

## Community Infrastructure Levy (CIL)

### Examination in Public -

### Affordable Housing Transfer Values



The Inspector requested that the Council seek confirmation from its partner housing associations that the assumptions it has made regarding the affordable housing transfer rates are broadly acceptable as inputs into high-level economic viability modelling.

The Council received the following feedback:

Tenure	Assumed Transfer Value (of Open Market)	Housing Association 1	Housing Association 2	Housing Association 3
<b>Social Rent</b>	<b>45%</b>	30% - 45%	40%	45%
<b>Affordable Rent</b>	<b>55%</b>	45% - 55%	50%	55%
<b>Intermediate Rent</b>	<b>65%</b>	65%	70% - 75%	65%

Please note: the feedback received from Housing Association 1 was accompanied by the caveat that the range quoted represents the full range of values but that the lower extreme is not typical of rates achieved in Stratford District.

It is also important to consider the size of the delivery programme for a particular provider and the rates being achieved, and note that whilst the figures quoted can be seen as a starting point for bids, housing associations may vary the values in order to secure a particular scheme.