH	1	£43,678
959	4518	18 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	2	1996	78.37	81.27	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	80,000	EUV-SH	LH	1	£40,596
960	4519	19 Masham Court	Cantley	Doncaster	DN4 6FE	General	Assured	House	2	1996	78.37	81.27	84	Masham Court, Cantley, Doncaster	1, 2 & 3	£	80,000	EUV-SH	LH	1	£40,596
971	6093	2 Bullcroft Close	Carcroft	Doncaster	DN6 8SP	0	Assured	House	1	1999	75.82	78.63	86	Bullcroft Close, Carcroft	1, 2 & 3	£	55,000	EUV-SH	LH	1	£39,277
972	6094	3 Bullcroft Close	Carcroft	Doncaster	DN6 8SP	0	Assured	House	1	1999	75.82	78.63	86	Bullcroft Close, Carcroft	1, 2 & 3	£	55,000	EUV-SH	LH	1	£39,277
973	6095	5 Bullcroft Close	Carcroft	Doncaster	DN6 8SP	0	Assured	House	1	1999	75.82	78.63	86	Bullcroft Close, Carcroft	1, 2 & 3	£	55,000	EUV-SH	LH	1	£39,277
974	6096	6 Bullcroft Close	Carcroft	Doncaster	DN6 8SP	0	Assured	House	1	1999	75.82	78.63	86	Bullcroft Close, Carcroft	1, 2 & 3	£	55,000	EUV-SH	LH	1	£39,277
975	6097	7 Bullcroft Close	Carcroft	Doncaster	DN6 8SP	0	Assured	House	2	1999	81.78	84.81	86	Bullcroft Close, Carcroft	1, 2 & 3	£	70,000	EUV-SH	LH	1	£42,364
976	6098	1 Bullcroft Close	Carcroft	Doncaster	DN6 8SP	0	Assured	House	2	1999	81.78	84.81	86	Bullcroft Close, Carcroft	1, 2 & 3	£	70,000	EUV-SH	LH	1	£42,364
977	6099	4 Bullcroft Close	Carcroft	Doncaster	DN6 8SP	0	Assured	House	2	1999	81.78	84.81	86	Bullcroft Close, Carcroft	1, 2 & 3	£	70,000	EUV-SH	LH	1	£42,364
978	6100	8 Bullcroft Close	Carcroft	Doncaster	DN6 8SP	0	Assured	House	2	1999	81.78	84.81	86	Bullcroft Close, Carcroft	1, 2 & 3	£	70,000	EUV-SH	LH	1	£42,364
979	6101	9 Bullcroft Close	Carcroft	Doncaster	DN6 8SP	0	Assured	House	2	1999	81.78	84.81	86	Bullcroft Close, Carcroft	1, 2 & 3	£	70,000	EUV-SH	LH	1	£42,364
980	6102	11 Bullcroft Close	Carcroft	Doncaster	DN6 8SP	0	Assured	House	2	1999	81.78	84.81	86	Bullcroft Close, Carcroft	1, 2 & 3	£	70,000	EUV-SH	LH	1	£42,364
981	6103	12 Bullcroft Close	Carcroft	Doncaster	DN6 8SP	0	Assured	House	2	1999	81.78	84.81	86	Bullcroft Close, Carcroft	1, 2 & 3	£	65,000	EUV-SH	LH	1	£42,364
982	6104	10 Bullcroft Close	Carcroft	Doncaster	DN6 8SP	0	Assured	House	2	1999	81.78	84.81	86	Bullcroft Close, Carcroft	1, 2 & 3	£	70,000	EUV-SH	LH	1	£42,364
1373	12828	9 Hillside Road	Bentham	Lancaster	LA2 7EN	General	CH Old	House	3	1956	92.38	95.80	134	Hillside, Bentham, Lancaster	1, 2 & 3	£	150,000	EUV-SH	LH	1	£25,614
1374	12829	12 Hillside Road	Bentham	Lancaster	LA2 7EN	General	CH Old	House	2	1954	83.71	86.81	134	Hillside, Bentham, Lancaster	1, 2 & 3	£	130,000	EUV-SH	LH	1	£23,210
1375	12830	16 Hillside Road	Bentham	Lancaster	LA2 7EN	General	CH Old	House	2	1954	83.71	86.81	134	Hillside, Bentham, Lancaster	1, 2 & 3	£	130,000	EUV-SH	LH	1	£23,210
1376	21872	16B Hillside Road	Lancaste	Lancaster	LA2 7EN	General	CH New	House	2	2008	92.73	96.16	134	Hillside, Bentham, Lancaster	1, 2 & 3	£	130,000	EUV-SH	LH	1	£56,688
1836	644	Flat 18 The Shires	9 Bennet	Leeds	LS6 3HN	0	Assured	Flat	2	1987	77.34	80.20	164	The Shires, Bennet Rd, Headingley	1, 2 & 3	£	115,000	EUV-SH	LH	1	£16,471
1837	21936	Flat 2	10 Potter	Leeds	LS7 2FN	0	Ass. Sho	Flat	2	2008	114.23	114.23	165	The Observatory	1, 2 & 3	£	100,000	EUV-SH	LH	1	£72,565
1838	21937	Flat 4	10 Potter	Leeds	LS7 2FN	0	Ass. Sho	Flat	2	2008	114.23	114.23	165	The Observatory	1, 2 & 3	£	100,000	EUV-SH	LH	1	£72,565
1839	21938	Flat 6	10 Potter	Leeds	LS7 2FN	0	Ass. Sho	Flat	2	2008	114.23	114.23	165	The Observatory	1, 2 & 3	£	100,000	EUV-SH	LH	1	£72,565
1840	21939	Flat 1	10 Potter	Leeds	LS7 2FN	0	Ass. Sho	Flat	1	2008	105	105.00	165	The Observatory	1, 2 & 3	£	80,000	EUV-SH	LH	1	£62,184
1841	21940	Flat 3	10 Potter	Leeds	LS7 2FN	0	Ass. Sho	Flat	1	2008	105	105.00	165	The Observatory	1, 2 & 3	£	80,000	EUV-SH	LH	1	£62,184
1842	21941	Flat 5	10 Potter	Leeds	LS7 2FN	0	Ass. Sho	Flat	1	2008	105	105.00	165	The Observatory	1, 2 & 3	£	80,000	EUV-SH	LH	1	£62,184
1843	22112	12 Potternewton Mount	Chapel A	Leeds	LS7 2FN	0	Ass. Sho	House	3	2008	121.15	121.15	165	The Observatory	1, 2 & 3	£	125,000	EUV-SH	LH	1	£77,256
2156	11656	45 Meadstead Drive	Royston	Barnsley	S71 4JT	General	Assured	House	3	2003	93.18	96.63	211	Meadstead Drive, Barnsley	1, 2 & 3	£	125,000	EUV-SH	LH	1	£56,965
2157	11657	47 Meadstead Drive	Royston	Barnsley	S71 4JT	General	Assured	House	3	2003	93.18	96.63	211	Meadstead Drive, Barnsley	1, 2 & 3	£	125,000	EUV-SH	LH	1	£56,965
2171	23865	43A Meadstead Drive	Barnsley	Barnsley	S71 4JT	General	Assured	House	3	2011	91.07	94.44	211	Meadstead Drive, Barnsley	1, 2 & 3	£	115,000	EUV-SH	LH	1	£62,118
2172	23866	43 Meadstead Drive	Barnsley	Barnsley	S71 4JT	General	Assured	House	3	2011	91.07	94.44	211	Meadstead Drive, Barnsley	1, 2 & 3	£	115,000	EUV-SH	LH	1	£62,118
2173	23867	31 Meadstead Drive	Barnsley	Barnsley	S71 4JT	General	Assured	House	3	2011	91.07	94.44	211	Meadstead Drive, Barnsley	1, 2 & 3	£	115,000	EUV-SH	LH	1	£62,118
2174	23868	29 Meadstead Drive	Barnsley	Barnsley	S71 4JT	General	Assured	House	3	2011	91.07	94.44	211	Meadstead Drive, Barnsley	1, 2 & 3	£	115,000	EUV-SH	LH	1	£62,118
2175	23869	39 Meadstead Drive	Barnsley	Barnsley	S71 4JT	General	Assured	House	4	2011	97.04	100.63	211	Meadstead Drive, Barnsley	1, 2 & 3	£	135,000	EUV-SH	LH	1	£66,189
2176	23870	37 Meadstead Drive	Barnsley	Barnsley	S71 4JT	General	Assured	House	4	2011	97.04	100.63	211	Meadstead Drive, Barnsley	1, 2 & 3	£	135,000	EUV-SH	LH	1	£66,189
2177	23871	41A Meadstead Drive	Barnsley	Barnsley	S71 4JT	General	Assured	House	2	2011	85.03	88.18	211	Meadstead Drive, Barnsley	1, 2 & 3	£	92,000	EUV-SH	LH	1	£58,000
2178	23872	41 Meadstead Drive	Barnsley	Barnsley	S71 4JT	General	Assured	House	2	2011	85.03	88.18	211	Meadstead Drive, Barnsley	1, 2 & 3	£	92,000	EUV-SH	LH	1	£58,000
2179	23873	35 Meadstead Drive	Barnsley	Barnsley	S71 4JT	General	Assured	House	2	2011	85.03	88.18	211	Meadstead Drive, Barnsley	1, 2 & 3	£	92,000	EUV-SH	LH	1	£58,000
2180	23874	33 Meadstead Drive	Barnsley	Barnsley	S71 4JT	General	Assured	House	2	2011	85.03	88.18	211	Meadstead Drive, Barnsley	1, 2 & 3	£	92,000	EUV-SH	LH	1	£58,000

Schedule 4 ; EUV-SH Leasehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELT ERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE /SHARE OWNERSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT EPW	TARGET/ FORMULA RENT EPW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH
2219	24550	8 Lewis Road	Barnsley Barnsley	S71 5HY	General	Starter T	House	3	2013	84.38	87.50	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£57,553	
2220	24569	12 Lewis Road	Barnsley Barnsley	S71 5HY	General	Starter T	House	3	2013	84.38	87.50	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£57,553	
2221	24572	6 Lewis Road	Barnsley Barnsley	S71 5HY	General	Starter T	House	2	2013	78.6	81.51	213	Priory Road, Lundwood	1, 2 & 3	£	80,000	EUV-SH	LH	1	£53,613	
2222	24573	4 Lewis Road	Barnsley Barnsley	S71 5HY	General	Starter T	House	2	2013	78.6	81.51	213	Priory Road, Lundwood	1, 2 & 3	£	80,000	EUV-SH	LH	1	£53,613	
2223	24589	10 Lewis Road	Barnsley Barnsley	S71 5HY	0	Ass. Sho	House	2	2013	87.69	87.69	213	Priory Road, Lundwood	1, 2 & 3	£	80,000	EUV-SH	LH	1	£55,919	
2224	24605	2 Lewis Road	Barnsley Barnsley	S71 5HY	0	Ass. Sho	House	3	2013	96.92	96.92	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£61,805	
2225	24551	29 Priory Road	Barnsley Barnsley	S71 5JG	General	Starter T	House	3	2013	84.38	87.50	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£57,553	
2226	24552	31 Priory Road	Barnsley Barnsley	S71 5JG	General	Starter T	House	3	2013	84.38	87.50	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£57,553	
2227	24553	33 Priory Road	Barnsley Barnsley	S71 5JG	General	Starter T	House	3	2013	84.38	87.50	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£57,553	
2228	24554	35 Priory Road	Barnsley Barnsley	S71 5JG	General	Starter T	House	3	2013	84.38	87.50	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£57,553	
2229	24555	37 Priory Road	Barnsley Barnsley	S71 5JG	General	Starter T	House	3	2013	84.38	87.50	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£57,553	
2230	24556	41 Priory Road	Barnsley Barnsley	S71 5JG	General	Starter T	House	3	2013	84.38	87.50	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£57,553	
2231	24557	45 Priory Road	Barnsley Barnsley	S71 5JG	General	Starter T	House	3	2013	88.27	91.54	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£60,210	
2232	24558	47 Priory Road	Barnsley Barnsley	S71 5JG	General	Starter T	House	3	2013	88.27	91.54	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£60,210	
2233	24559	51 Priory Road	Barnsley Barnsley	S71 5JG	General	Starter T	House	3	2013	88.27	91.54	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£60,210	
2234	24588	39 Priory Road	Barnsley Barnsley	S71 5JG	0	Ass. Sho	House	2	2012	87.69	87.69	213	Priory Road, Lundwood	1, 2 & 3	£	80,000	EUV-SH	LH	1	£55,919	
2235	24590	43 Priory Road	Barnsley Barnsley	S71 5JG	0	Ass. Sho	House	3	2012	96.92	96.92	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£61,805	
2236	24604	49 Priory Road	Barnsley Barnsley	S71 5JG	0	Ass. Sho	House	3	2012	101.54	101.54	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£64,751	
2237	24527	3 Magdalene Gardens	Barnsley Barnsley	S71 5NY	General	Starter T	House	2	2013	78.6	81.51	213	Priory Road, Lundwood	1, 2 & 3	£	80,000	EUV-SH	LH	1	£53,613	
2238	24574	5 Magdalene Gardens	Barnsley Barnsley	S71 5NY	General	Starter T	House	3	2013	88.27	91.54	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£60,210	
2239	24575	7 Magdalene Gardens	Barnsley Barnsley	S71 5NY	General	Starter T	House	3	2013	88.27	91.54	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£60,210	
2240	24576	9 Magdalene Gardens	Barnsley Barnsley	S71 5NY	General	Starter T	House	3	2013	84.38	87.50	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£57,553	
2241	24577	15 Magdalene Gardens	Barnsley Barnsley	S71 5NY	General	Starter T	House	2	2013	78.6	81.51	213	Priory Road, Lundwood	1, 2 & 3	£	80,000	EUV-SH	LH	1	£53,613	
2242	24578	2 Magdalene Gardens	Barnsley Barnsley	S71 5NY	General	Starter T	House	3	2013	88.24	91.50	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£60,184	
2243	24579	4 Magdalene Gardens	Barnsley Barnsley	S71 5NY	General	Starter T	House	3	2013	84.38	87.50	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£57,553	
2244	24580	6 Magdalene Gardens	Barnsley Barnsley	S71 5NY	General	Starter T	House	2	2013	78.6	81.51	213	Priory Road, Lundwood	1, 2 & 3	£	80,000	EUV-SH	LH	1	£53,613	
2245	24581	8 Magdalene Gardens	Barnsley Barnsley	S71 5NY	General	Starter T	House	2	2013	78.6	81.51	213	Priory Road, Lundwood	1, 2 & 3	£	80,000	EUV-SH	LH	1	£53,613	
2246	24591	1 Magdalene Gardens	Barnsley Barnsley	S71 5NY	0	Ass. Sho	House	3	2013	96.92	96.92	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£61,805	
2247	24606	10 Magdalene Gardens	Barnsley Barnsley	S71 5NY	0	Ass. Sho	House	3	2013	96.92	96.92	213	Priory Road, Lundwood	1, 2 & 3	£	100,000	EUV-SH	LH	1	£61,805	
2248	24607	11 Magdalene Gardens	Barnsley Barnsley	S71 5NY	0	Ass. Sho	House	2	2013	87.69	87.69	213	Priory Road, Lundwood	1, 2 & 3	£	80,000	EUV-SH	LH	1	£55,919	
2266	23845	14 Craven Court	Barnsley Barnsley	S72 7EN	General	Assured	House	3	2011	81.72	84.74	216	Burntwood Road Grimethorpe	1, 2 & 3	£	125,000	EUV-SH	LH	1	£55,738	
2267	23846	12 Craven Court	Barnsley Barnsley	S72 7EN	General	Assured	House	3	2011	81.72	84.74	216	Burntwood Road Grimethorpe	1, 2 & 3	£	125,000	EUV-SH	LH	1	£55,738	
2268	23847	10 Craven Court	Barnsley Barnsley	S72 7EN	General	Assured	House	2	2011	81.72	84.74	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£55,738	
2269	23848	16 Craven Court	Barnsley Barnsley	S72 7EN	General	Assured	House	2	2011	81.72	84.74	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£55,738	
2270	23849	8 Craven Court	Barnsley Barnsley	S72 7EN	General	Assured	House	2	2011	81.72	84.74	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£55,738	
2271	23850	6 Craven Court	Barnsley Barnsley	S72 7EN	General	Assured	House	2	2011	76.03	78.84	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£51,857	
2272	23859	4 Craven Court	Barnsley Barnsley	S72 7EN	General	Assured	House	2	2011	76.03	78.84	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£51,857	
2273	23824	5 Nancy Road	Barnsley Barnsley	S72 7JJ	General	Assured	House	2	2011	76.03	78.84	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£51,857	
2274	23825	1 Craven Court	Barnsley Barnsley	S72 7JJ	General	Assured	House	2	2011	76.03	78.84	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£51,857	
2275	23826	3 Craven Court	Barnsley Barnsley	S72 7JJ	General	Assured	House	2	2011	76.03	78.84	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£51,857	
2276	23851	15 Nancy Road	Barnsley Barnsley	S72 7JJ	General	Assured	House	2	2011	76.03	78.84	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£51,857	
2277	23853	4 Nancy Road	Barnsley Barnsley	S72 7JJ	General	Assured	House	3	2011	81.72	84.74	216	Burntwood Road Grimethorpe	1, 2 & 3	£	125,000	EUV-SH	LH	1	£55,738	
2278	23900	17 Nancy Road	Barnsley Barnsley	S72 7JJ	General	Assured	House	2	2011	81.72	84.74	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£55,738	
2279	23901	17a Nancy Road	Barnsley Barnsley	S72 7JJ	General	Assured	House	2	2011	76.03	78.84	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£51,857	
2280	23949	10 Nancy Road	Barnsley Barnsley	S72 7JJ	General	Assured	House	3	2011	81.72	84.74	216	Burntwood Road Grimethorpe	1, 2 & 3	£	125,000	EUV-SH	LH	1	£55,738	
2281	23950	6 Nancy Road	Barnsley Barnsley	S72 7JJ	General	Assured	House	2	2011	76.03	78.84	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£51,857	
2282	23951	8 Nancy Road	Barnsley Barnsley	S72 7JJ	General	Assured	House	2	2011	76.03	78.84	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£51,857	
2283	23954	3 Foxshaw Mews	Barnsley Barnsley	S72 7JJ	General	Assured	House	2	2011	76.03	78.84	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£51,857	
2284	23955	5 Foxshaw Mews	Barnsley Barnsley	S72 7JJ	General	Assured	House	3	2011	81.72	84.74	216	Burntwood Road Grimethorpe	1, 2 & 3	£	125,000	EUV-SH	LH	1	£55,738	
2285	23956	7 Foxshaw Mews	Barnsley Barnsley	S72 7JJ	General	Assured	House	2	2011	81.72	84.74	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£55,738	
2286	24046	12 Nancy Road	Barnsley Barnsley	S72 7JJ	0	Ass. Sho	House	2	2011	80.76	80.76	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£51,500	
2287	24047	2 Wade Close	Barnsley Barnsley	S72 7JJ	0	Ass. Sho	House	2	2011	91.15	91.15	216	Burntwood Road Grimethorpe	1, 2 & 3	£	115,000	EUV-SH	LH	1	£58,126	
2288	24164	2 Foxshaw Mews	Barnsley Barnsley	S72 7JJ	General	Assured	House	3	2012	81.72	84.74	216	Burntwood Road Grimethorpe	1, 2 & 3	£	125,000	EUV-SH	LH	1	£55,738	
2289	24165	8 Foxshaw Mews	Barnsley Barnsley	S72 7JJ	General	Assured	House	3	2012	81.72	84.74	216	Burntwood Road Grimethorpe	1, 2 & 3	£	125,000	EUV-SH	LH	1	£55,738	

**Schedule 4 ; EUV-SH Leasehold**

Savills List No	UPRN	ADDRESS 1	ADDRE SS 2	Location	POST CODE	GENER AL NEEDS OR SHEL TERED	LET TIN G T Y P E ( <i>SOCIA L RENT/ AFFOR DABLE /SHAR ED OWNE RSHIP</i> )	House or Flat	NO. BEDS	DATE OF CONST RUCTI ON	SOCIAL RENT £PW	TARGET
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Schedule 4 ; EUV-SH Leasehold

Savills List No	UPRN	ADDRESS 1	ADDRESS 2	Location	POST CODE	GENERAL NEEDS OR SHELTERED	LETTING TYPE (SOCIAL RENT/AFFORDABLE/SHARE OWNED RSHIP)	House or Flat	NO. BEDS	DATE OF CONSTRUCTION	SOCIAL RENT £PW	TARGET/FORMULA RENT £PW	% SHARE OWNED BY TENANT (shared ownership)	Value Group	Value Group Name	Tranche No	MV-VP 2014 (Not to be Used as a Basis for Lending)	OPERATIVE BASIS	Freehold or Leasehold	Count	EUV-SH Just at EUV-SH	
4049	23530	Flat 10	27 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4050	23531	Flat 18	25 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4051	23532	Flat 19	25 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4052	23533	Flat 11	27 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4053	23534	Flat 12	27 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4054	23535	Flat 20	25 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4055	23536	Flat 21	25 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4056	23537	Flat 14	27 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4057	23538	Flat 15	27 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4058	23539	Flat 22	25 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4059	23540	Flat 16	27 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4060	23541	Flat 17	27 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4061	23542	Flat 26	23 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4062	23543	Flat 27	23 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4063	23544	Flat 32	21 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4064	23545	Flat 33	21 Smith	Huddersfield	HD5 9BR	SOCIAL	Assured	Flat	2		76.23	78.59		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	100,000	EUV-SH	LH	1	£36,591
4432	23547	Flat 3	29 Smith	Huddersfield	HD5 9BR	SOCIAL	Intermed	HOUSE	2		98.08	98.08		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	110,000	EUV-SH	LH	1	£36,591
4433	23548	Flat 5	29 Smith	Huddersfield	HD5 9BR	SOCIAL	Intermed	HOUSE	2		101.54	101.54		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	110,000	EUV-SH	LH	1	£36,591
4434	23549	Flat 7	29 Smith	Huddersfield	HD5 9BR	SOCIAL	Intermed	HOUSE	2		101.54	101.54		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	110,000	EUV-SH	LH	1	£36,591
4435	23550	Flat 23	25 Smith	Huddersfield	HD5 9BR	SOCIAL	Intermed	HOUSE	2		101.54	101.54		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	110,000	EUV-SH	LH	1	£36,591
4436	23551	Flat 24	25 Smith	Huddersfield	HD5 9BR	SOCIAL	Intermed	HOUSE	2		88.85	88.85		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	110,000	EUV-SH	LH	1	£36,591
4437	23552	Flat 25	25 Smith	Huddersfield	HD5 9BR	SOCIAL	Intermed	HOUSE	2		101.54	101.54		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	110,000	EUV-SH	LH	1	£36,591
4438	23553	Flat 28	23 Smith	Huddersfield	HD5 9BR	SOCIAL	Intermed	HOUSE	2		98.08	98.08		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	110,000	EUV-SH	LH	1	£36,591
4439	23554	Flat 29	23 Smith	Huddersfield	HD5 9BR	SOCIAL	Intermed	HOUSE	2		101.54	101.54		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	110,000	EUV-SH	LH	1	£39,250
4440	23555	Flat 34	21 Smith	Huddersfield	HD5 9BR	SOCIAL	Intermed	HOUSE	2		101.54	101.54		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	110,000	EUV-SH	LH	1	£39,250
4441	23556	Flat 35	21 Smith	Huddersfield	HD5 9BR	SOCIAL	Intermed	HOUSE	2		101.54	101.54		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	110,000	EUV-SH	LH	1	£39,250
4442	23557	Flat 30	23 Smith	Huddersfield	HD5 9BR	SOCIAL	Intermed	HOUSE	2		101.54	101.54		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	110,000	EUV-SH	LH	1	£39,250
4443	23558	Flat 31	23 Smith	Huddersfield	HD5 9BR	SOCIAL	Intermed	HOUSE	2		101.54	101.54		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	110,000	EUV-SH	LH	1	£39,250
4444	23559	Flat 36	21 Smith	Huddersfield	HD5 9BR	SOCIAL	Intermed	HOUSE	2		98.08	98.08		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	110,000	EUV-SH	LH	1	£39,250
4445	23560	Flat 37	21 Smith	Huddersfield	HD5 9BR	SOCIAL	Intermed	HOUSE	2		109.62	109.62		394	25 Smithy Lane, Moldgreen, Huddersfield	5	£	110,000	EUV-SH	LH	1	£39,250



**Schedule 5 ; Nil Value Units**

UPRN	MANAGEMENT AREA	ESTATE NAME	ADDRESS 1	ADDRESS 2	ADDRESS 3	ADDRESS 4
	Tranche					
1			Railway Terrace	14 Railway Terr	Normanton	
2	20036	1 Huddersfield	3 Gledholt Park Apartments	30 Edgerton Gr	Huddersfield	
3	19476	2 Bradford	Flat 2 EMILY COURT	Smith Ro	Bradford	
4	19477	2 Bradford	Room 3 Emily Court	Off Smith Road	Bradford	
5	19478	2 Bradford	Room 4 Emily Court	Off Smith Road	Bradford	
6	19479	2 Bradford	Room 5 Emily Court	Off Smith Road	Bradford	
7	19480	2 Bradford	Room 6 Emily Court	Off Smith Road	Bradford	
8	19481	2 Bradford	Room 7 Emily Court	Off Smith Road	Bradford	
9	19482	2 Bradford	Room 8 Emily Court	Off Smith Road	Bradford	
10	19483	2 Bradford	Room 9 Emily Court	Off Smith Road	Bradford	
11	19484	2 Bradford	Room 10 Emily Court	Off Smith Road	Bradford	
12	19485	2 Bradford	Room 11 Emily Court	Off Smith Road	Bradford	
13	19486	2 Bradford	Room 12 Emily Court	Off Smith Road	Bradford	
14	19487	2 Bradford	Room 14 Emily Court	Off Smith Road	Bradford	
15	19488	2 Bradford	Room 15 Emily Court	Off Smith Road	Bradford	
16	19489	2 Bradford	Room 16 Emily Court	Off Smith Road	Bradford	
17	19490	2 Bradford	Room 17 Emily Court	Off Smith Road	Bradford	
18	19491	2 Bradford	Room 18 Emily Court	Off Smith Road	Bradford	
19	19492	2 Bradford	Room 19 Emily Court	Off Smith Road	Bradford	
20	19493	2 Bradford	Room 20 Emily Cour	Off Smith Road	Bradford	
21	19494	2 Bradford	Room 21 Emily Court	Off Smith Road	Bradford	
22	19495	2 Bradford	Room 22 Emily Court	Off Smith Road	Bradford	
23	19496	2 Bradford	Room 23 Emily Court	Off Smith Road	Bradford	
24	19497	2 Bradford	Room 24 Emily Court	Off Smith Road	Bradford	
25	19498	2 Bradford	Room 25 Emily Court	Off Smith Road	Bradford	
26	19499	2 Bradford	Room 26 Emily Court	Off Smith Road	Bradford	
27	19500	2 Bradford	Room 27 Emily Court	Off Smith Road	Bradford	
28	19501	2 Bradford	Room 28 Emily Court	Off Smith Road	Bradford	
29	19502	2 Bradford	Room 29 Emily Court	Off Smith Road	Bradford	
30	19503	2 Bradford	Room 30 Emily Court	Off Smith Road	Bradford	
31	19504	2 Bradford	Room 31 Emily Court	Off Smith Road	Bradford	
32	19505	2 Bradford	Room 32 Emily Court	Off Smith Road	Bradford	



**Schedule 5 ; Nil Value Units**

UPRN	MANAGEMENT AREA	ESTATE NAME	ADDRESS 1	ADDRESS 2	ADDRE SS 3	ADDRE SS 4
	<b>Tranche</b>					
33	19506	2 Bradford	Room 33 Emily Court	Off Smith Road Bradford		
34	19507	2 Bradford	Room 34 Emily Court	Off Smith Road Bradford		
35	19508	2 Bradford	Room 35 Emily Court	Off Smith Road Bradford		
36	19509	2 Bradford	Room 36 Emily Court	Off Smith Road Bradford		
37	21871	1 Skipton	16A Hillside Road	Lancaster		
38	23856	1 Leeds	Flat 262	Cardigan Road Burley	Leeds	
39	24227	1 York	Flat 4	Hawthorn Close Malton		
40	24232	1 Malton	9 Hawthorn Close	Malton		
41	Not on Orchard 7	1 n/a	Staff Sleepover Room, Bridge Street			
42	Not on Orchard 14	1 n/a	27S Cheltenham Cresent			
43	Not on Orchard 15	1 n/a	29S Cheltenham Cresent			
44	Not on Orchard 16	1 n/a	31S Cheltenham Cresent			
45	Not on Orchard 20	1 n/a	15 New Street			
46	Not on Orchard 21	1 n/a	Staff Sleepover room			
47	Not on Orchard 22	1 n/a	Staff Office			
48	Not on Orchard 23	1 n/a	Staff Flat			
49	Not on Orchard 24	1 n/a	Staff Office			
50	22669 Plan B	Sheffield	145 Standhill Crescent	Barnsley		
51	22670 Plan B	Sheffield	147 Standhill Crescent	Barnsley		
52	22671 Plan B	Sheffield	149 Standhill Crescent	Barnsley		
53	22672 Plan B	Sheffield	151 Standhill Crescent	Barnsley		
54	22673 Plan B	Sheffield	65A New Lodge Crescent	Barnsley		
55	22674 Plan B	Sheffield	65 New Lodge Crescent	Barnsley		
56	22676 Plan B	Sheffield	128 New Lodge Crescent	Barnsley		
57	16541	Bradford General Ne Merchants Court	Apartment 69	2 Merchants Court	Bingley	Bradford BD16 1D
58	16542	Bradford General Ne Merchants Court	Apartment 70	2 Merchants Court	Bingley	Bradford BD16 1D
59	16543	Bradford General Ne Merchants Court	Apartment 71	2 Merchants Court	Bingley	Bradford BD16 1D
60	16544	Bradford General Ne Merchants Court	Apartment 72	2 Merchants Court	Bingley	Bradford BD16 1D
61	16545	Bradford General Ne Merchants Court	Apartment 73	2 Merchants Court	Bingley	Bradford BD16 1D
62	16546	Bradford General Ne Merchants Court	Apartment 74	2 Merchants Court	Bingley	Bradford BD16 1D
63	16547	Bradford General Ne Merchants Court	Apartment 75	2 Merchants Court	Bingley	Bradford BD16 1D
64	16548	Bradford General Ne Merchants Court	Apartment 76	2 Merchants Court	Bingley	Bradford BD16 1D





**Schedule 5 ; Nil Value Units**

UPRN	MANAGEMENT AREA	ESTATE NAME	ADDRESS 1	ADDRESS 2	ADDRE SS 3	ADDRE SS 4
	<b>Tranche</b>					
65	25032	Commercial	Cheltenham Crescen	Flat 25S Cheltenham Cres	Harrogate	HG1 1DF
66	16658	North Area Office	Millbeck Park, Horsfo	Flat 1 Priestley Court	Cornmill View	Horsforth Leeds LS18 5N.
67	16659	North Area Office	Millbeck Park, Horsfo	Flat 2 Priestley Court	Cornmill View	Horsforth Leeds LS18 5N.
68	16660	North Area Office	Millbeck Park, Horsfo	Flat 3 Priestley Court	Cornmill View	Horsforth Leeds LS18 5N.
69	16661	North Area Office	Millbeck Park, Horsfo	Flat 4 Priestley Court	Cornmill View	Horsforth Leeds LS18 5N.
70	16662	North Area Office	Millbeck Park, Horsfo	Flat 5 Priestley Court	Cornmill View	Horsforth Leeds LS18 5N.
71	16663	North Area Office	Millbeck Park, Horsfo	Flat 6 Priestley Court	Cornmill View	Horsforth Leeds LS18 5N.
72	16664	North Area Office	Millbeck Park, Horsfo	Flat 7 Priestley Court	Cornmill View	Horsforth Leeds LS18 5N.
73	16665	North Area Office	Millbeck Park, Horsfo	Flat 9 Priestley Court	Cornmill View	Horsforth Leeds LS18 5N.
74	16666	North Area Office	Millbeck Park, Horsfo	Flat 11 Priestley Court	Cornmill View	Horsforth Leeds LS18 5N.
75	16667	North Area Office	Millbeck Park, Horsfo	Flat 18 Priestley Court	Cornmill View	Horsforth Leeds LS18 5N.
76	16668	North Area Office	Millbeck Park, Horsfo	Flat 19 Priestley Court	Cornmill View	Horsforth Leeds LS18 5N.
77	21477	Nil value	RH Foss Islands Roa	Flat 21 Dunlin House	Elvington Terrace	York YO10 3D
78	21478	Nil value	RH Foss Islands Roa	Flat 20 Dunlin House	Elvington Terrace	York YO10 3D
79	21479	Nil value	RH Foss Islands Roa	Flat 19 Dunlin House	Elvington Terrace	York YO10 3D
80	21480	Nil value	RH Foss Islands Roa	Flat 18 Dunlin House	Elvington Terrace	York YO10 3D
81	21481	Nil value	RH Foss Islands Roa	Flat 17 Dunlin House	Elvington Terrace	York YO10 3D
82	21482	Nil value	RH Foss Islands Roa	Flat 15 Dunlin House	Elvington Terrace	York YO10 3D
83	21483	Nil value	RH Foss Islands Roa	Flat 14 Dunlin House	Elvington Terrace	York YO10 3D
84	21595	Nil value	RH Bell's Yard Ph2	Flat 20 Stock Close	Norton	Malton YO17 8B
85	21596	Nil value	RH Bell's Yard Ph2	Flat 22 Stock Close	Norton	Malton YO17 8B
86	21597	Nil value	RH Bell's Yard Ph2	Flat 24 Stock Close	Norton	Malton YO17 8B
87	19873			21 Tavistock Way	0	0 0 WF2 7QS
88	19876			1 Flintoff Close	0	0 0 WF2 7SZ
89	19877			2 Flintoff Close	0	0 0 WF2 7SZ
90	19878			3 Flintoff Close	0	0 0 WF2 7SZ
91	19879			4 Flintoff Close	0	0 0 WF2 7SZ
92	19880			5 Flintoff Close	0	0 0 WF2 7SZ
93	19881			6 Flintoff Close	0	0 0 WF2 7SZ
94	19882			7 Flintoff Close	0	0 0 WF2 7SZ
95	19883			8 Flintoff Close	0	0 0 WF2 7SZ
96	19884			9 Flintoff Close	0	0 0 WF2 7SZ



**Schedule 5 ; Nil Value Units**

	UPRN	MANAGEMENT AREA	ESTATE NAME	ADDRESS 1	ADDRESS 2	ADDRE SS 3	ADDRE SS 4
		Tranche					
97	20688		Flat 45 Tavistock Way	0	0	0	WF2 7QS
98	21058		Flat 6 Vaughan Way	Wakefield	Wakefield	0	WF2 7NJ
99	23747		1 Walton Wood Mews	Pontefract	Pontefract	0	WF9 1FH

## Appendix 2

### Market Commentary

# Housing Market Bulletin

## September 2014

### National Overview

**House prices:** Average house prices continue to increase, although the rate seems to be easing, particularly in the London market. **Transactions:** Numbers of housing transactions have increased, but remain below their 2007 peak. Numbers of mortgage advances continue to grow. **House building:** Average British residential land values continue to increase. Total output of the construction industry is still growing, but at a reduced rate. **The economy:** The economy continues to grow, with GDP increasing by 0.9% in Q2 2014 (3.2% y/y). The unemployment rate is decreasing, currently at 6.3%. CPI inflation is at 1.5%.

### Housing Affordability

The house price to earnings ratio was 5.01 in August 2014, based on a standardised average property price of £186,270. This compares to the series high of 5.83 in July 2007, and a low of 3.07 in December 1995. (Halifax and ASHE)

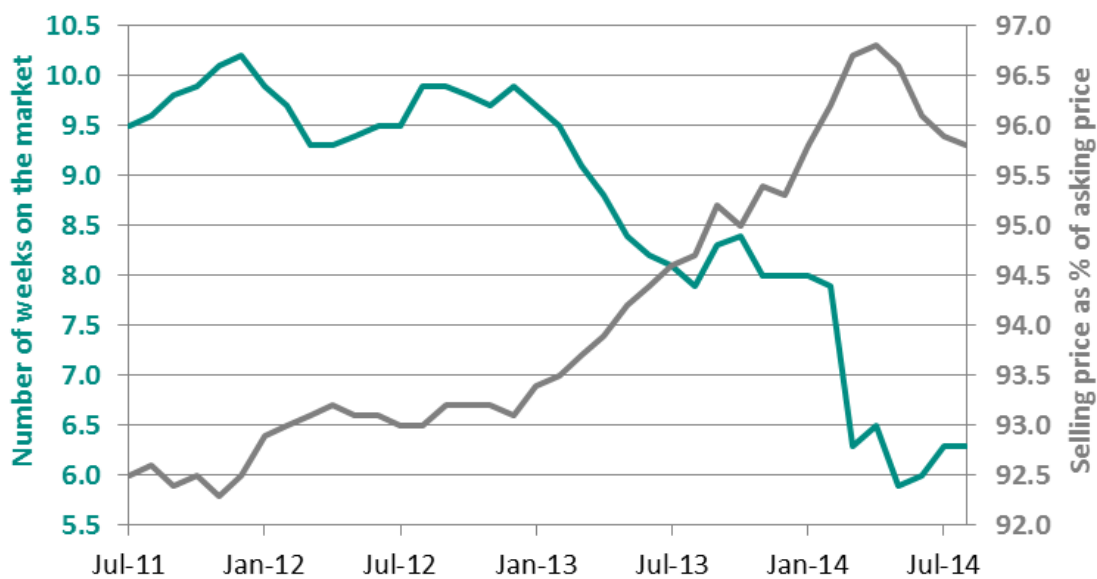
### Transactions

There were 96,260 residential property transactions in England in August 2014. This compares to the series high of 136,790 in August 2007, and a low of 34,750 in January 2009. There were a total of 1,037,770 transactions over the 12 month period to the end of August 2014, which is 21.7% higher than in the previous 12 months. (HMRC)

### Supply & Demand

In September 2014 the average time taken to sell a home was 6.3 weeks. The average sale price was 95.8% of the asking price. (Hometrack)

### Average Asking Prices v Marketing Period



Average time on the market (weeks) — % of the asking price being achieved

Source: Homes and Communities Agency

It is interesting to note the sudden sharp slow down in achieved verses asking prices suggesting that pricing is in some cases over optimistic and that the market is correcting for this.

The Nationwide House Price Index September 2014 reported:

- Annual house price growth slows in September
- UK house prices fell by 0.2% in September
- Annual house price growth slowed to 9.4%
- All regions saw annual price gains in Q3, but significant regional variation remains

Headlines	Sep-14	Aug-14
Monthly Index*	374.9	375.5
Monthly Change*	-0.20%	0.80%
Annual Change	9.40%	11.00%
Average Price	£188,374	£189,306

Seasonally Adjusted\*

**Commenting on the figures, Robert Gardner, Nationwide's Chief Economist, said:**

“UK house prices declined by 0.2% in September, following sixteen consecutive monthly price rises. As a result, the annual pace of house price growth moderated to 9.4% from 11% in August.

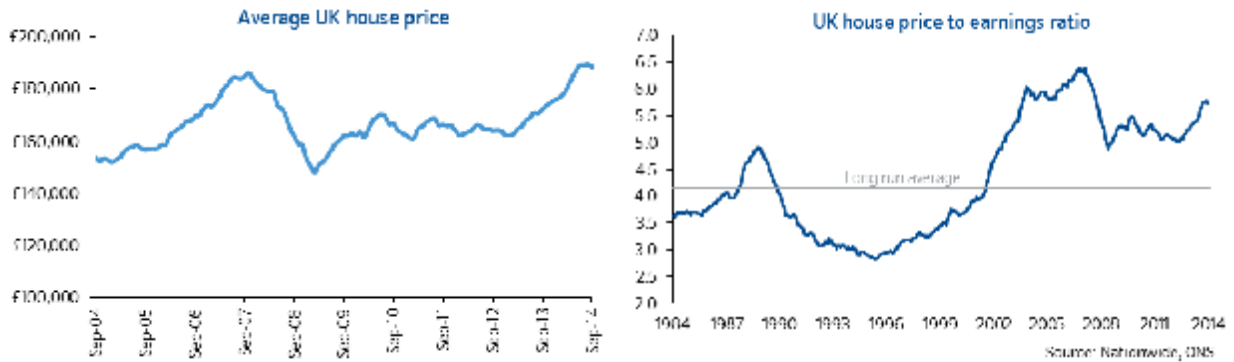
“While September saw a slowing in house price growth, the picture on a quarterly basis (July, August and September combined) was still relatively strong, with all thirteen UK regions recording annual price gains. There remains significant regional variation however, with the South of England still seeing the strongest rates of growth (see chart opposite).

“Annual house price growth in London slowed somewhat, from 25.8% in Q2 to 21% in Q3. Nevertheless, at £401,072, average prices in the capital reached a record high, 31% above their 2007 peak. In the UK as whole, prices are around 2% above their pre-crisis peak (excluding London they are less than 1% above their 2007 peak).

“Price growth may soften further in the final quarter of the year, given the high base for comparison from Q4 2013. However, the outlook remains uncertain.

Demand may be starting to moderate, but the low level of interest rates and strong labour market suggest that underlying demand is likely to remain robust.”

**Graph: Long Term House Price Trends**



**Savills Residential Property Focus Bulletin Q3 2014 reported the following;**

How much and how quickly will the total cost of housing increase as interest rates rise? Bank of England Governor, Mark Carney has indicated that the “new normal” for bank base rates will be 2.5%, potentially applying as early as 2017.

Such a 2% increase would result in a £20 billion rise in the total amount of mortgage interest paid, up to within 10% of its recent peak. This would equate to an extra £2,360 a year per mortgaged household across Britain and £4,000 per mortgaged household in London. The greatest risk will be to younger households with the largest mortgages relative to household income.

It is therefore of little surprise that the regulatory arm of the Bank of England has a close eye on the extent of high loan to income mortgage lending. There is a particular focus on London, where rapid price growth has been accompanied by a steady increase in the proportion of new mortgages at income multiples of 4.5 times or more. According to a recent Financial Policy Committee (FPC) report, one in five new mortgages in the capital falls into this category, more than double the proportion across the UK as a whole.

Much is dependent on the Mortgage Market Review and the extent to which this ensures that borrowers do not take on unsustainable levels of debt.

This, together with the prospect of interest rate rises, is likely to curb house price growth in the mortgaged market and, in time, will act as a drag on growth in the more equity rich markets.

There are early signs that this will cool the housing market. Mortgage approvals were 12% lower in June than in January on a seasonally adjusted basis. The Royal Institution of Chartered Surveyors (RICS) reported a fall in new buyer enquiries in London in both May and June.

## Mainstream markets Five year forecast value, 2014-2018

MAIN STREAM Markets 5 Year Forecasts	2014	2015	2016	2017	2018	5 year total
UK	9.5%	4.0%	3.5%	3.5%	3.0%	25.7%
LONDON	15.0%	5.0%	0.0%	1.0%	2.0%	24.4%
SOUTH EAST	12.0%	5.0%	4.0%	4.0%	3.5%	31.6%
SOUTH WEST	11.0%	4.5%	4.0%	4.0%	3.5%	29.9%
EAST OF ENGLAND	15.0%	5.0%	4.0%	4.0%	3.5%	31.1%
EAST MIDLANDS	6.0%	4.0%	3.5%	3.5%	3.0%	21.6%
WEST MIDLANDS	6.0%	4.0%	3.5%	3.5%	3.0%	21.6%
NORTH EAST	5.0%	4.0%	3.0%	2.5%	2.5%	18.2%
NORTH WEST	5.5%	4.5%	3.0%	3.0%	2.5%	19.9%
YORKSHIRE & HUMBER	5.0%	4.5%	3.0%	3.0%	2.5%	19.3%
WALES	8.0%	3.5%	3.0%	3.0%	2.5%	21.6%
SCOTLAND	6.5%	2.5%	3.0%	3.0%	2.5%	18.7%

Source: Savills Prime Residential Market Bulletin Q3 2014

## Residential Letting July 2014

### Mainstream Rental Market

In contrast to the prime markets of London, the RICS reports a limited amount of new stock coming to the mainstream rental market at a national level.

However, this sits against the context of relatively subdued levels of growing tenant demand – particularly when judged against the levels seen since the resurgence in private renting. With UK housing transactions in the three months to the end of May rising by 19% year on year according to figures from HMRC and the CML reporting a corresponding 26% increase in mortgaged first time buyers, this should come as little surprise. It would suggest that some of the pressures that have caused levels of homeownership among the under 35s to fall by 41% since 2001 to have eased a little, having previously been accentuated by the constraints on mortgage finance in the post credit crunch environment. In this respect, much has been made of impact of Help to buy in the media. In the first quarter of the year, roughly 6,500 equity loans and 6,000 mortgage guarantees were completed under this scheme, the vast majority applying to first time buyers. These numbers are not significant in a wider housing market that saw 265,000 transactions in the same period, but they do have more significance to the numbers of first time buyers and therefore the growth of the private rented sector (that has grown by an average of 233,000 additional households per annum between 2010 and 2012).

Yet they are certainly not the only factor affecting a slowing in the growth of tenant demand. Nor are they likely to reverse falls in mortgaged owner occupation that has underpinned the growth in private renting. The growth in first time buyers crucially includes a number of households who are returning to owner-occupation now that the housing market has become more fluid. Accidental tenants, as much as accidental landlords, are on the decline and in time will be regarded as a temporary market distortion. While that is tempering tenant demand currently, the Mortgage Market Review is likely to have a much longer term impact on the availability of mortgage finance. In turn, this is likely continue to drive tenant demand. Furthermore, any intervention by the Bank of England to control housing market risks through further intervention in the mortgage market could have similar effect. Mortgage deposits are likely to remain high relative to incomes, with high loan to value or loan to income lending under scrutiny. With continued medium and long term

drivers for growth in the private rented sector and limits on supply to meet it, rents will continue to rise. But at times, much like now, they get pushed up against constraints of affordability. This limits the short term prospects for mainstream rental growth, which are currently largely dependent on income growth and the pace of economic recovery.

Forecasts	2014	2015	2016	2017	2018	5 years to end 2018
UK MAINSTREAM	2.00%	2.50%	4.00%	5.50%	5.50%	21.00%
London Mainstream	3.50%	3.50%	4.50%	6.00%	6.00%	25.80%
Prime London	2.50%	3.00%	4.50%	4.50%	4.50%	20.40%

Source: Savills Prime Rental Market Bulletin



## Appendix 3

### Photographs



Landmark House VG 1



Averingcliffe Road VG 2



Ravenscliffe Avenue VG 3



The Bank VG 4



Kingston Road VG 5



First Street VG 6



Greenside VG 7



Fearn Lea VG 8



Agincourt Drive VG 11



Langlands Road VG 12



Merchant Court VG 13



High Street VG 16



Howard Park VG 17



Mount Street VG 18



Pyenot Hall Lane VG 19



Queens Court VG 20





Almscliffe Place VG 22



Charnwood Close VG 23



Harrogate Road VG 24



13 Hardwick Street VG27



3 Upper Hird Street VG 28



Oakvale House VG 29



Woodworth House Halifax Road VG 30



36 Oldfield Lane VG 31



8 Chestnut Close VG 32



3 Rombalds Way VG 34



14 Station Court VG 35



Hustler Street VG 36





Brunel Court VG 37



Old Farm Crescent VG 38



Burras Road VG 39



Roundhill Street VG 41



Elizabeth Street VG 42



Floyd Street VG 43



Quaker Lane VG 44



Ringwood Road VG 45



St Georges Place VG 46



Withins Close VG 47



Halifax Road VG 48



Western Close VG 49



33 Ashgrove VG 51



Cambridge Street VG 52



Charlotte Court VG 54



Keeldar Close VG 55





Laisteridge Lane VG 57



Oakwell Close VG 58



Sherborne Road VG 59



Yorkshire Way VG 60



Barr Terrace VG 62



Daleside House VG 64



Cunliffe Road VG 65



Marlborough Road VG 66



Morningson Villas VG 67



Oak Avenue VG 68



Parkfield Road VG 70



St Michaels Road VG 71



Walmer Villas VG 72



Woodview Terr VG 73



Worthington Street VG 74



South Road VG 75





Brunel Close VG 76



Park View Road VG 77



1 Gledholt Park Apts VG 92



54 Mount Street VG 93



28 Park Drive VG 94



10 Spire Court VG 95



14 Hopkinson Road VG 97



5 Wilson Gardens VG 101



Western Road VG 102



115 Walpole Road VG 103



1 Highroyd Lane VG 105



45 Roundwood Avenue VG 106



14 St Chads VG 107



19 Green Bower VG 109



15 Ryefield VG 110



17 Grange Avenue VG 111





41 Cotswold Mews VG 112



5 Catherine Road VG 113



Cheltenham Crescent VG 114



Frith Court VG 115



23 Chain Lane VG 116



Colebrooke Meadows VG 117



7 Maundy Grove VG 118



65 Ripon Street VG 119



188 Rye Lane VG 121



1 Bracewell Grove VG 125



9 Bankfield View VG 126



11 Dixon Close VG 128



10 Duke Street VG 129



Flat 2 Claremont Street VG 130



3 Westbury Fold VG 131



27 Brooke Street VG 132





9 Hillside Road VG 134



4 Wesley Way VG 135



46 Call Lane VG 136



18 Westwood Court VG 138



8 Aysgarth Fold VG 139



12 Thorpe Gardens VG 140



45 The Oaks VG 141



6 Cross Flats Mount VG 142



17 Beringa VG 143



32 Cross Lane VG 144



8 Model Avenue VG 145



16 St Marys Close VG 146



20 Armley Place VG 147



2 The Elms VG 148



3 Raynville Walk VG 149



10 Parkfield Way VG 150





21 Farnham Close VG 151



19 Fillingfir Walk VG 152



109 Jefferson House VG 153



15 Priestley Court VG 154



11 Woodland Drive VG 155



Ryedale Closef VG 156



17 Clover Close VG 157



16 Millbeck Approach VG 158



26 Oak Road VG 159



6 Meadow View VG 161



55 Waterloo Grove VG 162



270 Cardigan Road VG 163



3 The Shires VG 164



10 Potternewton Mount VG 165



4 Dawlish Row VG 167



Jay Lane VG 169





Andover St VG 170



21 Roper Lane VG 171



9 Rudd Broom Close VG 172



Bedale Court VG 174



Hadrian Road VG 175



The Motte VG 176



Main Street VG 177



Barnsley Road VG 178



Edward Street VG 179



Nora Street VG 180



Sandymount Road VG 181



Brunswick Street VG 182



Cannon Hall Road VG 189



29 Bank Street VG 190



40 Blenheim Avenue VG 191



5 Darton Street VG 192





72 Park Road VG 195



3 Beckett Hospital Terrace VG 196



19 Beech Street VG 197



58 Cope Street VG 198



Coronation Drive VG 199



5 Gold Street VG 200



7 Hibbert Terrace VG 201



6 Kelsey Terrace VG 202



19 Victoria Terrace VG 204



7 Wilkinson Street VG 205



3 Wilkinson Street VG 206



57 Mottram Street VG 208



31 Woodroyd Close VG 209



35 Park Avenue VG 210



43 Meadstead Drive VG 211



8 Beverley Close VG 212





2 Lewis Road VG 213



5 Nancy Road VG 216



Myrtle Road VG 219



Primrose Avenue VG 221



Noble Street VG 224



Victoria Street VG 225



64 Pye Avenue VG 228



406 Higham Common Road VG 229





55 Smawthorne VG 239



53 Pollards Field VG 240



1 Rectory View VG 241



197 Slaithwaite Road VG 242



21 Providence Court VG 243



23 Bond Street VG 244



52 Ripley Road VG 246



43A Cemetery Road VG 247





12 Leeds Old Road VG 248



1 Ealing Court VG 249



6 The Crossing VG 250



24 Spring Gardens VG 251



44 Industrial Street VG 264



15 New Street VG 265



38 Millfields VG 266



23 Mill Chase VG 305



19 Birch Park VG 313



34 Maplehurst Avenue VG 315



5 Heworth House VG 317



3 Petch Garth VG 319





38 Station Road VG 320



Willow Brook Close VG 354



Dock Mill VG3 24



17 Sovereign Court VG 325



16 Airedale Avenue VG 326



2 Harvest Mews VG 327



3 Faye Gardens VG 328



27 Lingdale Road VG 329



316 Keighley Road VG 330



10 Oak Lane VG 331



Flat 4 Three Sisters Court (Square) VG 332



6 Baton Drive VG 333



78 Greenlea Court VG 334



12 Albert Court VG 336



10 Burn Close VG 339



Flat 17 Farm Hill Road VG 340





Flat 5 Church Lane Mews VG 341



16 Brandon Way Crescent VG 342



35 Castlebeck Drive VG 343



34 School Street VG 344



46 Netherfield View VG 345



2 Cloister Way VG 346



11 Poplar View VG 355



87 Commercial Street & Cornucopia Close VG 355 & VG 356



Kings Court VG 360



Elm Court VG 361



Neville Walk VG 362



19 Pendragon Way VG 370



18 Half Crown Way VG 372



Newhill Road VG 380



Simons Court VG 381



Quarry Place VG 384





Langsett Road VG 387



New Lodge VG 389



Standhill Crescent VG 391



Holly Road Flats VG 395



Blackthorn Way VG 396



Greenroyd Mill VG 397



Briarwood Court VG 400



Woodland Way VG 402



Old Hall Close VG 404



Vaughan Way VG 405



Sherwood Court VG 407



Fairfield Drive VG 408



The Rise VG 409

## Appendix 4

### General Assumptions

## 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:** The estimated amount for which a property 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 - subject to the following special assumptions that the property will continue to be let by a body pursuant to delivery of a service for the existing use:

- I. at the valuation date any regulatory body in applying its criteria for approval, would not unreasonably fetter the vendor's ability to dispose of the property to organisations intending to manage their housing stock in accordance with that regulatory body's requirements;
- II. properties temporarily vacant pending re-letting would 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
- III. any subsequent sale would be subject to all of the above special assumptions.

**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 outgoing(s) 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, 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.
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 property(ies) 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.

August 2014

## TAXATION

### United Kingdom Taxation

*The following is a summary of the United Kingdom withholding taxation treatment at the date hereof in relation to payments of principal and interest in respect of the Bonds. It is based on current law and the practice of Her Majesty's Revenue and Customs ("HMRC"), which may be subject to change, sometimes with retrospective effect. The comments do not deal with other United Kingdom tax aspects of acquiring, holding or disposing of Bonds. The comments relate only to the position of persons who are absolute beneficial owners of the Bonds. The following is a general guide for information purposes and should be treated with appropriate caution. It is not intended as tax advice and it does not purport to describe all of the tax considerations that may be relevant to a prospective purchaser. Bondholders who are in any doubt as to their tax position should consult their professional advisers. Bondholders who may be liable to taxation in jurisdictions other than the United Kingdom in respect of their acquisition, holding or disposal of the Bonds are particularly advised to consult their professional advisers as to whether they are so liable (and if so under the laws of which jurisdictions), since the following comments relate only to certain United Kingdom taxation aspects of payments in respect of the Bonds. In particular, Bondholders should be aware that they may be liable to taxation under the laws of other jurisdictions in relation to payments in respect of the Bonds even if such payments may be made without withholding or deduction for or on account of taxation under the laws of the United Kingdom.*

### **Interest on the Bonds**

#### *Withholding tax on payments of interest on the Bonds*

The Bonds will constitute "quoted Eurobonds" provided they are and continue to be listed on a recognised stock exchange. Whilst the Bonds are and continue to be quoted Eurobonds, payments of interest on the Bonds may be made without withholding or deduction for or on account of United Kingdom income tax.

Securities will be "listed on a recognised stock exchange" for this purpose if they are admitted to trading on an exchange designated as a recognised stock exchange by an order made by the Commissioners for HMRC and they are included in the United Kingdom official list (within the meaning of Part 6 of the Financial Services and Markets Act 2000). The London Stock Exchange is a recognised stock exchange, and accordingly the Bonds will constitute quoted Eurobonds provided they are and continue to be included in the United Kingdom official list and admitted to trading on the Regulated Market of that Exchange.

In all cases falling outside the exemption described above, interest on the Bonds may fall to be paid under deduction of United Kingdom income tax at the basic rate (currently 20 per cent.) subject to such relief as may be available under the provisions of any applicable double taxation treaty, or to any other exemption which may apply.

### **Provision of Information**

HMRC have powers to obtain information, including in relation to interest or payments treated as interest and payments derived from securities. This may include details of the beneficial owners of the Bonds (or the persons for whom the Bonds are held), details of the persons to whom payments derived from the Bonds are or may be paid and information in connection with transactions relating to the Bonds. Information obtained by HMRC may be provided to tax authorities in other countries.

### **EU Savings Directive**

Under EC Council Directive 2003/48/EC on the taxation of savings income (the "**Savings Directive**"), each Member State is required to provide to the tax authorities of other Member States details of payments of interest or other similar income paid by a person within its jurisdiction to, or collected by such a person for, an individual resident or certain limited types of entity established in another Member State; however, for a transitional period, Austria and Luxembourg may instead apply a withholding system in relation to such payments, deducting tax at a rate of 35 per cent. The transitional period is to terminate at the end of the first full fiscal year following agreement by certain non-EU countries to the exchange of information relating to such payments. Luxembourg has announced it will no longer apply the withholding tax system as from 1 January 2015 and will provide details of payments of interest (or similar income) as from this date.

A number of non-EU countries and certain dependent or associated territories of certain Member States have adopted similar measures (either provision of information or transitional withholding) in relation to payments made by a person within its jurisdiction to, or collected by such a person for, an individual resident or certain limited types of entity established in a Member State. In addition, the Member States have entered into provision of information or transitional withholding arrangements with certain of those dependent or associated territories in relation to payments made by a person in a Member State to, or collected by such a person for, an individual resident or certain limited types of entity established in one of those territories.

The European Council formally adopted a Council Directive amending the Savings Directive on 24 March 2014 (the "**Amending Directive**"). The Amending Directive broadens the scope of the requirements described above. Member States have until 1 January 2016 to adopt the national legislation necessary to comply with the Amending Directive and are required to apply these new requirements from 1 January 2017. The changes made under the Amending Directive include extending the scope of the Savings Directive to payments made to, or secured for, certain other entities and legal arrangements. They also broaden the definition of "interest payment" to cover additional types on income payable on securities.

#### ***Other Rules Relating to United Kingdom Withholding Tax***

- (a) Where interest has been paid under deduction of United Kingdom income tax, Bondholders who are not resident in the United Kingdom may be able to recover all or part of the tax deducted if there is an appropriate provision in any applicable double taxation treaty.
- (b) The references to "interest" above mean "interest" as understood in United Kingdom tax law. The statements above do not take any account of any different definitions of "interest" or "principal" which may prevail under any other law.

#### ***United Kingdom Stamp Duty and Stamp Duty Reserve Tax***

Provided that the Bonds do not carry and will not at any time carry (i) a right to interest the amount of which exceeds a reasonable commercial return on the nominal amount of the capital, and (ii) a right on repayment to an amount which exceeds the nominal amount of the capital and is not reasonably comparable with what is generally repayable (in respect of a similar nominal amount of capital) under the terms of issue of loan capital listed in the Official List of the Financial Conduct Authority acting in its capacity as the competent authority for the purposes of Part VI of the FSMA, no United Kingdom stamp duty or stamp duty reserve tax is payable on the issue of the Bonds or on a transfer of, or agreement to transfer, full legal and beneficial ownership of any Bond.

#### ***The Proposed Financial Transactions Tax (FTT)***

On 14 February 2013, the European Commission has published a proposal for a Directive for a common FTT in Belgium, Germany, Estonia, Greece, Spain, France, Italy, Austria, Portugal, Slovenia and Slovakia (the participating Member States).

The proposed FTT has very broad scope. If introduced in the form proposed on 14 February 2013, it could apply to certain dealings in the Bonds (including secondary market transactions) in certain circumstances.

Under the 14 February 2013 proposal, the FTT could apply in certain circumstances to persons both within and outside of the participating Member States. Generally, it would apply to certain dealings in the Bonds where at least one party is a financial institution, and at least one party is established in a participating Member State. A financial institution may be, or be deemed to be, "established" in a participating Member State in a broad range of circumstances, including (a) by transacting with a person established in a participating Member State or (b) where the financial instrument which is subject to the dealings is issued in a participating Member State.

The FTT proposal remains subject to negotiation between the participating Member States. Additional Member States of the European Union may decide to participate, although certain other Member States have expressed strong objection to the proposal. The FTT proposal may therefore be altered prior to any implementation, the timing of which remains unclear. Prospective holders of the Bonds are advised to seek their own professional advice in relation to the FTT.

## SUBSCRIPTION AND SALE

The Joint Bookrunners have, pursuant to a subscription agreement (the "**Subscription Agreement**") dated 29 October 2014, jointly and severally agreed to subscribe or procure subscribers for the Bonds at the issue price of 98.175 per cent. of the principal amount of the Bonds, less a combined selling and management commission. The Issuer shall also reimburse the Joint Bookrunners in respect of certain of their expenses. In addition, the Issuer has agreed to indemnify each of the Joint Bookrunners against certain liabilities, incurred in connection with the issue and offering of the Bonds. The Subscription Agreement may be terminated in certain circumstances prior to payment of the Issuer.

### United States

The Bonds have not been and will not be registered under the Securities Act and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons except in certain transactions exempt from the registration requirements of the Securities Act.

The Bonds are subject to U.S. tax law requirements and may not be offered, sold or delivered within the United States or its possessions or to a United States person, except in certain transactions permitted by U.S. tax regulations. Terms used in this paragraph have the meanings given to them by the U.S. Internal Revenue Code of 1986 and regulations thereunder.

Each of the Joint Bookrunners has represented and agreed that, except as permitted by the Subscription Agreement, it will not offer, sell or deliver Bonds (a) as part of its distribution at any time or (b) otherwise until 40 days after the later of the commencement of the offering and the Issue Date within the United States or to, or for the account or benefit of, U.S. persons.

In addition, until 40 days after the commencement of the offering of the Bonds, an offer or sale of Bonds within the United States by any dealer that is not participating in the offering may violate the registration requirements of the Securities Act.

Terms used above have the meanings given to them by Regulation S under the Securities Act.

### United Kingdom

Each of the Joint Bookrunners has represented and agreed that:

- (a) it has only communicated or caused to be communicated and will only communicate or cause to be communicated an invitation or inducement to engage in investment activity (within the meaning of Section 21 of the Financial Services and Markets Act 2000 (the "**FSMA**")) received by it in connection with the issue or sale of any Bonds in circumstances in which Section 21(1) of the FSMA does not apply to the Issuer or the Original Borrower; and
- (b) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to any Bonds in, from or otherwise involving the United Kingdom.

### General

Each of the Joint Bookrunners has agreed that it will, to the best of its knowledge and belief, comply with all applicable securities laws and regulations in force in any jurisdiction in which it purchases, offers, sells or delivers Bonds or possesses or distributes this Prospectus and will obtain any consent, approval or permission which is, to the best of its knowledge and belief, required by it for the purchase, offer, sale or delivery by it of Bonds under the laws and regulations in force in any jurisdiction to which it is subject or in which it makes such purchases, offers, sales or deliveries. None of the Issuer, the Original Borrower, the Bond Trustee, or either of the Joint Bookrunners represents that Bonds may at any time lawfully be sold in compliance with any applicable registration or other requirements in any jurisdiction, or pursuant to any exemption available thereunder, or assumes any responsibility for facilitating such sale.

## GENERAL INFORMATION

### Authorisation

The issue of the Bonds has been approved by a resolution of the board of directors of the Issuer dated 8 October 2014. The Issuer has obtained all necessary consents, approvals and authorisations in connection with the issue and performance of the Bonds as required under the laws of the United Kingdom.

### Listing of Bonds

It is expected that the official listing of the Bonds will be granted on or about 31 October 2014 subject only to the issue of the Temporary Global Bond. Application has been made to the UK Listing Authority for the whole class of Bonds (including any Retained Bonds) to be admitted to the Official List and to the London Stock Exchange for the whole class of Bonds (including any Retained Bonds) to be admitted to trading on the London Stock Exchange's regulated market.

The Issuer estimates that the total expenses related to the admission to trading will be £4,200. The Original Borrower shall pay to the Issuer, *inter alia*, an amount equal to such expenses in accordance with the Original Loan Agreement.

### Documents Available

For the period of 12 months following the date of this Prospectus, copies of the following documents will, when published, be available for inspection from the registered office of the Issuer and from the specified office of the Principal Paying Agent for the time being in London:

- (a) the constitutional documents of the Issuer and each Borrower;
- (b) the audited financial statements, including the reports of the auditors, of the Original Borrower in respect of the financial years ended 31<sup>st</sup> March 2013 and 31<sup>st</sup> March 2014. The Original Borrower currently prepares audited accounts on an annual basis;
- (c) the most recently published audited annual financial statements (if any) of the Issuer and each Borrower and the most recently published unaudited interim financial statements (if any) of the Issuer and each Borrower, together with any audit or review reports prepared in connection therewith;
- (d) the Bond Trust Deed, the Issuer Security Deed, the Agency Agreement, the Account Agreement, the Custody Agreement, the Retained Bond Custody Agreement, the Loan Agreements, the Accession Deed, the Security Trust Deed, the Incorporated Terms Memorandum and the Legal Mortgages;
- (e) the Valuation Report;
- (f) a copy of this Prospectus; and
- (g) any future offering circulars, prospectuses and information memoranda and any other documents incorporated therein by reference.

### Clearing Systems

The Bonds have been accepted for clearance through Euroclear and Clearstream, Luxembourg. The ISIN and the Common Code for the Bonds is XS1131276864 and 113127686, respectively.

The address of Euroclear is Euroclear Bank S.A./N.V., 1 Boulevard du Roi Albert II, B-1210 Brussels and the address of Clearstream, Luxembourg is Clearstream Banking, 42 Avenue JF Kennedy, L-1855 Luxembourg.

### Characteristics of underlying assets

The Original Loan Agreement has (and each Additional Loan Agreement will have) characteristics that demonstrate the capacity to produce funds to service any payments due and payable on the Bonds.

### **Material or Significant Change**

There has been no material adverse change in the financial position or prospects of the Issuer since 19 September 2014, being the date of its incorporation.

There has been no significant change in the financial or trading position of the Original Borrower and its subsidiaries since 31<sup>st</sup> March 2014 and there has been no material adverse change in the prospects of the Original Borrower and its subsidiaries since 31<sup>st</sup> March 2014.

### **Litigation**

There are no governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the Issuer is aware) since the date of its incorporation which may have, or have had in the recent past, significant effects on the Issuer's financial position or profitability.

There are no governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the Original Borrower is aware) in the 12 months preceding the date of this Prospectus which may have, or have had in the recent past, significant effects on the Original Borrower and its subsidiaries' financial position or profitability.

### **Auditors**

The auditors of the Issuer are PricewaterhouseCoopers. As at the date of this Prospectus no financial statements have been prepared in respect of the Issuer. The auditors of the Issuer have no material interest in the Issuer.

The auditors of the Borrower are PricewaterhouseCoopers, who have audited the Original Borrower's accounts, without qualification, in accordance with generally accepted accounting principles in the United Kingdom for each of the two financial years ended on 31<sup>st</sup> March 2013 and 31<sup>st</sup> March 2014. The auditors of the Original Borrower have no material interest in the Original Borrower.

### **Post-issuance information**

The Issuer does not intend to provide any post-issuance information in relation to the Bonds, the Issuer Security or the Underlying Security, other than as required pursuant to Condition 6.2 (*Information Covenants*).

### **Joint Bookrunners transacting with the Issuer or the Borrower**

The Joint Bookrunners and their respective affiliates may in the future engage in investment banking and/or commercial banking transactions with, and may perform services for, the Issuer and/or the Borrowers and their respective affiliates in the ordinary course of business.

### **Yield**

Indication of the yield on the Bonds: 4.233 per cent. (semi annual). The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

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