#### PROGRAMME ADMISSION PARTICULARS



#### **SOVEREIGN HOUSING CAPITAL PLC**

(incorporated in England and Wales with limited liability under the Companies Act 2006, registered number 6992513)

# £1,500,000,000 Euro Medium Term Note Programme

Under this £1,500,000,000 Euro Medium Term Note Programme (the "**Programme**"), Sovereign Housing Capital Plc (the "**Issuer**") may from time to time issue notes (the "**Notes**") denominated in Sterling.

The Issuer's obligations under the Notes may be secured in accordance with the provisions of Condition 5.1 (*Series Security (Partly Secured Notes*)) (such Notes, "**Partly Secured Notes**") or secured in accordance with the provisions of Conditions 5.2 (*Series Security (Fully Secured Notes*)) and 5.3 (*Series Underlying Security*) (such Notes, "**Fully Secured Notes**"), in each case, as specified in the applicable Pricing Supplement (as defined below).

Notes may be issued in bearer or registered form (respectively, "Bearer Notes" and "Registered Notes").

The maximum aggregate principal amount of all Notes from time to time outstanding under the Programme will not exceed £1,500,000,000, subject to increase as described herein.

Application has been made to the London Stock Exchange plc (the "London Stock Exchange") for Notes issued by the Issuer under the Programme during the period of 12 months from the date of these Programme Admission Particulars to be admitted to trading on the London Stock Exchange's International Securities Market ("ISM"). The ISM is not a regulated market for the purposes of (a) Regulation (EU) No. 600/2014 on markets in financial instruments, as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018, as amended ("EUWA") ("UK MIFIR") or (b) the Markets in Financial Instruments Directive 2014/65/EU ("MIFID II"). In respect of any Series of Notes which are specified in the applicable Pricing Supplement as "Sustainability Bonds", application may also (if so specified in the applicable Pricing Supplement) be made for such Notes to be admitted to trading on the London Stock Exchange's Sustainable Bond Market (the "SBM").

The ISM is a market designated for professional investors. Notes admitted to trading on the ISM are not admitted to the Official List of the Financial Conduct Authority ("FCA"). The London Stock Exchange has not approved or verified the contents of these Programme Admission Particulars.

References in these Programme Admission Particulars to Notes being "admitted to trading" (and all related references) shall mean that such Notes have been admitted to trading on the ISM, so far as the context permits.

These Programme Admission Particulars do not constitute a base prospectus for the purposes of a listing or an admission to trading on any market in the European Economic Area (the "EEA") or the United Kingdom (the "UK") which has been designated as a regulated market for the purposes of MiFID II or UK MiFIR, respectively.

The Programme provides that Notes may be listed or admitted to trading, as the case may be, on such other or further stock exchanges or markets as may be agreed between the Issuer and the relevant Dealer. The Issuer may also issue unlisted Notes and/or Notes not admitted to trading on any market.

The Notes may be issued on a continuing basis to one or more of the Dealers specified under "Overview of the Programme" and any additional Dealer appointed under the Programme from time to time by the Issuer (each a "Dealer" and, together, the "Dealers"), which appointment may be for a specific issue or on an ongoing basis. References in these Programme Admission Particulars to the "relevant Dealer" shall, in the case of an issue of Notes being (or intended to be) subscribed for by more than one Dealer, be to all Dealers agreeing to subscribe for such Notes.

Subject as set out below, the net proceeds from each issue of Notes (or, in the case of any Notes immediately repurchased by the Issuer on the Issue Date thereof (the "Retained Notes"), the net proceeds of the sale of the Retained Notes to a third party) will be advanced by the Issuer to Sovereign Housing Association Limited (trading as Sovereign Network Group) (the "Borrower") under a loan agreement (each a "Series Loan Agreement") corresponding to such Series of Notes. In respect of Series Loan Agreements which are funded by an issue of Fully Secured Notes, the Borrower will create, or will procure the creation of, security over certain housing properties used for social housing accommodation (the "Charged Properties") to secure the obligations of the Borrower under each Series Loan Agreement (each a "Secured Series Loan Agreement"). In respect of Series Loan Agreements which are funded by an issue of Partly Secured Notes, the Borrower will covenant, pursuant to each Series Loan Agreement (each an "Unsecured Series Loan Agreement") to maintain a specified level of unencumbered housing properties.

An investment in Notes issued under the Programme involves certain risks. For a discussion of these risks, see "Risk Factors".

Notice of the aggregate principal amount of Notes, interest payable in respect of Notes, the issue price of Notes and certain other information which is applicable to each Tranche (as defined under "Terms and Conditions of the Notes") of Notes (including whether the Notes are Partly Secured Notes or Fully Secured Notes) will be set out in a pricing supplement (the "Pricing Supplement") which, with respect to Notes to be admitted to trading on the ISM, will be delivered to the London Stock Exchange. Copies of Pricing Supplements in relation to Notes to be admitted to trading on the ISM will also be published on the website of the London Stock Exchange through a regulatory information service or will be published in such other manner permitted by the International Securities Market Rulebook effective as of 1 January 2021 (as may be modified and/or supplemented and/or restated from time to time, the "ISM Rulebook").

The Notes have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "Securities Act") or with any securities regulatory authority of any state or other jurisdiction of the United States and the Notes may not be offered, sold or delivered in the United States or to, or for the account or the benefit of, U.S. persons as defined in Regulation S under the Securities Act unless an exemption from the registration requirements of the Securities Act is available and in accordance with all applicable securities laws of any state of the United States and any other jurisdiction.

The Borrower and the Programme have been assigned a credit rating of "A3" by Moody's Investors Service Limited ("Moody's") and "A-" by S&P Global Ratings UK Limited ("S&P"). Notes issued under the Programme may be rated or unrated. Where a Tranche is rated, such rating will be disclosed in the applicable Pricing Supplement and will not necessarily be the same as the rating assigned to the Programme by Moody's or S&P. A rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.

#### Arranger

#### **NATWEST MARKETS**

**Dealers** 

ABN AMRO BARCLAYS HSBC

LLOYDS BANK MUFG NATWEST CORPORATE MARKETS

**SMBC** 

The date of these Programme Admission Particulars is 31 March 2025.

#### IMPORTANT INFORMATION

These Programme Admission Particulars comprises admission particulars in respect of all Notes issued under the Programme and admitted to trading, in accordance with the ISM Rulebook.

The Issuer accepts responsibility for the information contained in these Programme Admission Particulars and the Pricing Supplement for each Tranche of Notes issued under the Programme. Having taken all reasonable care to ensure that such is the case, the information contained in these Programme Admission Particulars is, to the best of the Issuer's knowledge, in accordance with the facts and contains no omission likely to affect its import.

The Borrower accepts responsibility for the information contained in these Programme Admission Particulars relating to it and the security to be created by it, including but without limitation:

- (a) the information under the heading "Factors which may affect the Borrower's ability to fulfil its obligations under the Series Loan Agreement in respect of each Series of Notes" in the section entitled "Risk Factors";
- (b) the information in the section entitled "Description of the Borrower";
- (c) the information relating to it in the section entitled "Documents Incorporated by Reference";
- (d) the information relating to it under the headings "Significant or Material Change" and "Litigation" in the section entitled "General Information";
- (e) the information contained in the section entitled "Description of the Regulatory and Funding Environment applicable to the Borrower"; and
- (f) the information relating to the security to be created by it pursuant to any Security Agreement entered into by it under the heading "Series Underlying Security in respect of Fully Secured Notes" in the section entitled "Overview", under the heading "Considerations relating to the Series Security and the Series Underlying Security" in the section entitled "Risk Factors" and contained in the section entitled "Description of the Security Agreements and the Security Trust Deed".

Having taken all reasonable care to ensure that such is the case, such information contained in these Programme Admission Particulars is, to the best of its knowledge, in accordance with the facts and contains no omission likely to affect its import.

Jones Lang LaSalle Limited (the "Valuer") accepts responsibility for the information contained in the section "Valuation Report". Having taken all reasonable care to ensure that such is the case, the information contained in the section "Valuation Report" in these Programme Admission Particulars is, to the best of its knowledge, in accordance with the facts and contains no omission likely to affect its import.

The figures referred to in "Appendix 4 – Housing Market Commentary" to the Valuation Report (as defined below) prepared by the Valuer were obtained from the Department for Levelling Up, Housing and Communities (DLUHC) (now known as the Ministry of Housing, Communities and Local Government), the Office for National Statistics (ONS), Bloomberg, UK Finance and the Royal Institution of Chartered Surveyors (RICS). The Issuer and the Borrower 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 the Department for Levelling Up, Housing and Communities (DLUHC) (now known as the Ministry of Housing, Communities and Local Government), the Office for National Statistics (ONS), Bloomberg, UK Finance and the Royal Institution of Chartered Surveyors (RICS), no facts have been omitted which would render the reproduced figures inaccurate or misleading.

These Programme Admission Particulars are to be read in conjunction with all documents which are deemed to be incorporated herein by reference (see "Documents Incorporated by Reference" below). These Programme Admission Particulars should be read and construed on the basis that such documents are incorporated in, and form part of, these Programme Admission Particulars.

Other than in relation to the documents which are deemed to be incorporated by reference (see "Documents Incorporated by Reference"), the information on the websites to which these Programme Admission Particulars refer does not form part of these Programme Admission Particulars.

Each Tranche of Notes will be issued on the terms set out herein under "Terms and Conditions of the Notes" (the "Conditions") as supplemented by a document specific to such Tranche (the "applicable Pricing Supplement") or in a separate admission particulars specific to such Tranche of Notes (each a "Drawdown Admission Particulars"). In the case of a Tranche of Notes which is the subject of a Drawdown Admission Particulars, each reference in these Programme Admission Particulars to information being specified or identified in the applicable Pricing Supplement shall be read and construed as a reference to such information being specified or identified in the relevant Drawdown Admission Particulars unless the context requires otherwise. In relation to any Tranche of Notes which is the subject of a Pricing Supplement, these Programme Admission Particulars must be read and construed together with the applicable Pricing Supplement.

None of NatWest Markets Plc in its capacity as Arranger (the "Arranger"), the Dealers (as defined below), M&G Trustee Company Limited (the "Note Trustee" and the "Security Trustee") and any of their respective affiliates have independently verified (a) the information contained or incorporated by reference herein or (b) any matter which is the subject of any statement, representation, warranty or covenant of the Issuer or the Borrower, contained in the Notes or any other Programme Agreement. Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by the Arranger, the Dealers, the Note Trustee or the Security Trustee or any of their respective affiliates as to (a) the accuracy or completeness of the information contained or incorporated in these Programme Admission Particulars or any other information provided by the Issuer, the Borrower or any other person in connection with the Programme, (b) any acts or omissions of the Issuer, the Borrower or any other person in connection with the Programme or (c) the execution, legality, effectiveness, adequacy, genuineness, validity, enforceability or admissibility in evidence of the Notes or any Programme Agreement. None of the Arranger, the Dealers, the Note Trustee, the Security Trustee or any of their respective affiliates accept any liability in relation to the information contained or incorporated by reference in these Programme Admission Particulars or any other information provided by the Issuer, the Borrower or any other person in connection with the Programme.

No person is or has been authorised by the Issuer, the Borrower, the Arranger, any of the Dealers, the Note Trustee or the Security Trustee or any of their respective affiliates to give any information or to make any representation not contained in or not consistent with these Programme Admission Particulars or any other information supplied in connection with the Programme or the Notes and, if given or made, such information or representation must not be relied upon as having been authorised by the Issuer, the Borrower, the Arranger, any Dealer, the Note Trustee or the Security Trustee or any of their respective affiliates.

To the fullest extent permitted by law, none of the Arranger, the Dealers, the Note Trustee and the Security Trustee or any of their respective affiliates accept any responsibility for the contents of these Programme Admission Particulars or for any other statement made or purported to be made by them or on their behalf in connection with the Issuer or the Borrower or the issue and offering of the Notes. Each of the Arranger, the Dealers, the Note Trustee and the Security Trustee accordingly disclaims all and any liability whether arising in tort or contract or otherwise which it might otherwise have in respect of these Programme Admission Particulars or any such statement.

Neither these Programme Admission Particulars nor any other information supplied in connection with the Programme or any Notes (a) is intended to provide the basis of any credit or other evaluation, (b) should be considered as a recommendation by the Issuer, the Borrower, the Arranger, any Dealer, the Note Trustee or the Security Trustee or any of their respective affiliates that any recipient of these Programme Admission Particulars or any other information supplied in connection with the Programme or any Notes should purchase any Notes or (c) should be construed as legal, business, tax or other advice. Each investor contemplating purchasing any Notes should make its own independent investigation of the financial condition and affairs, and its own appraisal of the creditworthiness, of the Issuer and the Borrower. In addition, each investor contemplating purchasing any Notes should consult its own advisors as to the legal, tax, business, financial, regulatory and other aspects of an investment in the Notes. Neither these Programme Admission Particulars nor any other information supplied in connection with the Programme or the issue of any Notes constitutes an offer or invitation by or on behalf of the Issuer, the Borrower, the Arranger, any Dealer, the Note Trustee or the Security Trustee to any person to subscribe for or to purchase any Notes.

Neither the delivery of these Programme Admission Particulars nor the offering, sale or delivery of any Notes shall in any circumstances imply that the information contained in it concerning the Issuer or the Borrower is correct at any time subsequent to its date or that any other information supplied in connection with the Programme is correct as of any time subsequent to the date indicated in the document containing the same. The Arranger, the Dealers, the Note Trustee and the Security Trustee expressly do not undertake to review the financial condition or affairs of the Issuer or the Borrower during the life of the Programme or to advise any investor in Notes issued under the Programme of any information coming to their attention.

Each of the Issuer and the Borrower has confirmed to the Arranger and the Dealers that these Programme Admission Particulars contain all information which is (in the context of the Programme and the issue, offering and sale of the Notes) material; that such information is true and accurate in all material respects and is not misleading in any material respect; that any opinions, predictions, or intentions expressed herein are honestly held or made and are not misleading in any material respect; that these Programme Admission Particulars do not omit to state any material fact necessary to make such information, opinions, predictions or intentions (in the context of the Programme and the issue, offering and sale of the Notes) not misleading in any material respect; and that all proper enquiries have been made to verify the foregoing.

If specified in the applicable Pricing Supplement, Notes issued under the Programme are intended to be "Sustainability Bonds" (as defined in the International Capital Market Association's (ICMA) Sustainability Bond Guidelines (2021 Edition)) ("Sustainability Bonds") and the gross proceeds from the issue of Notes of each Series will be used by the Borrower for sustainable purposes as set out in the applicable Pricing Supplement. None of the Arranger, the Dealers, the Note Trustee, the Security Trustee and any of their respective affiliates will verify or monitor the proposed use of proceeds for any such Notes and no assurance is given by the Arranger, the Dealers, the Note Trustee, the Security Trustee and any of their respective affiliates or any other person that the use of the proceeds of issue of any such Notes will satisfy, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which any investor or its investments are required to comply. The Group's Sustainable Finance Framework and the Second Party Opinion (each as described in the section headed "Use of Proceeds and Sustainable Finance Framework" below) do not form part of, nor are they incorporated by reference in, these Programme Admission Particulars. See further "Risk Factors - Risks related to Sustainability Bonds" below.

If a jurisdiction requires that the offering be made by a licensed broker or dealer and a Dealer or any parent company or affiliate of a Dealer is a licensed broker or dealer in such jurisdiction, the offering shall be deemed to be made by such Dealer or such parent company or affiliate on behalf of the Issuer in such jurisdiction.

**IMPORTANT – PROHIBITION OF SALES TO EEA RETAIL INVESTORS** – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the EEA. For these purposes, a retail investor means a person who is one (or both) of: (a) a retail client as defined in point (11) of Article 4(1) of MiFID II; or (b) a customer within the meaning of Directive (EU) 2016/97 (as amended or superseded, the **"Insurance Distribution Directive"**), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently, no key information document required by Regulation (EU) No 1286/2014 (as amended or superseded, the **"PRIIPs Regulation"**) for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

**IMPORTANT – PROHIBITION OF SALES TO UK RETAIL INVESTORS** – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the UK. For these purposes, a retail investor means a person who is one (or both) of: (a) a retail client as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the EUWA; or (b) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 (as amended, the "FSMA") and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA. Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the "**UK PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

**MiFID II PRODUCT GOVERNANCE / TARGET MARKET** – The Pricing Supplement or the Drawdown Admission Particulars, as the case may be, in respect of any Notes will include a legend entitled "MiFID II product governance" which will outline the target market assessment in respect of the Notes and which channels for distribution of the Notes are appropriate. Any person subsequently offering, selling or recommending the Notes (a "**distributor**") should take into consideration the target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the target market assessment) and determining appropriate distribution channels.

A determination will be made in relation to each issue about whether, for the purpose of the product governance rules under EU Delegated Directive 2017/593 (as amended or superseded, the "MiFID Product Governance Rules"), any Dealer subscribing for any Notes is a manufacturer in respect of such Notes, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the MiFID Product Governance Rules.

**UK MiFIR PRODUCT GOVERNANCE / TARGET MARKET** – The Pricing Supplement or the Drawdown Admission Particulars, as the case may be, will include a legend entitled "UK MiFIR Product Governance" which will outline the target market assessment in respect of the Notes and which channels for distribution of the Notes are appropriate. Any person subsequently offering, selling or recommending the Notes (a "**UK distributor**") should take into consideration the target market assessment; however, a UK distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (as amended or superseded, the "**UK MiFIR Product Governance Rules**") is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the target market assessment) and determining appropriate distribution channels.

A determination will be made in relation to each issue about whether, for the purpose of the UK MiFIR product governance rules, any Dealer subscribing for any Notes is a manufacturer in respect of such Notes, but otherwise neither the Arranger nor the Dealers nor any of their

respective affiliates will be a manufacturer for the purpose of the UK MiFIR Product Governance Rules.

# IMPORTANT INFORMATION RELATING TO THE USE OF THESE PROGRAMME ADMISSION PARTICULARS AND OFFERS OF NOTES GENERALLY

These Programme Admission Particulars do not constitute an offer to sell or the solicitation of an offer to buy any Notes in any jurisdiction to any person to whom it is unlawful to make the offer or solicitation in such jurisdiction. The distribution of these Programme Admission Particulars and the offer or sale of Notes may be restricted by law in certain jurisdictions. The Issuer, the Arranger, the Dealers, the Note Trustee, the Security Trustee and any of their respective affiliates do not represent that these Programme Admission Particulars may be lawfully distributed, or that any Notes 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 Arranger, Dealers, the Note Trustee or the Security Trustee or any of their respective affiliates which is intended to permit a public offering of any Notes or distribution of these Programme Admission Particulars in any jurisdiction where action for that purpose is required. Accordingly, no Notes may be offered or sold, directly or indirectly, and neither these Programme Admission Particulars 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 these Programme Admission Particulars or any Notes may come must inform themselves about, and observe, any such restrictions on the distribution of these Programme Admission Particulars and the offering and sale of Notes. In particular, there are restrictions on the distribution of these Programme Admission Particulars and the offer or sale of Notes in the United States, the UK and the Republic of Korea and a prohibition on the sale of Notes to EEA retail investors and UK retail investors: see "Subscription and Sale".

# PRESENTATION OF INFORMATION

#### **Presentation of Financial Information**

Unless otherwise indicated, the financial information in these Programme Admission Particulars has been derived from (a) the Financial Statements (as defined below) and (b) the unaudited financial information set out in the unaudited Quarterly Updates (as defined below) of the Borrower

The financial year of the Issuer and the Borrower ends on 31 March, and references in these Programme Admission Particulars to any specific financial year are to the 12-month period ended on 31 March of such year. The Financial Statements have been prepared and audited as follows:

- in respect of the Issuer, UK Generally Accepted Accounting Practice, including FRS 102 the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland (together, the "Issuer Accounting Standards"); and
- in respect of the Borrower, in accordance with FRS 102 the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland, the Statement of Recommended Practice "Accounting by registered social housing providers" 2018 and the Accounting Direction for private Registered Providers of Social Housing 2019 (together, the "Registered Provider of Social Housing Accounting Standards").

# **Certain Defined Terms and Conventions**

Capitalised terms which are used but not defined in any particular section of these Programme Admission Particulars will have the meaning attributed to them in "*Terms and Conditions of the Notes*" or any other section of these Programme Admission Particulars. In addition, in these Programme Admission Particulars, all references to:

"\$" refer to United States dollars;

- "Sterling" and "£" refer to pounds sterling;
- a "billion" refer to a thousand million; and
- a "trillion" refer to a million million.

Certain figures and percentages included in these Programme Admission Particulars have been subject to rounding adjustments. Accordingly, figures shown in the same category presented in different tables may vary slightly and figures shown as totals in certain tables may not be an arithmetic aggregation of the figures which precede them.

#### SUITABILITY OF INVESTMENT

The Notes may not be a suitable investment for all investors. Each potential investor in the Notes must determine the suitability of that investment in light of its own circumstances. In particular, each potential investor may wish to consider, either on its own or with the help of its financial and other professional advisers, whether it:

- (a) has sufficient knowledge and experience to make a meaningful evaluation of the Notes, the merits and risks of investing in the Notes and the information contained or incorporated by reference in these Programme Admission Particulars or any applicable supplement;
- (b) has access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the Notes and the impact the Notes will have on its overall investment portfolio;
- (c) has sufficient financial resources and liquidity to bear all of the risks of an investment in the Notes, including Notes where the currency for principal or interest payments is different from the potential investor's currency;
- (d) understands thoroughly the terms of the Notes and is familiar with the behaviour of financial markets;
- (e) is able to evaluate (either alone or with the help of a financial adviser) possible scenarios for economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks; and
- (f) understands the accounting, legal, regulatory and tax implications of a purchase, holding and disposal of an interest in the Notes.

Legal investment considerations may restrict certain investments. The investment activities of certain investors are subject to investment laws and regulations, or review or regulation by certain authorities. Each potential investor should consult its legal advisers and/or any other adviser that such potential investor considers appropriate to determine whether and to what extent (a) Notes are legal investments for it, (b) Notes can be used as collateral for various types of borrowing and (c) other restrictions apply to its purchase or pledge of any Notes. Financial institutions should consult their legal advisers or the appropriate regulators to determine the appropriate treatment of Notes under any applicable risk-based capital or similar rules.

### **STABILISATION**

In connection with the issue of any Tranche of Notes, the Dealer or Dealers (if any) named as the Stabilisation Manager(s) (or persons acting on behalf of any Stabilisation Manager(s)) in the applicable Pricing Supplement may over-allot Notes or effect transactions with a view to supporting the market price of the Notes at a level higher than that which might otherwise prevail. However stabilisation may not necessarily occur. Any stabilisation action may begin on or after the date on which adequate public disclosure of the terms of the offer of the relevant Tranche of Notes is made and, if begun, may cease at any time, but it must end no later than the earlier of 30 days after the issue date of the

relevant Tranche of Notes and 60 days after the date of the allotment of the relevant Tranche of Notes. Any stabilisation action or over-allotment must be conducted by the relevant Stabilisation Manager(s) (or persons acting on behalf of any Stabilisation Manager(s)) in accordance with all applicable laws and rules. Any loss resulting from over allotment and stabilisation shall be borne, and any net profit arising therefrom shall be retained, as against the Issuer, by any Stabilisation Manager for its own account.

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#### OVERVIEW OF THE PROGRAMME

The following overview does not purport to be complete and is taken from, and is qualified in its entirety by, the remainder of these Programme Admission Particulars and, in relation to the terms and conditions of any particular Tranche of Notes, the applicable Pricing Supplement. The Issuer and any relevant Dealer may agree that Notes shall be issued in a form other than that contemplated in the Terms and Conditions, in which event, and if appropriate, a new Admission Particulars or drawdown admission particulars will be published or a supplement to these Programme Admission Particulars will be published.

Words and expressions defined in "Form of the Notes" and "Terms and Conditions of the Notes" shall have the same meanings in this Overview.

Issuer: Sovereign Housing Capital Plc

Legal Entity Identifier ("LEI"): 213800L5VZHLHFDW4I46

Description: £1,500,000,000 Euro Medium Term Note Programme

Use of Proceeds: This note issuance programme is intended to raise finance for

the Borrower through the issuance of Notes by the Issuer.

The Issuer will issue the Notes and on-lend the net issue proceeds (and, in the case of the Retained Notes (if specified as being applicable in the applicable Pricing Supplement), on-lend the net proceeds of the sale of such Retained Notes to one or more third parties) to the Borrower. The Borrower will use the proceeds in the achievement of its charitable objects, as permitted by their respective constitutional documents.

If, in respect of an issue, there is a particular identified use of proceeds, this will be stated in the applicable Pricing Supplement.

If the Notes are specified as "Sustainability Bonds" in the applicable Pricing Supplement, an amount equivalent to the gross proceeds from the issue of the Notes (or, in the case of any Retained Notes, an amount equivalent to the gross proceeds of the sale of such Retained Notes to a third party) will be used for sustainable purposes and, unless otherwise specified in the applicable Pricing Supplement, will be applied in accordance with the Sustainable Finance Framework as described in "Use of Proceeds and Sustainable Finance Framework" below.

The Series Loan Agreements and the assets comprising the Series Security (see "Series Security" below) have characteristics that demonstrate the capacity to produce funds to service any payments due and payable on the Notes.

Status of the Notes: The Notes of each Series will constitute direct, unconditional,

unsubordinated and secured obligations of the Issuer and will

rank pari passu among themselves.

Programme Size: Up to £1,500,000,000 outstanding at any time. The Issuer may

increase the amount of the Programme in accordance with the

terms of the Programme Agreement.

Distribution: Notes may be distributed by way of private or public placement

and, in each case, on a syndicated or non-syndicated basis.

Certain Restrictions:

Each issue of Notes will only be issued in circumstances which comply with all laws, guidelines, regulations, restrictions or reporting requirements from time to time (see "Subscription and Sale") including the following restrictions applicable at the date of these Programme Admission Particulars.

Notes having a maturity of less than one year will, if the proceeds of the issue are accepted in the United Kingdom, constitute deposits for the purposes of the prohibition on accepting deposits contained in section 19 of the FSMA unless they are issued to a limited class of professional investors and have a denomination of at least £100,000, see "Subscription and Sale".

Currencies:

Notes will be denominated in Sterling only.

**Denomination of Notes:** 

The Notes will be issued in such denominations as may be agreed between the Issuer and the relevant Dealer save that the minimum denomination of each Note will be such amount as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to Sterling, see "Certain Restrictions" above, and save that the minimum denomination of each Note will be £100,000.

Maturities:

The Notes will have such maturities as may be agreed between the Issuer and the relevant Dealer, subject to such minimum or maximum maturities as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to the Issuer or Sterling.

Issue Price:

Notes may be issued on a fully-paid basis and at an issue price which is at par or at a discount to, or premium over, par.

Form of Notes

The Notes will be issued either in bearer or registered form as described in "Form of the Notes". Registered Notes will not be exchangeable for Bearer Notes and vice versa.

Fixed Rate Notes:

Fixed interest will be payable on such date or dates as may be agreed between the Issuer and the relevant Dealer and on redemption and will be calculated on the basis of such Day Count Fraction as may be agreed between the Issuer and the relevant Dealer.

Final Redemption:

Unless previously redeemed or purchased and cancelled in accordance with Condition 10 (*Redemption and Purchase*), the Notes of a Series will be redeemed:

- (a) at the Final Redemption Amount as specified in the applicable Pricing Supplement on the Maturity Date; or
- (b) where Instalment Redemption is specified as applicable in the applicable Pricing Supplement, in the Instalment Amounts on the Instalment Dates specified in the applicable Pricing Supplement.

Notes having a maturity of less than one year are subject to restrictions on their denomination and distribution. See "Certain Restrictions" above.

Early Redemption:

Subject as described in "Mandatory Early Redemption" below, if Early Redemption is specified as applicable in the applicable Pricing Supplement, Notes may be redeemed, in whole or in part, at any time after the relevant Final Retained Bond Disposal Date (if applicable) upon the optional prepayment by the Borrower of its Series Loan or a part thereof in accordance with the terms of the relevant Series Loan Agreement upon the Issuer giving notice to the Noteholders on a date or dates specified prior to such stated maturity and at a price or prices and on such other terms as may be agreed between the Issuer and the relevant Dealer.

Redemption for Tax Reasons:

The Issuer may redeem the Notes of a Series in whole, but not in part, at their outstanding principal amount, together with any accrued interest, if, as a result of any actual or proposed change in tax law, the Issuer satisfies the Note Trustee that, on the occasion of the next payment under the Notes of such Series, the Issuer has or will become obliged to pay additional amounts pursuant to Condition 11 (*Taxation*).

Mandatory Early Redemption:

The Notes of a Series shall be redeemed in full at their outstanding principal amount, plus accrued interest, upon the mandatory prepayment of the Series Loan following the Borrower ceasing to be a Registered Provider of Social Housing (other than following, or as part of, a Permitted Reorganisation or if the Borrower regains its status as a Registered Provider of Social Housing).

In addition, if a Series Loan becomes repayable as a result of a Borrower Default the Notes of the relevant Series shall be redeemed in full at their principal amount, plus accrued interest.

A "Borrower Default" includes non-payment, breach of other obligations, cross-acceleration, winding-up, cessation of business, insolvency, unlawfulness and breach of the asset cover ratio (in respect of Secured Series Loan Agreements) or breach of the unencumbered assets test (in respect of Unsecured Series Loan Agreements), in each case as set out in Clause 14 (Borrower Default) of the Secured Series Loan Agreement Standard Terms and described further in "Description of each Secured Series Loan Agreement" or Clause 11 (Borrower Default) of the Unsecured Series Loan Agreement Standard Terms and described further in "Description of each Unsecured Series Loan Agreement".

Purchases:

The Retained Notes (if specified as being applicable in the applicable Pricing Supplement) will be immediately purchased by the Issuer on the applicable Issue Date.

The Issuer, the Borrower and any other member of the Group may at any time purchase Notes at any price in the open market or otherwise. Following any such purchase, the Issuer, the Borrower or such other member of the Group, as the case may be, may (but is not obliged to) surrender the Notes to any Paying Agent or the Registrar for cancellation. An amount equal to the principal amount of the Notes being surrendered shall be deemed to be prepaid under the Series Loan Agreement specified by the Issuer, the Borrower or such other member of the Group (but, for the avoidance of doubt, without triggering a redemption under Condition 10.3 (*Early Redemption*), Condition

10.4 (Maturity Par Call Option) or Condition 10.5 (Residual Call Option)) or, to the extent that the relevant Series Loan is not then outstanding, an amount of the Undrawn Commitment of the Borrower equal to the outstanding principal amount of the Notes surrendered shall be deemed to be cancelled for the purposes of such Series Loan Agreement and an amount of Retained Proceeds equal to the Cancelled Retained Proceeds shall be paid by the Issuer to the Borrower or such other member of the Group, as applicable.

For so long as any Notes which are for the time being held by or on behalf of, or for the benefit of, the Issuer (including, for the avoidance of doubt, the Retained Notes for so long as they are held by or on behalf of the Issuer), the Borrower or any other member of the Group, in each case, as beneficial owner shall (unless and until ceasing to be so held) be deemed not to be outstanding for the purpose of, *inter alia*, voting and quorum requirements in accordance with the Note Trust Deed.

Retained Notes:

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

Pursuant to the Note Trust Deed, the Issuer has covenanted with the Note Trustee that it will, immediately prior to a sale of any Retained Notes which are Fully Secured Notes by the Issuer, deliver to the Note Trustee a certificate in writing signed by two directors of the Issuer addressed to the Note Trustee confirming that, immediately following the sale of such Retained Notes, the Borrower will be in compliance with the Asset Cover Test in respect of such Series of Fully Secured Notes. For the purpose of giving such confirmation, the Issuer will require the Borrower to deliver a Retained Note Compliance Certificate pursuant to the relevant Series Loan Agreement, as described further in "Description of each Secured Series Loan Agreement".

The Retained Notes may only be held on the Issuer's behalf until (but not including) the Retained Note Cancellation Date (if any) specified in the applicable Pricing Supplement, and the Issuer must therefore sell the Retained Notes prior to that Retained Note Cancellation Date, or else any Retained Notes that have not been so sold will be cancelled in accordance with Condition 10.13 (*Cancellation*).

**Events of Default:** 

Following an Event of Default in respect of any Series, the Note Trustee may, and if so requested by the holders of at least one-fourth in principal amount of the Notes of such Series then outstanding shall (subject to it being secured and/or indemnified and/or pre-funded to its satisfaction and, upon certain events, the Note Trustee having certified to the Issuer that such event is, in its opinion, materially prejudicial to the interests of the

Noteholders), give notice to the Issuer and the Notes shall become immediately due and repayable.

The Events of Default include, *inter alia*, non-payment of any principal and interest due in respect of the Notes, failure of the Issuer to perform or observe any of its other obligations under the Conditions and the Note 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 Series of Notes becoming repayable prior to the Maturity Date (other than as a result of a prepayment or termination of any Series Loan Agreement), the Borrower is required to prepay its Series Loan in full together with accrued interest and commitment fee to and including the date of redemption. The Borrower is also required to pay to the Issuer, within three Business Days of demand, the Issuer's reasonable costs, expenses and liabilities throughout the life of the Notes.

Series Security:

The Issuer's obligations in respect of each Series of Partly Secured Notes are secured pursuant to the Note Trust Deed in favour of the Note Trustee for the benefit of itself and the Noteholders and the other Series Secured Parties by the following (the "Series Security"):

- (a) an assignment by way of security of the Issuer's rights, title and interest arising under the Series Loan Agreements, the Agency Agreement and the Account Agreement, in each case to the extent relating to such Series;
- (b) a charge by way of first fixed charge over all moneys from time to time standing to the credit of the Series Transaction Account of such Series and all debts represented thereby; and
- (c) a charge by way of first fixed charge over all sums held from time to time by the Paying Agents for the payment of principal or interest in respect of such Series.

The Issuer's obligations in respect of each Series of Fully Secured Notes are secured pursuant to the Note Trust Deed in favour of the Note Trustee for the benefit of itself and the Noteholders and the other Series Secured Parties as follows (the "Series Security"):

- (a) an assignment by way of security of the Issuer's rights, title and interest arising under the Series Loan Agreements, the Security Trust Deed, the Security Agreements, the Agency Agreement and the Account Agreement, in each case to the extent that they relate to such Series;
- (b) a charge by way of first fixed charge over all moneys from time to time standing to the credit of the Series Transaction Account, the Series Initial Cash Security Account (if any) and the Series Ongoing Cash Security Account (if any), in each case of such Series, in

relation to such Series, and all debts represented thereby; and

(c) a charge by way of first fixed charge over all sums held from time to time by the Paying Agents for the payment of principal or interest in respect of such Series.

No Series of Notes will have access to the Series Security securing another Series of Notes, including, in particular, security over the rights, title and interest arising under any Series Loan Agreement or Series Underlying Security not specifically allocated to such Series whether prior to or after the Note Trustee has served a notice of enforcement on the Issuer in relation to any Series of Notes.

Series Initial Cash Security Account (if any) in respect of Fully Secured Notes: For so long as insufficient security has been granted by the Borrower to the Security Trustee, and allocated for the benefit of the Issuer, to permit the drawing of the Commitment under the Secured Series Loan Agreement in relation to the relevant Series of Fully Secured Notes in full or the Borrower has not otherwise drawn any part of the Original Commitment under the Secured Series Loan Agreement, the amount of the Commitment that remains undrawn (in respect of a Commitment, the "Undrawn Commitment") shall (subject, in the case of any proportion of the Commitment which is to be funded by a sale of Retained Notes, to receipt by the Issuer of the net sale proceeds thereof) be retained in a charged account (the "Series Initial Cash Security Account") of the Issuer in respect of the relevant Series of Fully Secured Notes in accordance with the terms of the Account Agreement (the "Retained Proceeds").

Any Retained Proceeds shall be advanced to the Borrower at a later date pursuant to the relevant Secured Series Loan Agreement to the extent that Properties of a corresponding value have been charged in favour of the Security Trustee, and allocated for the benefit of the Issuer, and, if applicable, subject to the sale by the Issuer of Retained Notes.

Funds standing to the credit of each Series Initial Cash Security Account shall be held on deposit, in which case they shall accrue interest at a rate to be notified by the Account Bank to the Issuer from time to time in accordance with the Account Agreement.

Pursuant to each Secured Series Loan Agreement, the 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 (a) the aggregate of the interest payable by the Issuer under the Fully Secured Notes on the following Interest Payment Date less (b) the aggregate of (i) the interest received from the Borrower under the relevant Series Loan Agreement on such Loan Payment Date and (ii) the interest otherwise received by the Issuer in respect of the Retained Proceeds during that period.

See "Description of each Secured Series Loan Agreement" below.

Series Ongoing Cash Security Account in respect Pursuant to the Secured Series Loan Agreement, the Borrower is (or will be required) required to procure that the Asset Cover Test is maintained (see "Description of each Secured Series

of Fully Secured Notes (if any):

Loan Agreement" below). In the event that the value of any Charged Property is insufficient to maintain the Asset Cover Test, the Issuer may deposit (or procure the deposit of) moneys into the relevant Series Ongoing Cash Security Account (if any). Such moneys will be charged in favour of the Note Trustee pursuant to the terms of the Note Trust Deed.

Funds standing to the credit of each Series Ongoing Cash Security Account may be held on deposit, in which case they shall accrue interest at a rate to be notified by the Account Bank to the Issuer from time to time in accordance with the Account Agreement.

Moneys standing to the credit of a Series 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, and allocated for the benefit of the Issuer, in respect of the relevant Series or (b) otherwise, to the extent that the Asset Cover Test would not be breached immediately after such withdrawal, and, in any event, if no Borrower Default or Potential Borrower Default has occurred and is continuing.

Account Agreement and Retained Note Custody Agreement:

The Issuer has appointed The Bank of New York Mellon, London Branch as its account bank (the "Account Bank") and its retained note custodian in respect of the Retained Notes (the "Retained Note Custodian") pursuant to the Account Agreement and the Retained Note Custody Agreement, respectively.

Pursuant to the Account Agreement, the Account Bank will open and maintain the following accounts for the Issuer in respect of each Series of Notes: the Series Transaction Account, the Series Initial Cash Security Account in respect of each Series of Fully Secured Notes (if required) and the Series Ongoing Cash Security Account in respect of each Series of Fully Secured Notes (if required). Pursuant to the Account Agreement and the Note Trust Deed, the Issuer has entered into certain covenants in respect of the monies which may be credited to and debited from each Series Transaction Account, any Series Initial Cash Security Account and any Series Ongoing Cash Security Account.

Pursuant to the Retained Note Custody Agreement, the Retained Note Custodian has opened the Retained Note Custody Account (consisting of the Retained Note Custody Sub-Account and the Retained Note Cash Sub-Account). The Retained Note Custodian has agreed not to effect a transfer of any Retained Notes except with the prior written consent of the Note Trustee, and the Issuer has authorised the Retained Note Custodian to make other payments and delivery out of the Retained Note Custody Account only as set out therein. See "Description of the Account Agreement and the Retained Note Custody Agreement" below.

Series Underlying Security in respect of Fully Secured Notes:

Pursuant to the Security Agreements and the Security Trust Deed, the Borrower in respect of each Secured Series Loan Agreement will create the following security in favour of the Security Trustee for the benefit of itself, *inter alios*, and the Issuer:

- (a) first legal mortgages over the Mortgaged Properties (as defined in the Security Agreements) of the Borrower; and
- (b) first fixed charges over, *inter alia*, all fixed plant and machinery owned by the Borrower which form part of the Mortgaged Properties and the benefit of the Insurances (as defined in the Security Agreements) and all present and future licences, consents and authorisations in respect thereof,

and will covenant that it will, following an Enforcement Event (as defined in the Security Trust Deed) which has occurred and is continuing unremedied or unwaived and has not been remedied within any applicable grace period, assign or procure the assignment to the Security Trustee for the benefit of itself and, *inter alios*, the Issuer, all of the rights, title and interest in and to certain agreements and covenants held by the Borrower, in each case in respect of the Secured Series Loan Agreement entered into in connection with each Series of Fully Secured Notes,

together, the "Series Underlying Security".

The Issuer has secured its rights, title and interest in respect of the Series Underlying Security in favour of the Note Trustee.

The security created pursuant to the Security Agreements will be apportioned to the Issuer on a Numerical Apportionment Basis or a Specific Apportionment Basis, in each case, as specified in the applicable Pricing Supplement and in accordance with and subject to the terms of the Security Trust Deed.

Where the applicable Pricing Supplement and the Series Loan Agreement state that the security in respect of the Series Loan Agreement is allocated on a Specific Apportionment Basis, the relevant valuation report will be set out in a drawdown prospectus in respect of the Series which funds the relevant Series Loan.

Addition, substitution and release of Charged Properties in respect of Fully Secured Notes:

Pursuant to the Security Trust Deed, on or prior to entering into a Security Agreement in respect of any Property for the benefit of the Issuer, the Borrower must, in respect of such security, provide the conditions precedent documents specified therein. In addition, pursuant to each Secured Series Loan Agreement, the Borrower must provide a completed Additional Property Certificate confirming that, *inter alia*, the proposed Charged 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 such Property and a Certificate of Title in respect of each tranche of Properties charged.

At the request and expense of the Borrower, the Security Trustee shall (subject to receiving an amended Allocation Certificate from the 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 Borrower's Charged Properties forming part of the Issuer's Apportioned Part and substitute Properties as may be selected by the Borrower, provided that the Borrower satisfies the

conditions precedent specified in the relevant Secured Series Loan Agreement in relation to the Substitute Properties. Such conditions precedent include, *inter alia*, 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) and substitution, the relevant Asset Cover Test will not be breached as a result of the substitution of the relevant Charged Properties and that no Event of Default or Potential Event of Default has occurred and is continuing, Full Valuation Reports in respect of each Substitute Property and a Certificate of Title in respect of the Substitute Properties.

At the request and expense of the Borrower, the Security Trustee shall release (subject to receiving an amended Allocation Certificate from the Borrower and the Issuer in accordance with the Security Trust Deed) from the relevant Security Documents (and/or reallocate, if applicable) such of the Borrower's Charged Properties as may be selected by the Borrower provided that the 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 relevant 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 the Borrower shall have the right to withdraw such Property from the Issuer's Apportioned Part. In such circumstances the Borrower is obliged to deliver (or procure the delivery), 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 confirming that the relevant withdrawal relates to a Statutory Disposal and, if the Statutory Disposal would result in a breach of the relevant Asset Cover Test, confirming that it shall procure that additional Properties are charged pursuant to the Security Trust Deed and/or moneys are deposited into the Series Ongoing Cash Security Account (if any), in accordance with the relevant Secured Series Loan Agreement, such that any breach of the relevant Asset Cover Test will be cured.

Enforcement of the Series Underlying Security and the Series Security:

Following a Borrower Default in respect of a Series Loan Agreement entered into in connection with a Series of Notes, the Issuer may declare the relevant Series Loan immediately repayable and/or (in respect of Secured Series Loan Agreements) may declare the Series Underlying Security in respect of such Series immediately enforceable. 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 Secured Series Loan Agreement if so instructed to do so by the Issuer (and then only if it has been indemnified and/or secured and/or pre-funded to its satisfaction).

In respect of each Series of Fully Secured Notes, the Issuer has assigned its rights under, *inter alia*, the Security Agreements and the Security Trust Deed, and, pursuant to Condition 7.3, 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 Note Trustee. The Note Trustee may, but is not obliged to, seek the consent of the Noteholders in accordance with the Note Trust Deed prior to giving any such consent.

In enforcing the Series Security (including, in respect of the Fully Secured Notes, the Issuer's rights, title and interests in the Security Agreements and the Security Trust Deed insofar as they relate to the relevant Series of Notes) the Note Trustee may act in its discretion. It is, however, required to take action, pursuant to Condition 13.2, where so directed by the requisite majority of the Noteholders provided, however, that it is secured and/or indemnified and/or pre-funded to its satisfaction.

See "Description of the Security Agreements and the Security Trust Deed" below.

Priority of Payments:

Prior to the enforcement of the Series Security in respect of a Series of Notes, the Issuer shall apply the monies standing to the credit of the Series Transaction Account in respect of such Series on each Interest Payment Date and such other dates on which a payment is due in respect of the Notes or otherwise permitted in accordance with the Programme Documents in the order of priority set out in Condition 6.1.

Following the enforcement of the Series Security in respect of a Series of Notes, all monies standing to the credit of the Series Transaction Account and (in respect of a Series of Fully Secured Notes) the Series Initial Cash Security Account (if any) and the Series Ongoing Cash Security Account (if any) in respect of such Series of Notes, and the net proceeds of enforcement of the Series Security shall be applied in the order of priority (set out in Condition 6.2.

Covenants:

Pursuant to Condition 7.1 (*General 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 to or for the benefit of the Borrower or perform any act incidental to or necessary in connection with the aforesaid, without the consent of the Note Trustee.

The Issuer has also covenanted to deliver to the Note Trustee and, upon request by any Noteholder to the Issuer, to make available to such Noteholder, a copy of each Compliance Certificate promptly upon receipt of the same from the Borrower pursuant to the terms of the relevant Series Loan Agreement and a copy of the consolidated annual financial statements of the Borrower promptly upon publication of the same by the Borrower.

In addition to the rights of Noteholders to convene a meeting pursuant to Condition 19.1 (*Meetings of Noteholders*), at the request of Noteholders holding not less than 33 per cent. in principal amount of the Notes of any Series, the Issuer shall hold a meeting of the Noteholders of such Series to discuss the financial position of the Issuer and the 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 Notes of any Series 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, the Series Loan Agreement and, (in respect of each Series of Fully Secured Notes) the Security Trust Deed or the Security Agreements in respect of such Series of Notes except with the prior consent of the Note Trustee. The Note Trustee may seek the consent of the Noteholders in accordance with the Note Trust Deed prior to giving any such consent.

Taxation:

All payments in respect of the Notes of a Series will be made without deduction for or on account of withholding taxes imposed by any Tax Jurisdiction unless such withholding is required by law as provided in Condition 11 (*Taxation*). In the event that any such deduction is made, the Issuer will, save in certain limited circumstances provided in Condition 11 (*Taxation*), be required to pay additional amounts to cover the amounts so deducted.

Meetings of Noteholders:

The Terms and Conditions of the Notes and the Note Trust Deed contain provisions for calling meetings of Noteholders to consider matters affecting their interests generally. These provisions permit defined majorities to bind all Noteholders of the relevant Series including Noteholders who did not attend and vote at the relevant meeting and Noteholders who voted in a manner contrary to the majority.

Risk Factors:

There are certain factors that may affect the Issuer's ability to fulfil its obligations under Notes issued under the Programme, and certain factors that may affect the Borrower's ability to fulfil its obligations under each Series Loan Agreement. In addition, there are certain factors which are material for the purpose of assessing the market risks associated with Notes issued under the Programme, certain risks relating to the security for the Notes and certain risks relating to the market generally. All of these are set out under "Risk Factors".

Rating:

The Borrower and the Programme have been rated "A3" by Moody's and "A-" by S&P. Series of Notes issued under the Programme may be rated or unrated. Where a Series of Notes is rated, such rating will be disclosed in the applicable Pricing Supplement and will not necessarily be the same as the rating assigned to the Programme. A security rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.

Listing and admission to trading:

Application has been made for Notes issued under the Programme to be admitted to trading on the ISM and, in respect of any Notes which are specified as "Sustainability Bonds" in the applicable Pricing Supplement, application may also (if so specified in the applicable Pricing Supplement) be made for such Notes to be admitted to trading on the ISM.

Notes may be listed or admitted to trading, as the case may be, on other or further stock exchanges or markets agreed between the Issuer and the relevant Dealer in relation to the relevant Series of Notes. Notes which are neither listed nor admitted to

trading on any market may also be issued.

The applicable Pricing Supplement will state whether or not the relevant Notes are to be listed and/or admitted to trading and, if

so, on which stock exchanges and/or markets.

Borrower: Sovereign Housing Association Limited (trading as Sovereign

Network Group)

LEI: 213800ECH34CSY2OI660

Arranger: NatWest Markets Plc

Dealers: ABN AMRO Bank N.V. Barclays Bank PLC

HSBC Bank plc

Lloyds Bank Corporate Markets plc

MUFG Securities EMEA plc NatWest Markets Plc

SMBC Bank International plc

and any other Dealers appointed in accordance with the

Programme Agreement.

Note Trustee and Security

Trustee:

M&G Trustee Company Limited

Principal Paying Agent,

Account Bank and

Retained Note Custodian:

The Bank of New York Mellon, London Branch

Registrar and Transfer

Agent:

The Bank of New York Mellon SA/NV, Dublin Branch

Governing Law: The Notes and any non-contractual obligations arising out of or

in connection with the Notes will be governed by, and shall be

construed in accordance with, English law.

Selling Restrictions: There are restrictions on the offer, sale and transfer of the Notes

in the United States, the UK and the Republic of Korea and a prohibition on the sale of Notes to EEA retail investors and UK retail investors and such other restrictions as may be required in connection with the offering and sale of a particular Tranche of

Notes, see "Subscription and Sale".

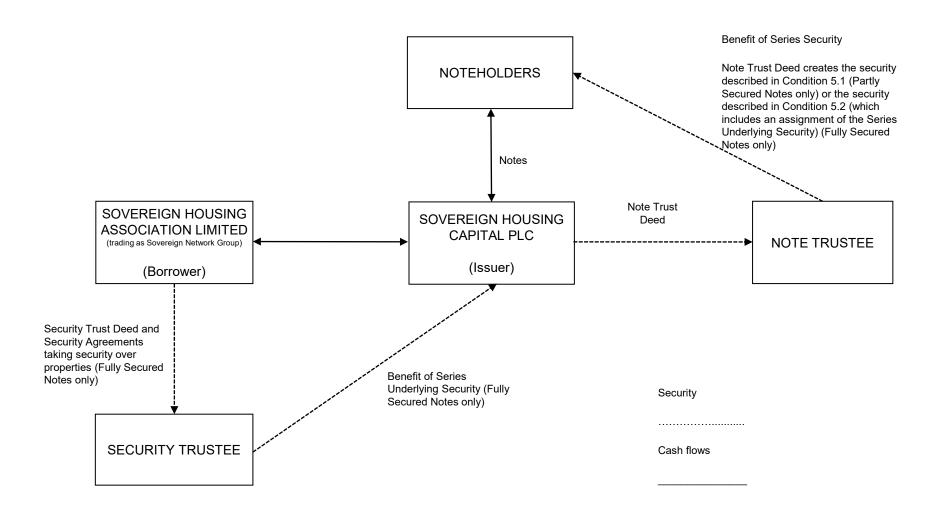
**United States Selling** 

Restrictions:

Regulation S, Category 2. TEFRA C, TEFRA D or TEFRA not

applicable, as specified in the applicable Pricing Supplement.

#### STRUCTURE DIAGRAM OF TRANSACTION



#### **RISK FACTORS**

In purchasing Notes, investors assume the risk that the Issuer and the Borrower may become insolvent or otherwise be unable to make all payments due in respect of, as the case may be, the Notes or the Series Loan Agreement relating to the Notes of such Series. There is a wide range of factors which individually or together could result in the Issuer and/or the Borrower becoming unable to make all payments due. It is not possible to identify all such factors or to determine which factors are most likely to occur, as the Issuer and the Borrower may not be aware of all relevant factors and certain factors which they currently deem not to be material may become material as a result of the occurrence of events outside the Issuer's or the Borrower's control. The Issuer and the Borrower have identified in these Programme Admission Particulars a number of factors which could materially adversely affect their businesses and ability to make payments due.

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

Prospective investors should also read the detailed information set out elsewhere in these Programme Admission Particulars and reach their own views prior to making any investment decision.

# FACTORS THAT MAY AFFECT THE ISSUER'S ABILITY TO FULFIL ITS OBLIGATIONS UNDER NOTES ISSUED UNDER THE PROGRAMME

# 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 Notes and on-lending of the proceeds thereof to or for the benefit of the Borrower. As such the Issuer is entirely dependent upon receipt of funds from the Borrower in order to fulfil its obligations under each Series of Notes including the payment of interest and principal to the Noteholders.

# 2. Credit Risk

The Issuer, and therefore payments by the Issuer to the Noteholders in respect of each Series of Notes, will be subject to the credit risk of the Borrower. The Issuer will be subject to risk of delays in the receipt, or risk of defaults in the making, of payments due from the Borrower in respect of the Series Loan Agreement in respect of each Series of Notes. Delays in the receipt of payments due from the Borrowers under a Series Loan Agreement could adversely affect the ability of the Issuer to fulfil its payment obligations under the corresponding Series of Notes. For a discussion of the factors which may affect the Borrower's ability to fulfil its obligations under each Series Loan Agreement, please see "Factors which may affect the Borrower's ability to fulfil its obligations under each Series Loan Agreement" below.

# 3. Effect of Losses on each Series Loan on Interest Payments and Repayments on the corresponding Series of Notes

There can be no assurance that the levels or timeliness of payments or collections received in respect of the Series Loan relating to each Series will be adequate to ensure fulfilment of the Issuer's obligations to the Noteholders in respect of the corresponding Series of Notes on each Interest Payment Date, on each Instalment Date, if applicable, or on the Maturity Date. In addition, a default under a Secured Series Loan Agreement could ultimately result in the enforcement of the Series Underlying Security in relation to the corresponding Series of Notes. The proceeds of any such enforcement may be insufficient to cover the full amount due from the Borrower resulting in a shortfall in funds available to repay the corresponding Series of Notes.

# FACTORS WHICH MAY AFFECT THE BORROWER'S ABILITY TO FULFIL ITS OBLIGATIONS UNDER THE SERIES LOAN AGREEMENT IN RESPECT OF EACH SERIES OF NOTES

# Risks relating to mergers

# 1.1 Risks relating to the Subsidiary Relationship and Group Restructure

On 1 October 2023 Sovereign Network Homes (previously known as Network Homes Limited) ("SNH") became a subsidiary of the Borrower (the "Subsidiary Relationship") and it is intended that a subsequent legal merger of the Borrower and SNH will be effected on 1 April 2025 by which SNH will transfer its engagements to the Borrower pursuant to Section 110 of the Co-operative and Community Benefit Societies Act 2014 (the "Group Restructure"). Consent to the Subsidiary Relationship and the Group Restructure has been obtained from the majority of the funders to each of the Borrower and SNH but, in the case of certain funders, the consent obtained in respect of the Group Restructure has conditions attached to it (including, but not limited to, conditions related to no credit ratings downgrades below a certain credit rating level, conditions relating to no regulatory downgrades and the condition that the Group Restructure must complete on or before 1 April 2025). If the Borrower and/or SNH cannot comply with those conditions, then such circumstances could require fresh consents to be obtained from the relevant funders, which may or may not be forthcoming, potentially leading to a delay in the full merger of the Borrower and SNH. See further "Description of the Borrower".

SNH operates as a Registered Provider of Social Housing in a similar geographical region as the Borrower (predominantly Greater London and the South England region). Accordingly, the Issuer is of the opinion that the business of SNH experiences many of the same risks applicable to the Borrower detailed further in these Programme Admission Particulars, and consequently that the Borrower is familiar with, and therefore well-placed to manage, such risks. The combined financial position of the Borrower and its subsidiaries immediately prior to the Subsidiary Relationship (the "former Sovereign Housing Group") and the SNH Group resulted in the new group comprising of over 83,000 housing units and having reserves of approximately £2.6 billion. The Borrower believes the enlarged Group to invest and innovate more in services, homes, communities, technology and people, and also improve its position to absorb changes to future trading conditions.

For the purpose of Notes issued under the Programme, the Borrower intends that any Group Restructure will be structured such that the Borrower will be the resultant entity thereof. Noteholders will, in the case of Fully Secured Notes, continue to have recourse to the Security created under the Security Trust Deed and the Issuer is of the opinion that the Group Restructure will not affect the ability of the Borrower to meet its payment obligations in respect of a Series Loan Agreement on a timely basis and, in turn, the ability of the Issuer to meet its payment obligations under the Notes.

Notwithstanding this, the rating implications (for the Borrower and, therefore, for the Issuer and the Programme) cannot be assured. The Borrower has a current credit rating of "A3" from Moody's and "A-" from S&P. As at the date of these Programme Admission Particulars, SNH has a credit rating of "A" from Fitch Ratings Limited ("Fitch"), however, with effect from the date of the Group Restructure, the engagement between SNH and Fitch in respect of such rating will terminate, whereupon Fitch will cease to provide a credit rating in respect of SNH.

Mergers involve a number of risks, such as the underlying business performing less well than expected after a merger or acquisition, the possibility of the integration diverting management's attention as well as other risks inherent in the systems of the merged or acquired business and associated with unanticipated events or liabilities. In addition, the Borrower or other members of the Group may incur significant merger or acquisition, administrative and other costs in connection with any such transactions, including costs related to the integration of merged or acquired business. These costs may include unanticipated costs or expenses, legal, regulatory and contractual costs, and expenses associated with eliminating duplicate facilities. All of the factors above could have a material adverse effect on the business, results of operations, financial condition or prospects of such merger or acquisition. In turn, this could have a material adverse

effect on the Borrower's ability to meet its payment obligations under a Series Loan Agreement on a timely basis, which may affect the Issuer's ability to meet its payment obligations under the corresponding Series of Notes.

# 1.2 Risks relating to integration and achieving expected benefits from past and future mergers and acquisitions

Risks relating to integration and achieving synergies are particularly relevant to the Borrower in the context of the Subsidiary Relationship, the Group Restructure and the subsequent business strategy of the Borrower to achieve benefits through the more efficient use of resources. In particular, the Borrower is focused on simplifying the structure of entities within the Group (though further lender consents may be required in order for the Borrower to achieve the desired simplifications). The Borrower and the Group as a whole may not realise the degree, or timing, of benefits of consolidation or any other past or future merger or acquisition that it anticipates when it first enters into a consolidation, merger or acquisition transaction. Anticipated synergies may not materialise, revenue improvements and cost savings may be less than expected and the housing stock acquired as part of the merger or acquisition may not meet expectations requiring, in turn, additional investment not yet included in the Group's business plan. Additionally, there is a risk that the focus of management and other resources for running the business will be diverted to merger, acquisition or integration projects.

The Borrower's board has considered the risks in respect of the Subsidiary Relationship and the Group Restructure and sought to learn lessons from previous mergers undertaken by the Borrower and other mergers both within and outside the social housing sector. Integration plans were developed at board and group level with aligned risk maps; all emerging risks have been and will continue to be reported to the board on a regular basis with suggested mitigating actions for the board to consider and adopt if appropriate. A Director for Integration has been appointed (who reports to the Deputy Chief Executive Officer) and an integration plan has been established to review progress, resources and oversee risks and consider major change initiatives and continue to operate. The Borrower's executive team also maintains a close watch on performance levels.

The Borrower cannot guarantee that the current projects or any future mergers or acquisitions will generate benefits for the Borrower or the Group as a whole that are sufficient to justify the expenses incurred or to be incurred in completing such mergers or acquisitions. In turn, this could affect the Borrower's ability to meet its payment obligations under a Series Loan Agreement on a timely basis, which may affect the Issuer's ability to meet its payment obligations under the corresponding Series of Notes.

# 1.3 Risks relating to business acquisitions

The Borrower has in the past made business acquisitions that could impact on the performance and risk profile of the Group, including the Subsidiary Relationship and its intention to achieve the Group Restructure. Acquisitions can involve a number of risks, such as the underlying business performing less well than expected after an acquisition, the possibility of the integration diverting management's attention and other risks inherent in the systems of the acquired business and associated with unanticipated events or liabilities. All of these factors could have a material effect on the business, results of operations, financial condition or prospects of the acquired business that, in turn, could have a material adverse effect on the ability of the acquired business to repay any amounts which the Borrower may have lent to it or to generate such surpluses to enable the making of any gift aid payments. This may affect the cash flows of the Borrower and its ability to make payments in respect of a Series Loan Agreement on a timely basis, and, therefore, the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

In considering any business acquisition, the Borrower will carefully review relevant risks and seek to mitigate them by:

(a) targeting businesses, the acquisition of which the Borrower considers will enhance the credit of the Group;

- (b) implementing the Group's brand and culture following any acquisition, aiming to establish commonly agreed principles relating to mission, vision, values and strategic objectives;
- (c) carrying out full due diligence and consultations before proceeding;
- (d) adopting a governance framework that establishes the principle of a group board and executive team that is responsible for delivery of strategic objectives; and
- (e) establishing and implementing an operational and infrastructure integration plan.

#### 2. Welfare Risks

#### 2.1 Risks related to Local Housing Allowance

The risk related to Local Housing Allowance ("LHA") is that there is a gap between the maximum LHA rate and actual rents for those tenants impacted that, in turn, could have an adverse impact on the Borrower's cash flow, which would affect its ability to meet its payment obligations under a Series Loan Agreement and, in turn the payment obligations of the Issuer under the corresponding Series of Notes.

See further "Description of the Regulatory and Funding Environment applicable to the Borrower – Local Housing Allowance" below.

# 2.2 Risks related to Occupation Size Criteria

The introduction of occupation size criteria can adversely affect the ability of tenants to pay their rent. In turn, this could have an adverse impact on the Borrower's cash flow and could affect the ability of the Borrower to meet its payment obligations in respect of a Series Loan Agreement and, in turn, the ability of the Issuer to meet its payment obligations in respect of the corresponding Series of Notes.

See further "Description of the Regulatory and Funding Environment applicable to the Borrower – Occupation Size Criteria" below.

# 2.3 Risks related to Universal Credit

The migration of legacy benefit claimants to Universal Credit (currently scheduled for completion by the Department for Work and Pensions by the end of 2026) may result in a loss of rental income or delays in rental income being received by the Group which would have ordinarily been paid directly to members of the Group through the legacy housing benefit system. The Group may mitigate this risk by applying for housing cost payments to be made directly to the relevant entity within the Group when a tenant's personal circumstances place their tenancy at risk. A significant loss of rental income or delays in rental income being received by the Group could adversely affect the ability of the Borrower to fulfil its obligations under a Series Loan Agreement and, in turn, the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

See further "Description of the Regulatory and Funding Environment applicable to the Borrower – Household Benefit & Universal Credits" below.

To manage the risks in relation to welfare reform, the Borrower, in support of its social mission, has increased its provision of advice services, such as employment and welfare advice, to support residents' household incomes. It has also expanded its research and influencing work on the impact of welfare reform and residents' living standards. The Borrower also manages the impact by improving its operating efficiencies in order to determine how best it can deliver its services.

#### 3. Rental risk

#### 3.1 Risks related to Social Rental Income

The tenants of the Borrower's social housing (as defined in Part 2 of the Housing and Regeneration Act 2008) properties are personally responsible for the rental payments on the relevant occupied properties, and consequently the Borrower is exposed to the risk of tenant arrears and bad debts. Any significant exposure to arrears and bad debts may adversely affect the ability of the Borrower to meet its payment obligations under a Series Loan Agreement and, in turn, adversely affect the ability of the Issuer to meets its payment obligations under the corresponding Series of Notes.

Receipt of rental income by the Borrower relies on its ability to let its properties. Demand for the Borrower's properties is mainly driven by local housing need, rent affordability and property condition as compared to alternative accommodation. A net reduction in demand for the properties could reduce overall rental income. If material, this may adversely affect the ability of the Borrower to make payments in respect of a Series Loan Agreement and, in turn, this may adversely affect the ability of the Issuer to make payments in respect of the corresponding Series of Notes. The Borrower considers that housing need in the areas in which it operates, predominantly in London and the south of England, is high and it maintains its properties to a good standard and in accordance with applicable regulatory requirements.

See further "Description of the Regulatory and Funding Environment applicable to the Borrower – Social Rental Income", "Description of the Regulatory and Funding Environment applicable to the Borrower – Social Housing Rents" and "Description of the Regulatory and Funding Environment applicable to the Borrower – Household Benefit & Universal Credit" below.

# 3.2 Risks related to Social Housing Rent Levels

For five years effective from 1 April 2020, social housing rents were able to be increased by up to the level of increase of the Consumer Price Index ("**CPI**"), which refers back to the figure published in the October (for the year to September) of the preceding year plus 1 per cent.

In November 2022, in light of exceptional circumstances, the UK Government adjusted this policy in order to protect social housing tenants from very large nominal-terms rent increases that would otherwise have been permitted in 2023-24 due to higher than expected levels of inflation. For rent periods that began in the 12 months from 1 April 2023 to 31 March 2024, the CPI plus 1 percentage point limit on annual rent increases was replaced by a 7 per cent. "ceiling". For rent periods that begin from 1 April 2024 onwards social housing rents have been restored to CPI plus 1 per cent. formula. The UK government has gone out for consultation on the setting of a new long term rent settlement applicable from 1 April 2026.

The Borrower had previously instituted a voluntary rent cap of 7 per cent. in respect of its shared ownership properties for that period, as recommended by the National Housing Federation (the "NHF"). However, the cap has now been discontinued and the cap is now Retail Price Index ("RPI") plus 0.5 per cent. for the majority of the Borrower's shared ownership properties. There is a further risk that there could be a ceiling put on rent increases for future years which would reduce rental income in real price terms (adjusted for inflation). This could adversely affect the ability of the Borrower to meet its payment obligations under a Series Loan Agreement and, in turn, this could adversely affect the ability of the Issuer to make payments under the corresponding Series of Notes.

See further "Description of the Regulatory and Funding Environment applicable to the Borrower – Social Housing Rents" below.

### 4. Regulatory Risks

# 4.1 Risks related to Regulation

The regulation of Registered Providers of Social Housing has undergone significant and recent change. Noteholders are ultimately exposed to the creditworthiness of the Borrower under a Series Loan Agreement corresponding to the Series of Notes that they hold and any change in the regulatory framework for social housing in England (the "Regulatory Framework"), could lead to the Borrower facing increased costs to comply with the Regulatory Framework.

Any breach of new or existing regulations could lead to the exercise of the Regulator of Social Housing's statutory powers. The Regulator of Social Housing publishes guidance on how it regulates. It adopts a proportionate approach with an emphasis on self-regulation and coregulation. In practice, use of statutory powers is rare. Serious non-compliance is more likely to lead to a downgrade of the Regulator of Social Housing's published regulatory judgement and agreement with the Regulator of Social Housing of the corrective action to be taken. Any such intervention by the Regulator of Social Housing in respect of the Borrower may adversely impact its ability to meet its payment obligations under a Series Loan Agreement and, in turn, the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

The regulation of Registered Providers of Social Housing has undergone significant changes with the Social Housing (Regulation) Act 2023 (the "SHRA 2023") receiving Royal Assent, revisions of the consumer standards from April 2024 and further new consumer standards expected later. This is all part of a move to a more proactive regulation of the consumer standards and with the overall intention of improving the quality and safety of homes for the benefit of tenants, as well as giving tenants better means to hold their landlords to account. Noteholders are indirectly exposed to the creditworthiness of the Borrower and these regulatory changes could lead to the Borrower facing increased costs, particularly in relation to investment in quality of stock, to comply with the Regulatory Framework. In turn, this could adversely affect the ability of the Borrower to meet its payment obligations under a Series Loan Agreement and, ultimately, the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

See further "Description of the Regulatory and Funding Environment applicable to the Borrower – Regulation" below.

#### 4.2 Risks related to Housing Grant

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 investment arm of the HCA (known as "Homes England") may revise the terms of a grant and reduce entitlement, suspend or cancel any instalment of such a grant. In certain circumstances, as set out in the "Capital Funding Guide and the Recovery of Capital Grants and Recycled Capital Grant Fund General Determination", 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 re-used and could affect the Borrower's ability to receive grant funding in the future. Any such reduction in, withdrawal of, repayment or re-use of grant funding could adversely affect the future development of the Borrower, which may in turn adversely affect its ability to meet its payment obligations under a Series Loan Agreement and, in turn, the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

Any material repayment of historical grant funding held on the Borrower's balance sheet has the potential to affect the Borrower's cash flow which could materially increase its net debt position and thus its ability to satisfy any obligations pursuant to the terms of existing financing arrangements, including payment obligations under a Series Loan Agreement. This could also adversely affect the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

See further "Description of the Regulatory and Funding Environment applicable to the Borrower – Housing Grant" below.

# 5. **Operational risks**

# 5.1 Cybersecurity and systems risks

Operational risks may result from major systems failure or breaches in systems security that affect the Borrower's ability to deliver business processes. The Borrower relies on IT infrastructure, devices and applications in order to operate its business, and it has developed resilient systems architecture and security policies, together with disaster recovery/business continuity plans, to mitigate the risk of systems failure and strengthen cybersecurity. However, an IT security breach could result in a loss of, or serious damage to, the Borrower's data. These events could result in financial loss to the Borrower and may ultimately adversely affect the ability of the Borrower to meet its payment obligations under a Series Loan Agreement and, in turn, the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

#### 5.2 **Personnel**

The Borrower's success depends upon the efforts of its personnel and the ability to attract and retain skilled staff. Whilst the Borrower has entered into employment contracts or letters of appointment with its personnel, no assurance can be given that changes in employees will not have a material adverse effect on the results of operations of the Borrower.

To ensure business continuity for the Group and limit the risk of loss of personnel, the Group has committed to no redundancies due to the merger until 1 April 2025.

The Borrower's continued success and growth depends upon its continuing ability to recruit and retain employees of suitable skill and experience, particularly those with experience of the housing and construction sector. In addition, the Borrower relies on recruiting and retaining employees with professional and other specialist skills, such as those with financial, IT and management skills. The Borrower competes with other housing associations and their organisations for such personnel and could incur costs to recruit and retain such persons. This could have an adverse effect on the Borrower's financial condition and its ability to meet its payment obligations under a Series Loan Agreement which, in turn, could affect the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

# 6. **Geopolitical and economic risks**

# 6.1 Risks relating to the relationship between the United Kingdom and the European Union

On 31 January 2020, the UK ceased to be a member of the European Union (the "EU") following its decision to withdraw from the EU. The UK Government negotiated the Agreement on the withdrawal of the United Kingdom of Great Britain and Northern Ireland from the European Union and the European Atomic Energy Community, which was given effect in domestic UK law by virtue of the European Union (Withdrawal Agreement) Act 2020. This provided the framework for the UK to leave the EU on 31 December 2020 (the "Withdrawal"). To govern the ongoing trade relationship between the UK and the EU, the UK and the EU have negotiated (among other things) the Trade and Co-operation Agreement between the European Union, the European Atomic Energy Community and the United Kingdom of Great Britain and Northern Ireland (the "Trade Agreement"), which has been given effect in domestic law by virtue of the European Union (Future Relationship) Act 2020. This has been supplemented by the Protocol on Ireland/Northern Ireland (the "Northern Ireland Protocol"), which would govern the customs and immigration issues between the UK and Ireland. The UK Government has since agreed to modify the Northern Ireland Protocol with the Windsor Framework (the "Windsor Framework").

The precise impact of the Withdrawal and the Trade Agreement, the proposed implementation of the Northern Ireland Protocol and Windsor Framework into UK law and the UK's ongoing relationship with the EU in that framework, on the business of the Issuer or the Borrower is difficult to determine. As such, no assurance can be given that such matters would not adversely affect the ability of the Borrower to satisfy its payment obligations under a Series Loan Agreement and,

in turn, the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

#### 6.2 Global conflict risk

On 24 February 2022, Russia launched a large-scale military action against Ukraine. The war has caused volatility in the financial markets globally, heightened inflation and resulted in shortages and increases in the price of energy, oil, gas and other commodities. On 7 October 2023, the Palestinian group Hamas launched an attack on Israel resulting in a new phase of conflict in Israel, Gaza and Lebanon. The continuance or escalation of these conflicts or any other conflicts could lead to further increases in utility prices and heightened inflationary pressures (particularly if supplies to Europe are interrupted), in addition to supply-chain disruptions, which could impact on the businesses of the Issuer and/or the Borrower. This could have an adverse impact on the ability of the Borrower to satisfy its payment obligations under a Series Loan Agreement and, in turn, the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

#### 6.3 Risks relating to inflation and the cost of living

As developers, owners, landlords and managers of residential accommodation, the Group has a principal risk exposure to the cost of construction, maintenance and repair of buildings. Costs in this area may increase due to idiosyncratic factors such as changes to materials, health and safety regulation and/or energy efficiency regulation.

A sustained period in which cost inflation exceeds income inflation would put the Borrower under financial strain and could have an adverse impact on its ability to meet its payment obligations on a timely basis, including its ability to fulfil its payment obligations under a Series Loan Agreement and, in turn, the Issuer's ability to meet its payment obligations under the corresponding Series of Notes.

In addition, the tenants of the social housing properties (as defined in Part 2 of the Housing and Regeneration Act 2008) owned by the Borrower are personally responsible for the rental payments on their tenancies and, consequently, the Borrower is exposed to the risk of tenant arrears and bad debts if the effect of this crisis on inflationary factors, and more so on utility costs, has a negative impact on the tenants' ability to pay rents. This could affect the ability of the Borrower to meet its payment obligations under a Series Loan Agreement and, in turn, this could affect the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

# 7. Legal cost

#### 7.1 Risks related to data governance

As a housing association, the Borrower collects and processes large amounts of personal data from its customers, employees and business partners. Large organisations, such as the Borrower and the Group are becoming targets for cyber-crime. There is a risk that this data could be stolen, corrupted and/or misused as a result of internal or external activities, such as hacking. This could put pressure on the Borrower's resources in order to combat or react to such activities, which in turn could affect its ability to meet its payment obligations under a Series Loan Agreement and, by extension, the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

The Group is required to comply with data protection and privacy laws in the UK. This includes compliance with the Data Protection Act 2018 implementing the UK General Data Protection Regulation ("**UK GDPR**"). UK GDPR imposes a high burden on the industry and restricts the Borrower's ability to use data, including through granting customers a "right to be forgotten" and a requirement for informed opt-in consent by customers to the processing of their data. Failure to comply with these requirements can result in significant fines equal to 4 per cent. of the Group's annual turnover or £17,500,000, whichever is greatest. Therefore, there is a risk that, if the Group does not process the data it collects correctly and in accordance with UK GDPR, the Group

receives a fine. This could have an adverse effect on the Group's financial condition, which could affect the Borrower's ability to meet its payment obligations under a Series Loan Agreement and, in turn, the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

# 7.2 Risks related to Legal and Compliance Obligations

The Issuer and the Borrower know the significance to their respective operations of, and are focused on, adhering to all legal and compliance requirements. Neither the Issuer nor the Borrower is currently aware of any material failure to adhere to applicable health and safety or environmental laws, or breach of other regulations, or failure to comply with corporate, employee or taxation laws. If any of these were to occur in the future, this could have an adverse impact on the Borrower's results of operations and, in turn, the ability of the Borrower to meet its payment obligations under a Series Loan Agreement and the Issuer's ability to meet its payment obligations under the corresponding Series of Notes.

See further "Description of the Regulatory and Funding Environment applicable to the Borrower – Legal and Compliance Obligations" below.

# 7.3 Risks related to the implementation of net zero carbon

Through the Climate Change Act 2008 (the 2050 amendment), the UK set a legally binding target to achieve net zero greenhouse gas emissions by 2050. The plan aims for a reduction of at least 68 per cent. in greenhouse gas emissions by the end of the decade, compared to 1990 levels. As a large producer of carbon emissions (the residential sector produces 22 per cent. of the UK's total emissions), the social housing sector will need to make significant investments to meet the zero carbon target. The Group recognises and understands the urgency with which organisations must act in response to this and has set out its strategy with its Homes Place Standard for both new build developments and to retrofit existing stock to meet the net zero emissions target by 2050.

Technology, advice and guidance in this area will continue to evolve. Any changes to the building standards for new homes and requirements for existing rented properties could require the Group to incur additional unforeseen expenditure and therefore adversely affect the ability of the Borrower to fulfil its respective payment obligations under a Series Loan Agreement and, in turn, the Issuer's ability to meet its payment obligations under the corresponding Series of Notes.

# 8. Health and safety risks

# 8.1 Risks relating to fire safety

Following the tragic events at Grenfell Tower in the Royal Borough of Kensington and Chelsea in 2017, the Borrower and SNH completed fire risk assessments on all of the blocks they own with six storeys or more. As at the date of these Programme Admissions Particulars, the Group has 75 properties of 18 metres and higher (measured from the ground to the highest habitable floor).

The Borrower spent approximately £6 million in managing fire risks in the financial year ended 31 March 2024. All of the Group's properties have a current fire risk assessment where this is required. SNH spent £5.7 million in capital and revenue managing fire risks to the year ended 31 March 2024. The Borrower and SNH have either completed remediation work in relation to fire safety or are in the process of doing so.

#### 8.2 Risks relating to damp and mould as well as health hazards

Following the coroner's November 2022 report into the death of Awaab Ishak in Rochdale, the Regulator of Social Housing asked all larger Registered Providers of Social Housing to submit evidence about the extent of damp and mould in tenants' homes and their approach to tackling it.

The Regulator of Social Housing will review this information and, where there is evidence that Registered Providers of Social Housing are not meeting regulatory standards, it will take

appropriate action. The Regulator of Social Housing published a report on 28 June 2023, in which it found that most social landlords deal with damp and mould effectively, and most tenants live in homes that are largely free from damp and mould. The Regulator of Social Housing has started to implement a more robust approach in its monitoring of social landlords' stock, including regular inspections of all larger social landlords since April 2024.

The UK Government indicated that it would look to prevent housing associations which breach the regulatory standards, particularly where there are issues in relation to damp and mould, from accessing grant under the Affordable Homes Programme. Further, what is known as "Awaab's Law" was introduced through the SHRA 2023. Section 42 of the SHRA 2023, introduced a new section 10A to the Landlord and Tenant Act 1985 requiring Registered Providers of Social Housing to investigate and fix reported health hazards by way of an implied term in social housing tenancy agreements. In January 2024, the UK Government published a consultation on the new requirements. Registered Providers of Social Housing are required to investigate potential hazards, report on the hazards to the resident and provide an anticipated timeline for repair and a schedule of works.

As well as the potential financial impact if there was a loss of grant, there is also a wider concern that increased prevalence of damp and mould or health hazards could lead to increased costs of remediation.

Increased costs of remediation could have an impact on the Borrower's financial condition and its ability to meet its payment obligations under a Series Loan Agreement which, in turn, could affect the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes. The Borrower understands the importance of this issue and proactively manages risks relating to damp and mould. The Borrower has a dedicated team to tackle damp and mould as well as health hazard issues.

# 8.3 Risks relating to the RAAC

A letter from the Regulator of Social Housing dated 7 September 2023 confirmed that Reinforced Autoclaved Aerated Concrete ("RAAC") may be present in "a small number" of social housing buildings constructed between the 1950s and 1980s. To date the Group is not aware of any RAAC in buildings but full assessments are yet to be completed. Should RAAC be found, there could be significant remedial costs, which could have an impact on the Borrower's financial condition and its ability to meet its payment obligations under a Series Loan Agreement which, in turn, could affect the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

#### 9. Pension risks

The Borrower participates in five defined benefit pension schemes providing benefits based on final pensionable pay (SNH has two defined benefit schemes as at 31 March 2024), although all of these are closed to new members (for further information see "Description of the Regulatory and Funding Environment applicable to the Borrower - Pensions"). The two defined benefit pension schemes of SNH are the Social Housing Pension Scheme and the Local Government Pension Scheme ("LGPS") administered by Hertfordshire County Council (however this terminated in September 2023). If the market value of the relevant pension scheme declines in relation to the assessed liabilities, which depends on, among other things, the real returns that can be obtained from the assets, the longevity of its members, the rate of increase of salaries, discount rate assumptions and inflation, or if the trustees or the regulator of pensions determines that the Borrower's liabilities require a different approach to contributions and deficit reduction, the Borrower may be required to increase its contributions which could have an adverse impact on its ability to meet its payment obligations under a Series Loan Agreement and, in turn, the ability of the Issuer to meet its payment obligations in respect of the corresponding Series of Notes. In addition, the Borrower operates a defined contribution scheme which is open to new employees.

The Trustees of The Pensions Trust ("TPT") are currently undertaking a benefit review which will entail asking the Court for a determination on whether historic changes to the TPT rules and

Social Housing Pension Scheme ("SHPS") scheme documents were validly made and correctly applied. If there is a finding that the changes were not valid, this could result in the liabilities of the Group within SHPS increasing, necessitating additional payments into the scheme. The outcome of the benefit review will not be known until at least February 2025. If any such additional payments of the Borrower into the scheme are material, this could have an adverse impact on its ability to meet its payment obligations under a Series Loan Agreement and, in turn, the ability of the Issuer to meet its payment obligations in respect of the corresponding Series of Notes.

See further "Description of the Regulatory and Funding Environment applicable to the Borrower – Pensions" below and note 29 on pages 125 to 136 of the Borrower's financial statements in respect of the financial year ended 31 March 2024.

### 10. Treasury risks

# 10.1 Risks related to Capital Resources and Treasury Risks

The ability of the Borrower to operate its business depends in part on it being able to raise funds. An increase in the cost, or lack of availability, of finance (whether for macroeconomic reasons, such as a lack of liquidity in the debt markets or the inability of a financing counterparty to honour pre-existing lending arrangements, or reasons specific to the Borrower) could affect the Borrower's ability to progress its business objects, deliver the expected rates of return on investments and the day-to-day financing (or refinancing) requirements of the Borrower's business over the longer term. Any material increase in the cost of financing or any decrease in the availability of financing on reasonable terms could have a material adverse effect on the Borrower's business, operations, financial condition and/or prospects and, in turn, the Borrower's ability to meet its payment obligations under a Series Loan Agreement and, in turn, the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

In addition, the Borrower is subject to the risk that it will be unable to generate sufficient cash flows, or be unable to obtain sufficient funding, to satisfy its obligations to service and/or refinance its indebtedness. Further, any covenants contained in the Borrower's borrowing arrangements may limit or prohibit the Borrower's operational and financial flexibility. Any event of default, cross default, breach of a covenant or the inability to vary or waive any covenants could generally have a material adverse effect on the Borrower's business, results of operations, financial condition and/or prospects and, in turn, the Borrower's ability to meet its payment obligations under a Series Loan Agreement and, in turn, the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

To manage liquidity risk and augment its capital reserves, the Borrower's treasury strategy ensures that a significant liquidity buffer in the form of cash and undrawn but committed revolving credit facilities is available, funding is procured in advance of need and sufficient headroom against covenants is maintained. Further, the Borrower seeks to ensure that leverage is maintained at a level within the Borrower's risk appetite as measured by its ability to service debt and maintain strong investment grade credit ratings.

To mitigate liquidity risk and augment its capital resources, the Borrower relies on financing through committed lines of credit from major banks, building societies and other financing vehicles (including the Issuer), and through revolving debt (which may either be secured or unsecured). The Borrower is therefore dependent on its ability to access and maintain these sources of financing.

See further "Description of the Regulatory and Funding Environment applicable to the Borrower – Capital Resources and Treasury" below.

### 10.2 Risks related to Interest Rates

The Borrower is subject to interest rate risk in respect of variable rate borrowing. This places the Borrower at risk of interest rate increases. The Borrower's treasury function seeks to mitigate interest rate risk volatility and uncertainty by allowing for a balance of fixed and floating rate debt, consistent with the Borrower's treasury strategy and treasury management policies and applicable

regulatory guidelines and as at 31 March 2024, 87 per cent. of the Borrower's drawn debt was at fixed rates or at rates fixed through the use of derivative financial instruments. The equivalent for SNH was 90 per cent. fixed as at 31 March 2024. Accordingly, Group's combined position was 88 per cent. of drawn debt at fixed rates or at rates fixed through the use of derivative financial instruments as at 31 March 2024. However, if there are material increases in the rates of interest that the Borrower has to pay on its floating rate debt, this could adversely affect the cash available to the Borrower to meet its payment obligations under a Series Loan Agreement and, in turn, the payment obligations of the Issuer under the corresponding Series of Notes.

#### 11. **Development risks**

# 11.1 Risks related to exposure to performance of subsidiaries – housing for sale development programme and joint ventures

The Borrower is exposed to cash flow and profits from a programme of outright sales of properties undertaken by Sovereign Living Limited, Network Homes Investment Limited, and Sovereign Housing Developments Limited and by joint ventures with commercial developers through onlending from the Borrower. As sales made by the subsidiaries are dependent on economic conditions and performance of the housing market (see "Risks related to the Market and Development" below) so too is their capacity to service debt borrowed from the Borrower. A material downturn in the housing market may therefore adversely affect the Borrower's cash flows and its ability to meet its payment obligations under a Series Loan Agreement and, in turn, the ability of the Issuer to meet is payment obligations in respect of the corresponding Series of Notes.

See further "Description of the Regulatory and Funding Environment applicable to the Borrower – Housing for sale development programme" below.

#### 11.2 Contractor Risk

The Borrower depends on a network of contracted parties, mostly in relation to its housing development programme. The Borrower's ability to meet its obligations is in part dependent upon the capacity and capability of these contractors. A contractor failure, for example a breach of contract or financial default, could leave the Borrower exposed in relation to significant financial costs in finding alternative contractors and resolving any issues arising. The Borrower mitigates this risk by careful selection of contractors, the use of procurement frameworks, credit checks and financial performance monitoring. Contract requirements may include performance bonds and insolvency policies. Any costs incurred by the Borrower in relation to a contractor failure could adversely affect the Borrower's cash flow and its ability to meet its payment obligations under a Series Loan Agreement, and, in turn, the ability of the Issuer to meet is payment obligations in respect of the corresponding Series of Notes.

#### 11.3 Construction Delay Risk

A delay to completion of an asset under construction represents a liquidity risk, as anticipated sales and rental income from the completed asset will be due at a later date. Any delay in receiving the anticipated sales and rental income could have an adverse effect on the Borrower. This could, in turn, affect the Borrower's cash flow, which could have an adverse impact on its ability to meet its payment obligations under a Series Loan Agreement and, in turn, the ability of the Issuer to meet its payment obligations in respect of the corresponding Series of Notes.

#### 11.4 Risks related to the Market and Development

Residential property investment is subject to varying degrees of market and development risks. Market values of properties are generally affected by overall conditions in the economy; political factors and systemic events, including the condition of the financial markets; the cost and availability of finance to businesses and consumers; fiscal and monetary policies; changes in legislation; political developments, including changes in regulatory or tax regimes; changes in unemployment, gilt yields, interest rates and credit spreads; levels of prevailing inflation; changes in consumer spending; an increase in the supply of, or a reduction in demand for, residential property; infrastructure quality; the returns from alternative assets as compared to residential

property; environmental considerations; changes in planning laws and practices; and the perceived threat from terrorism. Residential real estate values and rental revenues are also affected by factors specific to each local market in which the property is located, including the supply of available property and demand for residential real estate and the availability of mortgage finance to prospective purchasers.

These market risks may impact upon the expenses incurred by the Borrower associated with residential properties, the rental income produced by these properties, the value of investments, the ability to develop land acquired, the ability to sell shared ownership properties and the ability to acquire additional sites. Currently the market is in a downturn due to a multitude of factors such as increased interest rates and rising energy costs and may significantly reduce market confidence and demand as well as reduce sales values. This could, in turn, affect the Borrower's cash flow and its ability to satisfy any asset cover covenants which they are required to maintain pursuant to the terms of facility arrangements (including, the Asset Cover Test).

Residential property investment is subject to varying degrees of market, development and operational risk. 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. Furthermore, the maintenance of properties, development of sites and acquisition of additional sites may be subject to the availability of finance facilities and the costs of facilities, interest rates and inflation may also have an effect.

The Environment Act 2021 introduced changes to the Town and Country Planning Act 1990 which came into force on 12 February 2024. These changes require all new planning permissions for major development (with very limited exceptions) made pursuant to applications made on or after 12 April 2024 to be subject to a deemed planning condition to provide a minimum 10 per cent. net biodiversity gain ("BNG") on new developments. The BNG is to be delivered either via on site through new habitats creation or off site via land banks within the local planning authority area or if none of these options are available by purchasing new statutory biodiversity credits.

These new BNG requirements are likely to result in additional costs in terms of calculating the requirement for BNG and its delivery together with reduced profit returns as well as increased hurdles in terms sourcing new land that can facilitate both the new development and BNG (greenfield sites less attractive insofar as the more biodiverse the land is, the more BNG that will need to be supplied to achieve the 10 per cent. net gain and brownfield sites with low levels of biodiversity will naturally become more expensive) and the impact on the number of units that can be developed where on site BNG is being delivered on site. These changes which impact new developments would have the potential to either delay new developments or result in extra costs for the Borrower, which in turn could increase operational risk and result in increased expenditure in relation to the Borrower although any such development risk would be carefully managed.

The Autumn Budget on 30 October 2024 increased the Stamp Duty Land Tax ("SDLT") surcharge on second homes from 3 per cent. to 5 per cent. with effect from 31 October 2024. This means that acquisitions of land by subsidiaries of the Group that do not enjoy charitable or Registered Provider of Social Housing status, for example Sovereign Housing Design and Build Limited, will, in the absence of any reliefs, be liable to pay increased SDLT on its acquisition. Registered Providers of Social Housing typically use their trading subsidiaries to acquire bare land on their behalf where the land acquisition is subject to a valid option to tax for the purposes of value-added tax ("VAT"). Unlike Registered Providers of Social Housing which are subject to partial VAT recovery rules, the trading subsidiary can fully recover the amount of VAT paid on the acquisition. This increased SDLT liability will represent an upfront capital cost which will adversely affect viability and profits for new developments, and the cash flow of the Borrower. Ultimately, this could adversely impact the Borrower's ability to meet its payment obligations under a Series Loan Agreement which could, in turn, impact the Issuer's ability to meet its payment obligations to the Noteholders. However, this is a minor risk which can be mitigated by structuring future developments as golden brick or turnkey acquisitions to allow the Registered Provider of Social Housing to acquire the land in its own name (and claim charitable or social housing relief for SDLT) and mitigate the effect of VAT by zero rating the transaction.

The Building Safety Act 2022, amongst other things, introduced a new regulatory regime for Higher Risk Buildings, defined as those which are greater than 18 metres above ground level and/or 7 stories and contain at least 2 residential dwellings ("**Higher Risk Buildings**") and established the Building Safety Regulator as the building control regulator for Higher Risk Buildings.

In particular, the Act introduced a new stop/start gateway regime for HRB's which must be strictly observed before works to construct an HRB can commence and before an HRB can lawfully be occupied. Transitional arrangements were in place where building regulations approval for an HRB was granted prior to 1 October 2023; however, these came to an end on 6 April 2024. Works to construct an HRB which did not meet the required criteria of the transitional provisions will need to apply for fresh building regulations approval from the Building Safety Regulator and be made subject to the new gateway regime. These added requirements and the additional liabilities imposed by the Building Safety Act 2022 for HRBs as well as the associated delays to when an HRB may be occupied and project delays will most likely lead to delays to the receipt of disposal proceeds and rental income which could have an impact on the Borrower's cashflows and could have a potential impact on their ability to meet their obligations under a Series Loan Agreement which could have a knock on effect on the ability of the Issuer to meet its obligations under the corresponding Series of Notes. Notwithstanding the Borrower's operational management, it is not possible to eliminate this risk completely.

The Phase 2 Report of the Grenfell Tower Inquiry published in September 2024 recommends, amongst other things, a review of the definition of a "Higher Risk Building" for the purposes of the Building Safety Act 2022 which may result in a wider definition and thus a larger number of buildings falling under this definition and its associated regulatory regime.

There are additional costs due to the requirement for second staircases. The Department for Levelling Up, Housing and Communities ("DHLUC") issued a consultation in December 2022 recommending a second stair is provided to buildings greater than 10 stories or 30 metres from ground level. The consultation stated that regulation is expected to change to the 30-metre requirement and developments in pre-construction should prepare for this change. This consultation concluded in February 2023. In February 2023, the London mayor, Sadiq Khan, announced that all new London buildings over 30 metres will be required to have a second staircase.

In July 2023, DHLUC confirmed that they will be opting to mandate a second stair being required on all buildings greater than 18 metres above ground level or 7 stories. DHLUC confirmed within this announcement that the UK Government will work with industry and stakeholders over the summer to agree transitional arrangements. A second staircase is now required on all High Rise/Risk Buildings as defined by the Building Safety Act 2022; in essence the same threshold.

In October 2023, a transition period was announced of 30 months, starting from the date the Building Safety Regulator confirms Approved Document B. In a statement on 24 October 2023 Michael Gove, Secretary of State for Levelling Up, Housing and Communities, said: "Any approved applications that do not follow the new guidance will have 18 months for construction to get underway in earnest. If it does not, they will have to submit a new building regulations application, following the new guidance".

The Group has several schemes that will be impacted and there will be costs associated as plans need to be amended to ensure the schemes remain viable. Many new schemes with consents (both land and section 106) that the Group is looking at require re-design due to this issue so the impact to the development sector in London could be significant.

These market development and operational risks may affect the expenses incurred by the Borrower associated with residential properties, rental income produced by these properties, the value of their investments, its ability to develop land that it has acquired, its ability to sell shared ownership properties and its ability to acquire additional sites. This could, in turn, affect the Borrower's cash flow, which could have an adverse impact on its ability to meet its payment obligations under a Series Loan Agreement and, in turn, the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

To manage these risks, the Borrower operates a robust, multi-layered control framework. These include:

- (a) a separate legal structure designed to ensure that commercial development and social housing development risk are undertaken by different legal entities;
- (b) strong governance with oversight provided by commercially astute and experienced members of the Borrower's board of management (the "Borrower's Board") and the group investment committee;
- (c) clear delegated authority limits governing approval of development expenditure;
- (d) investment appraisal parameters and hurdles that projects need to achieve in order to proceed;
- (e) professional advice from external sources including legal advice, tax advice and valuations;
- (f) management information tracking actual performance and forecasting future performance, covering cash flow and profitability of schemes; and
- (g) exit strategies and scenario analysis prepared for major investments.

Among other things, the Borrower perceives that these risks have the potential to affect the value of the Borrower's assets, expenses incurred by the Borrower that relate to existing residential properties, the rental income produced by these properties, the ability to develop land acquired, the ability to sell properties and the ability to acquire additional sites (see "Risks relating to withdrawal of the UK from the European Union" below). This, in turn, could affect the Borrower's cash flow and the Borrower's ability to meet its payment obligations under a Series Loan Agreement and, in turn, the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

See further "Description of the Regulatory and Funding Environment applicable to the Borrower – Housing for sale development programme" below.

# 12. **Shared ownership risks**

The Borrower receives income from shared ownership (also commonly known as low-cost home ownership) sales and the sale of properties pursuant to its asset management arrangements, the amount of which is affected by housing market risk. As part of its provision of affordable housing, the Borrower also receives shared ownership income generated on the initial sale of a property (known as the "first tranche") and on subsequent sales of further "tranches" or portions of the property (known as "**staircasings**") from the shared owner and in the form of subsidised rent. Household income eligibility thresholds are set at £80,000 and £90,000 in London.

There is the risk that if a tenant of a shared ownership property borrows monies through a mortgage from a commercial lender (having obtained consent from the landlord) then that lender's mortgage (and any costs of the commercial lender in enforcing that mortgage) may take priority ahead of the security arrangements created pursuant to the Security Trust Deed and the relevant Security Agreement. 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 Borrower as landlord could 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 the Regulator of Social Housing's current rules, any shortfall not recovered is borne first by the Registered Provider of Social Housing of any grant in respect of the property, and thus the Borrower is only affected to the extent that the shortfall cannot be covered by grant monies. If a commercial lender did enforce its security by staircasing up to 100 per cent. and there was such

a shortfall, the Borrower would no longer receive rent for its retained share of the property, which could have an impact upon its rental income, which, in turn, could affect the ability of the Borrower to meet its payment obligations under a Series Loan Agreement and, in turn, the ability of the Issuer to meet its payment obligations under the corresponding Series of Notes.

The Borrower had previously instituted a voluntary rent cap of 7 per cent. on shared ownership properties for the 12 months from 1 April 2023 to 31 March 2024. This has now been removed, and the cap is RPI +0.5 per cent. for the majority of the Borrower's shared ownership properties. The effect of any future rent cap is a reduction in rental income in real price terms (adjusted for inflation) which could adversely affect the ability of the Borrower to make payments, including its ability to meet its payment obligations under a Series Loan Agreement and, in turn, this could adversely affect the ability of the Issuer to make payments under the corresponding Series of Notes

See further "Description of the Regulatory and Funding Environment applicable to the Borrower – Shared Ownership" below.

# FACTORS WHICH ARE MATERIAL FOR THE PURPOSE OF ASSESSING THE MARKET RISKS ASSOCIATED WITH NOTES ISSUED UNDER THE PROGRAMME

# 1. Redemption prior to maturity

In the event that the Notes become repayable prior to maturity either following an Event of Default (as defined in Condition 13.1 (*Events of Default*)), due to taxation reasons (pursuant to Condition 10.6 (*Redemption for tax reasons*)), upon a Borrower Default or the Borrower ceasing to be a Registered Provider of Social Housing (pursuant to Condition 10.7 (*Mandatory Early Redemption*)) or at the option of the Issuer (pursuant to Condition 10.3 (*Early Redemption*)), Condition 10.4 (*Maturity Par Call Option*) or Condition 10.5 (*Residual Call Option*)), the Notes will be redeemed in full in an amount equal to that specified in the applicable Pricing Supplement, 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 as high as the interest rate on the Notes. Furthermore, the optional redemption feature of the Notes is likely to limit their market value as the market value generally will not rise substantially above the price at which they can be redeemed.

# 2. Notes which are issued at a substantial discount or premium may experience price volatility in response to changes in market interest rates

The market values of securities issued at a substantial discount or premium to their principal amount tend to fluctuate more in relation to general changes in interest rates than do prices for more conventional interest-bearing securities. Generally, the longer the remaining term of such securities, the greater the price volatility as compared to more conventional interest-bearing securities with comparable maturities. Such volatility could have a material adverse effect on the value of, and return on, any such Notes.

3. The Conditions of the Notes contain provisions which may permit their modification without the consent of all investors and confer significant discretions on the Note Trustee which may be exercised without the consent of the Noteholders and without regard to the individual interests of particular Noteholders.

The Conditions of the Notes and the Note Trust Deed contain provisions for calling meetings of Noteholders to consider matters affecting their interests generally. These provisions permit defined majorities to bind all Noteholders of the relevant Series, including Noteholders who did not attend and vote at the relevant meeting and Noteholders who voted in a manner contrary to the majority.

The Conditions of the Notes also provide that the Note Trustee may, without the consent of Noteholders, the Receiptholders, the Couponholders or any Series Secured Party and without regard to the interests of particular Noteholders (a) agree to any modification (except as stated in

the Note Trust Deed) of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Notes, the Note Trust Deed, any Security Agreement or any other Programme Document, (b) determine without the consent of the Noteholders that any Event of Default or Potential Event of Default shall not be treated as such or (c) agreed to the substitution of another company, registered society or other entity as principal debtor under the Notes in place of the Issuer, in the circumstances described in Condition 18 (*Substitution*), provided, in each case, that the Note Trustee is of the opinion that to do so would not be materially prejudicial to the interests of Noteholders.

4. Investors who hold less than the minimum Specified Denomination may be unable to sell their Notes and may be adversely affected if definitive Notes are subsequently required to be issued.

In relation to any issue of Notes which have denominations consisting of a minimum Specified Denomination plus one or more higher integral multiples of another smaller amount, it is possible that such Notes may be traded in amounts in excess of the minimum Specified Denomination that are not integral multiples of such minimum Specified Denomination. In such a case a holder who, as a result of trading such amounts, holds an amount which is less than the minimum Specified Denomination in its account with the relevant clearing system would not be able to sell the remainder of such holding without first purchasing a principal amount of Notes at or in excess of the minimum Specified Denomination such that its holding amounts to a Specified Denomination. Further, a holder who, as a result of trading such amounts, holds an amount which is less than the minimum Specified Denomination in its account with the relevant clearing system at the relevant time may not receive a definitive Note in respect of such holding (should definitive Notes be printed) and would need to purchase a principal amount of Notes at or in excess of the minimum Specified Denomination such that its holding amounts to a Specified Denomination.

If such Notes in definitive form are issued, holders should be aware that definitive Notes which have a denomination that is not an integral multiple of the minimum Specified Denomination may be illiquid and difficult to trade.

# 5. Change in Law

Changes in law may affect the rights of Noteholders as well as the market value of the Notes. The Conditions of the Notes are based on English law and regulatory and administrative practice in effect as at the date of these Programme Admission Particulars. No assurance can be given as to the impact of any possible judicial decision or change to English law or regulatory or administrative practice in the United Kingdom after the date of these Programme Admission Particulars. Such changes in law may include changes in statutory, tax and regulatory regimes during the life of the Notes, which may have an adverse effect on an investment in the Notes.

The SHRA 2023 received royal assent on 20 July 2023 and introduced wide-ranging measures to transform and strengthen the regulatory regime to ensure it holds all Registered Providers of Social Housing to account for the services they deliver, drives good service for tenants and protects economic regulation. See further "Description of the Regulation and Funding Environment applicable to the Borrower – Regulation" below for further details of the measures.

The changes introduced by the SHRA 2023 significantly enhance the Regulator's role in relation to consumer standards and include increased legislative obligations on the Borrower in relation to health and safety matters and will also place further reporting obligations on the Borrower in terms of its communications with tenants. There will be associated costs for the Borrower in complying with these measures.

Any breach of the new measures could lead to the exercise of the Regulator's statutory powers. The SHRA 2023 has strengthened the Regulator's enforcement powers to tackle failing Registered Providers of Social Housing. This will include removing the cap on the level of fines the Regulator may charge. Any such intervention by the Regulator in respect of the Borrower may affect the ability of the Borrower to meet its payment obligations under its Series Loan Agreement and could trigger an event of default under its other loan agreements, which could in turn affect the ability of the Issuer to meet its payment obligations under the Notes.

# 6. Taxation

Under Condition 11 (*Taxation*), the Issuer will not be entitled to make any deduction or withholding on account of tax from payments in respect of the Notes unless such withholding or deduction is required by law. In the event that any deduction or withholding on account of tax is required by law, the Issuer shall be required (except in the limited circumstances set out in Condition 11 (*Taxation*)) to pay such additional amounts as will result in the receipt by the Noteholders of such amounts as would have been received by them if no such withholding or deduction had been required. Where the deduction or withholding is required as a result of a change in applicable law or regulations, the Issuer may exercise its option to redeem the relevant Notes in full at their principal amount, plus accrued interest, pursuant to Condition 10.6 (*Redemption for tax reasons*). As mentioned above, in such circumstances an investor may not be able to reinvest the redemption proceeds in a comparable security at an effective interest rate as high as that of the Notes.

For a description of the current United Kingdom law and practice relating to withholding tax treatment of the Notes, see below in "*Taxation – United Kingdom Taxation*".

# Merger

The Borrower may amalgamate, merge, consolidate or enter into a transfer of engagements with another entity at any time pursuant to a Permitted Reorganisation without the consent of the Issuer. In such circumstances, if following any such amalgamation, merger, consolidation or transfer, the credit risk of the Borrower or any successor entity created thereby were weaker than that of the Borrower prior to such amalgamation, merger, consolidation or transfer, the Issuer would become subject to this increased credit risk.

# 8. Risks related to Sustainability Bonds

To the extent specified in the applicable Pricing Supplement, Notes issued under the Programme are intended to be "Sustainability Bonds" (as defined in ICMA's Sustainability Bond Guidelines (2021 edition)) and an amount equivalent to the gross proceeds from the issue of Notes of each Series will be used by the Borrower for sustainable purposes as set out in the section headed "Use of Proceeds and Sustainable Finance Framework" and the applicable pricing supplement.

Notes issued as Sustainability Bonds may not meet investor expectations or requirements or be suitable for an investor's investment criteria. Prospective investors should have regard to the information set out in the applicable Pricing Supplement and consult with their legal or other advisers before making an investment in the Notes and must determine for themselves the relevance of such information for the purpose of any investment in such Notes together with any other investigation such investor deems necessary.

No assurance is given by the Issuer, the Borrower, the Arranger, the Dealers or any of their respective affiliates or any other person that the use of the proceeds of issue of any Notes will satisfy, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor or its investments are required to comply, whether by any present or future applicable law or regulations or by its own by-laws or other governing rules or investment portfolio mandates. Neither the Arranger nor the Dealers or any of their respective affiliates shall be responsible for the ongoing monitoring or verification of the use of proceeds in respect of any such Notes or any of the other commitments set out in the Sustainable Finance Framework relating to any such Notes.

If the use of proceeds of any issue of Notes is a factor in a prospective investor's decision to invest in such Notes, they should consider the disclosure in the section headed "Use of Proceeds and Sustainable Finance Framework" and in the applicable Pricing Supplement and consult with their legal or other advisers before making an investment in the Notes and must determine for themselves the relevance of such information for the purpose of any investment, together with any other investigation such investor deems necessary.

It should be noted that there is currently no universal definition (legal, regulatory or otherwise) of, nor market consensus as to what constitutes, a "sustainable" or an equivalently-labelled project or as to what precise attributes are required for a particular project to be defined as "sustainable" or such other equivalent label nor can any assurance be given that such a clear definition or consensus will develop over time. On 18 June 2020, Regulation (EU) 2020/852 on the establishment of a framework to facilitate sustainable investment was adopted by the Council and the European Parliament (the "Taxonomy Regulation"). The Taxonomy Regulation establishes a single EU-wide classification system, or "taxonomy", which provides companies and investors with a common language for determining which economic activities can be considered environmentally sustainable. In addition, the FCA has, on 31 May 2024, introduced its Anti-Greenwashing Rule which requires that references to the sustainability characteristics of products or services are (a) consistent with the sustainability characteristics of the product or service and (b) fair, clear and not misleading. The "Finalised non-handbook guidance on the Anti-Greenwashing Rule" further clarifies that sustainability references should be correct and capable of being substantiated, clear and presented in a way that can be understood and complete (they should not omit or hide important information and should consider the full life cycle of the product or service), and comparisons to other products or services should be fair and meaningful. The guidance recognises that the terms "environmental", "social" and "governance" are used to refer to sustainability matters, but also notes that there is no single definition of sustainability.

Accordingly, no assurance is or can be given by the Issuer, the Borrower, the Arranger, the Dealers or any of their respective affiliates or any other person to investors that any projects or uses of the proceeds will meet any or all investor expectations regarding such "sustainable" or other equivalently-labelled performance objectives or that any adverse sustainable and/or other impacts will not occur during the implementation of any projects or uses of the proceeds. In addition, no assurance can be given by the Issuer, the Borrower, the Arranger, the Dealers or any of their respective affiliates or any other person to investors that the Notes will comply with any future standards or requirements for being Sustainability Bonds and, accordingly, the Sustainability Bonds status of the Notes could be withdrawn at any time.

Furthermore, there is no contractual obligation to allocate the proceeds of any Notes to finance eligible businesses and projects or to provide annual progress reports as described in these Programme Admission Particulars or any applicable Pricing Supplement. There can be no assurance that any Eligible Projects (as defined below) will be available or capable of being implemented in the manner anticipated and, accordingly, that the Issuer will be able to use funds for such Eligible Projects as intended. In addition, there can be no assurance that Eligible Projects will be completed as expected, within any specified periods or achieve the impacts or outcomes (environmental, social, sustainable or otherwise) originally expected or anticipated. The Borrower's failure to apply an amount equivalent to the gross proceeds of any particular Sustainability Bonds to finance and/or refinance an Eligible Project or to provide annual progress reports, the failure of any of the Eligible Projects to meet any or all investor expectations regarding such performance objectives, or the failure of an independent external review provider to give assurance on the allocation of the note proceeds, will not (a) constitute an Event of Default under the Notes or Borrower Default under a Series Loan Agreement or breach of contract with respect to any particular Sustainability Bond, (b) give rise to any claim of a Noteholder against the Issuer, the Borrower, any Dealer, the Note Trustee, the Security Trustee or any other person or (c) lead to an obligation of the Issuer to redeem the Sustainability Bonds. None of the Note Trustee, the Security Trustee, the Arranger or the Dealers will have any responsibility for the ongoing monitoring or verifying the application of any such proceeds.

# 9. There can be no assurance as to the suitability or reliability for any purpose of any opinion or certification of any third party in connection with any Notes issued as Sustainability Bonds

No assurance or representation is given by the Issuer, the Borrower, the Arranger, the Dealers or any of their respective affiliates or any other person as to the suitability or reliability for any purpose whatsoever of any opinion or certification of any third party (whether or not solicited by the Issuer or the Borrower) which may be made available in connection with the issue of any Sustainability Bonds (including, without limitation, the Second Party Opinion (as defined below)). For the avoidance of doubt, any such opinion or certification is not, nor shall it be deemed to be,

incorporated in and/or form part of these Programme Admission Particulars. Any such opinion or certification is not, nor should it be deemed to be, a recommendation by the Issuer, the Borrowers, the Arranger, the Dealers or any of their respective affiliates or any other person to buy, sell or hold any such Notes. No such opinion or certification is intended to address any credit, market or other aspects of any investment in any Notes, including without limitation market price, marketability, investor preference or suitability of any security or any other factors that may affect the value of the Notes. The Noteholders have no recourse against the Issuer, the Borrower, the Arranger, any of the Dealers or any of their respective affiliates or the provider of any such opinion or certification for the contents of any such opinion or certification. Any such opinion or certification is only current as at the date that opinion or certification was initially issued and the providers of such opinions and certifications are under no obligation to update them following their issue.

Prospective investors must determine for themselves the relevance of any such opinion or certification and/or the information contained therein and/or the provider of such opinion or certification for the purpose of any investment in the Notes. As at the date of these Programme Admission Particulars, the providers of such opinions and certifications are not subject to any specific or regulatory or other regime or oversight.

The criteria and/or considerations that form the basis of the Second Party Opinion and any other such opinion or certification may change at any time and the Second Party Opinion and any other such opinion or certification may be amended, updated, supplemented, replaced and/or withdrawn at any time. Any withdrawal of the Second Party Opinion or any other opinion or certification may have a material adverse effect on the value of any Sustainability Bonds in respect of which such opinion or certification is given and/or result in adverse consequences for certain investors with portfolio mandates to invest in securities to be used for a particular purpose. As at the date of these Programme Admission Particulars, the providers of such opinions and certifications are not subject to any specific regulatory or other regime or oversight. Prospective investors must determine for themselves the relevance of the Second Party Opinion and any such opinion or certification and/or the information contained therein.

In the event that any such Notes issued as Sustainability Bonds are listed or admitted to trading on any dedicated "sustainable", "green", "social" or other equivalently-labelled segment of any stock exchange or securities market (whether or not regulated) including the SBM of the London Stock Exchange, no representation or assurance is given by the Issuer, the Borrower, the Arranger, the Dealers or any of their respective affiliates or any other person that such listing or admission satisfies, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor or its investments are required to comply, whether by any present or future applicable law or regulations or by its own by-laws or other governing rules or investment portfolio mandates, in particular with regard to any direct or indirect sustainable impact of any projects or uses, the subject of or related to, any sustainability reports. Furthermore, it should be noted that the criteria for any such listings or admission to trading may vary from one stock exchange or securities market to another. Nor is any representation or assurance given or made by the Issuer, the Borrower, the Arranger, the Dealers or any of their respective affiliates or any other person that any such listing or admission to trading will be obtained in respect of any such Notes or, if obtained, that any such listing or admission to trading will be maintained during the life of any such Notes.

Any such event or failure to apply an amount equivalent to the gross proceeds of any Notes issued as Sustainability Bonds for any eligible sustainable project and/or any withdrawal of any such opinion or certification or any such opinion or certification attesting that the Borrower is not complying in whole or in part with any matters for which such opinion or certification is opining or certifying on and/or any such Notes no longer being listed or admitted to trading on any stock exchange or securities market as aforesaid may have a material adverse effect on the value of such Notes and also potentially the value of any other Notes and/or result in adverse consequences for certain investors with portfolio mandates to invest in securities to be used for a particular purpose (which consequences may include, but are not limited to, the need to sell the Notes as a result of the Notes not falling within the investor's investment criteria or mandate).

# 10. The impact on investor demand for Sustainability Bonds of the European Green Bond Standard is unclear

Provisional political agreement was reached in February 2023 on the legislative proposal for a European Green Bond Standard, which will be a voluntary label for issuers of green use of proceeds bonds (such as any Sustainability Bonds which may be issued under the Programme) where the proceeds will be invested in economic activities aligned with the EU Taxonomy. To this end, published on 22 November 2023 and with application apply from 21 December 2024, Regulation (EU) 2023/2631 of the European Parliament and of the Council of 22 November 2023 on European Green Bonds and optional disclosures for bonds marketed as environmentally sustainable and for sustainability-linked bonds (the "EuGB Regulation") introduced the "European Green Bond Standard" or ("EuGBS") as a designation which can be used on a voluntary basis by bond issuers using definitions of green economic activities in the EU Taxonomy to define what is considered a green investment. The Sustainability Bonds issued under the Programme are intended to comply with the criteria and processes set out in the Sustainable Finance Framework and are not specifically aligned with the EuGBS. As the EuGBS is a voluntary label, it is not clear, at this stage, whether the EuGBS may impact investor demand for, and pricing of, green use of proceeds bonds that do not meet such standard. It could reduce demand and liquidity for Sustainability Bonds and their price.

# RISKS RELATING TO THE SECURITY FOR THE NOTES

# Considerations relating to the Series Security and the Series Underlying Security

Each Series of Notes will be secured by Series Security granted in favour of the Note Trustee for the benefit of the Noteholders and the other Series Secured Parties. Such Series Security will include security over the Issuer's rights, title and interest arising under the Series Loan Agreement in respect of the corresponding Series of Notes, and, in relation to the Fully Secured Notes, the Security Trust Deed and the Security Agreement insofar as they relate to such Series of Notes. The Series Underlying Security, in relation to the Fully Secured Notes, created pursuant to the Security Trust Deed and the Security Agreements includes first legal mortgages, first fixed charges and assignments over property and other right set out in the Security Agreements given by the Borrower in favour of the Security Trustee for the benefit of itself and the Issuer in connection with the Fully Secured Notes.

The validity of any security given by the Borrower in connection with additions of Charged Properties in respect of Secured Series Loan Agreements may depend on the solvency of the Borrower at the time of the grant. If any Series Underlying Security is found to be invalid as a result, this will affect the amounts available to Noteholders on an enforcement of such security in connection with the Fully Secured Notes.

# 2. Change of apportionment basis of Charged Properties

The Security Trust Deed provides for security over properties to be apportioned amongst the beneficiaries thereunder on either a "numerical apportionment basis" whereby a specific percentage of units within the portfolio of properties charged thereby is designated to a beneficiary or a "specific apportionment basis" whereby the individual properties are specifically charged for a specific beneficiary (see "Description of the Security Agreements and the Security Trust Deed – Division of Charged Properties and Related Security Assets"). The Issuer and the Note Trustee may, without the consent of the Noteholders, agree to a change in the apportionment basis under the Security Trust Deed, subject to certain confirmations as to the value of the new Charged Property and maintenance of the relevant Asset Cover Test.

# 3. The Issuer's ability to meet its obligations under the Notes after enforcement under a Series Loan

Following default by the Borrower pursuant to a Series Loan, the Security Trustee may, subject to the moratorium provisions contained in the Housing and Regeneration Act (in respect of which see the risk factor entitled "Moratorium and housing administration" below), enforce the Series

Underlying Security in respect of a Series of Fully Secured Notes and appoint a Receiver pursuant to its powers under the Security Trust Deed.

In respect of Fully Secured Notes, the Issuer's ability to continue to pay principal and interest on the Notes following default by the Borrower under a Series 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 Series Underlying Security, sufficient funds to make such payment.

# 4. Fixed charges may take effect under English law as floating charges

Pursuant to the Note Trust Deed, the Issuer has purported to grant fixed charges over, amongst other things, all monies from time to time standing to the credit of each Series Transaction Account, and, in respect of the Fully Secured Notes, all monies from time to time standing to the credit of each Series Initial Cash Security Account (if any) and Series Ongoing Cash Security Account (if any) in respect of the corresponding Series of Notes. English law relating to the characterisation of fixed charges is unsettled. The fixed charges purported to be granted by the Issuer (other than assignment of security) may take effect under English law only as floating charges if, for example, it is determined that the Note Trustee does not exert sufficient control over the charged assets for the security to be said to "fix" over those assets. If the charges take effect as floating charges instead of fixed charges, then the claims of the Note Trustee will be subject to claims which are given priority over a floating charge by law, including, amongst other things, prior charges, certain subsequent charges, the expenses of any winding up or administration and the claims of preferential creditors. Consequently, there may be less moneys available to pay Noteholders what is owed to them under the Notes.

# 5. Mortgagee in Possession Liability

There is a risk that the Security Trustee may be deemed to be a mortgagee in possession if it physically enters into possession of a Charged Property or performs an act of control or influence which may amount to possession, such as submitting a demand direct to tenants requiring them to pay rents to the Security Trustee. The consequence of being a mortgagee in possession would be that the Security Trustee may be obliged to account to the Borrower for the income obtained from the Charged Property, be liable for any damage to the Charged Property, have a limited liability to repair the Charged Property and, in certain circumstances, may be obliged to make improvements or incur financial liabilities in respect of the Charged Property. A mortgagee in possession may also be liable to a tenant for any mis-management of the relevant property and may incur liabilities to third parties in nuisance and negligence and, under certain statutes (including environmental legislation), the liabilities of a property owner. In such circumstances the Security Trustee may incur further costs and expenses which will be recoverable by it from the enforcement proceeds prior to any payment being made to the Issuer, thereby reducing the amounts available to the Issuer to pay amounts owing under the Fully Secured Notes.

# 6. Environmental Considerations

Under relevant UK environmental legislation, liability for environmental matters can be imposed on the "owner" or any "person in control" of land. The term "owner" is not specifically defined and could include anyone with a proprietary interest in a property, which could include a representative of the Security Trustee as a mortgagee in possession of a Charged Property (in respect of which see the risk factor entitled "*Mortgagee in Possession Liability*" above). Environmental laws may impose liability on the owner for clean-up costs if a property is or becomes contaminated. The Borrower 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 it or not. These costs may be significant and may affect the ability of the Borrower to meet its payment obligations under the Series Loan Agreement in respect of a Series of Notes and, in turn, the ability of the Issuer to meet its payment obligations under such Series of Notes.

In addition, the presence of hazardous or toxic substances, or the failure to adequately remedy adverse environmental conditions at a Charged Property, may adversely affect its market value, as well as the Borrower's ability to sell, lease or refinance the Charged Property. Any environmental liability imposed on the Borrower could result in a shortfall in funds available to

repay its Series Loan under the Series Loan Agreement in respect of a Series of Notes, which, in turn, could result in a shortfall in funds available to the Issuer to meet its payment obligations under such Series of Notes.

# 7. Sufficiency of Insurance

Although each Charged 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 Charged Property not adequately covered by insurance could result in a shortfall in funds available to meet the Borrower in respect of its obligations under the Series Loan Agreement and, in turn, a shortfall in available funds to meet the Issuer's payment obligations under the corresponding Fully Secured Notes.

# 8. Claims of Creditors of the Issuer other than Series Secured Parties

Under English law, any creditor (who has not entered into non-petition clauses) would (save where an administrator has been appointed) be able to commence insolvency or winding up proceedings against the Issuer in respect of any unpaid debt with a value in excess of £750. If this occurred, the security would be realised to meet the Issuer's payment obligations, but there is a risk that the security may be insufficient to satisfy all the Issuer's payment obligations in full.

# 9. Moratorium and housing administration

The Security Trustee must notify the Regulator of its intention to enforce its security and cannot enforce its security during the resulting moratorium without the consent of the Regulator. This could adversely affect the Security Trustee's and the Note Trustee's ability to enforce the Series Underlying Security granted by the Borrower for so long as any housing administration order is in place in respect of the Borrower or could result in a housing administrator disposing of Charged Property belonging to the Borrower at a time when proceeds are not sufficient to discharge the Issuer's in respect of such Series of Fully Secured Notes.

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 Note Trustee's ability to enforce security against the Issuer under the Note Trust Deed (and therefore, in turn, to enforce the security granted by the Borrower over the Charged Properties), for so long as the Issuer remains subject to administration.

# 10. The Unencumbered Assets Test

The Unencumbered Assets Test in respect of an Unsecured Series Loan Agreement entered into in connection with any Series of Partly Secured Notes calculates the number of unencumbered assets of the Borrower based on the value of total assets less the secured debt of the Borrower.

All secured debt facilities and secured standalone derivatives of the Borrower contain an asset cover covenant, requiring the Borrower to charge real property assets with an aggregate value in excess of the principal amount of the secured debt or hedging liabilities (such excess being the "Asset Cover Haircut"). The Asset Cover Haircut is typically 105-110 per cent. EUV-SH and 115-130 per cent. MV-ST.

A calculation of the unencumbered assets on the basis of the value of total assets less the aggregate of (a) secured debt plus (b) the Asset Cover Haircut would produce a lower figure.

As the Unencumbered Assets Test takes no account of the Asset Cover Haircut (i.e. the additional security that the Borrower must charge in excess of the principal amount of the secured debt facilities and standalone derivatives), it will artificially inflate the unencumbered assets figure which holders of Partly Secured Notes may have access to in an enforcement scenario. Consequently, there may be less moneys available to pay Noteholders in such circumstances as may be implied by the Unencumbered Assets Test.

# RISKS RELATED TO THE MARKET GENERALLY

Set out below is a description of material market risks, including liquidity risk, exchange rate risk, interest rate risk and credit risk:

 There may not be an active and/or liquid secondary market for the Notes and their market price may be volatile, which could adversely affect the value at which an investor could sell its Notes.

The Notes may have no established trading market when issued, and one may never develop. If a market for the Notes does develop, it may not be very liquid. Therefore, investors may not be able to sell their Notes easily or at prices that will provide them with a yield comparable to similar investments that have a developed secondary market. This is particularly the case for Notes that are especially sensitive to interest rate, currency or market risks and are designed for specific investment objectives or strategies or have been structured to meet the investment requirements of limited categories of investors. These types of Notes generally would have a more limited secondary market and more price volatility than conventional debt securities. This lack of liquidity may have a severely adverse effect on the market value of Notes.

Credit ratings assigned to the Group or any Notes may not reflect all the risks associated with an investment in those Notes.

The on-going creditworthiness of the Borrower depends on many factors, including the link to national government, industry, competitive, financial and operational performance, economic factors, the level of drawn debt, the ability to access new debt and the strength of the Borrower's management and governance structure. Actual deterioration or a perceived deterioration in any of these factors or a combination of these factors may result in a downgrade in the Borrower's perceived creditworthiness as indicated by the Borrower's issued credit ratings that could, in turn, cause the trading price of the Notes to decline and may result in a loss of all or part of an investment in the Notes. In addition, the Notes permit the Borrower to undertake Permitted Reorganisations. In such circumstances, the resulting entity's credit risk may change. The Borrower aims to maintain a business strategy, risk appetite statement, operational and governance structure and a capital structure consistent with strong investment grade credit ratings.

As with any rated entity, the rating of the Borrower may be susceptible to further adjustments (whether upward or downward) and, in particular, any adjustments which may be made as a result of a rating agency's methodology as applied to the Issuer or the Borrower.

One or more independent credit rating agencies may assign credit ratings to the Issuer or the Notes. The Borrower and the Programme have each been rated "A3" by Moody's and "A-" by S&P. The ratings may not reflect the potential impact of all risks related to structure, market, additional factors discussed above, and other factors that may affect the value of the Notes. A credit rating is not a recommendation to buy, sell or hold securities and may be revised, suspended or withdrawn by the rating agency at any time. As with any rated entity, the rating of the Group or any other member of the Group (and, accordingly, the rating of the Notes) may be susceptible to further adjustments (whether upward or downward) and in particular any adjustments which may be made as a result of a rating agency's methodology as applied to the Group or any member of the Group.

In general, UK and European regulated investors are restricted under Regulation (EC) No.1060/2009 as it forms part of domestic law by virtue of the EUWA (the "UK CRA Regulation") and the Regulation (EC) No. 1060/2009 (the "EU CRA Regulation"), respectively, from using credit ratings for regulatory purposes, unless such ratings are issued by (or endorsed by) a credit rating agency established, as applicable, in the UK or the EU and registered under the UK CRA Regulation or the CRA Regulation (and such registration has not been withdrawn or suspended). As of the date of these Programme Admission Particulars, each of Moody's and S&P is established in the UK and is registered in accordance with the UK CRA Regulation. As such, each of Moody's and S&P is included in the list of credit rating agencies published by the FCA on its website in accordance with the UK CRA Regulation. Each of Moody's and S&P is not established

in the EEA and has not applied for registration under the EU CRA Regulation. However, the ratings issued by Moody's and S&P have been endorsed by Moody's Deutschland GmbH and S&P Global Ratings Europe Limited, respectively, in accordance with the EU CRA Regulation. As at the date of these Programme Admission Particulars, each of Moody's Deutschland GmbH and S&P Global Ratings Europe Limited is established in the EEA and registered under the EU CRA Regulation. As such, each of Moody's Deutschland GmbH and S&P Global Ratings Europe Limited is included in the list of credit rating agencies published by the European Securities and Markets Authority on its website in accordance with the EU CRA Regulation. If the status of Moody's, Moody's Deutschland GmbH, S&P or S&P Global Ratings Europe Limited changes, UK and European regulated investors, as applicable, may no longer be able to use the relevant rating for regulatory purposes and the Notes may have a different regulatory treatment. This may result in UK and European regulated investors, as applicable, selling Notes held by them which may have an impact on the value of Notes in the secondary market.

# Exchange rate fluctuations and exchange controls may adversely affect an investor's return on its investments in the Notes and/or the market value of the Notes.

The Issuer does not have any control over factors that generally affect exchange rate risks, such as economic, financial and political events, and the supply and demand for applicable currencies. In recent years, exchange rates between certain currencies have been volatile and volatility between such currencies or with other currencies may be expected in the future.

The Issuer will pay principal and interest on the Notes in Sterling. This presents certain risks relating to currency conversions if an investor's financial activities are denominated principally in a currency or currency unit (the "Investor's Currency") other than Sterling. These include the risk that exchange rates may significantly change (including changes due to devaluation of Sterling or revaluation of the Investor's Currency) and the risk that authorities with jurisdiction over the Investor's Currency may impose or modify exchange controls. An appreciation in the value of the Investor's Currency relative to Sterling would decrease: (a) the Investor's Currency-equivalent yield on the Notes; (b) the Investor's Currency equivalent market value of the Notes.

Government and monetary authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable exchange rate. As a result, investors may receive less interest or principal than expected, or no interest or principal.

# 4. The value of Fixed Rate Notes may be adversely affected by movements in market interest rates.

The Notes may bear interest at a fixed rate. Investors should note that, if interest rates rise, then the income payable on such Notes might become less attractive and the price that investors could realise on a sale of the Notes may fall. However, the market price of the Notes from time to time has no effect on the total income that an investor receives on maturity of the Notes if it holds the Notes until the maturity date. Further, inflation will reduce the real value of the Notes over time, which affect what an investor could buy with its investment in the future and may make the fixed rate payable on the Notes less attractive in the future, again affecting the price that an investor could realise on a sale of the Notes.

# **DOCUMENTS INCORPORATED BY REFERENCE**

These Programme Admission Particulars should be read and construed in conjunction with:

- the audited unconsolidated financial statements, including the auditors' report, for the Issuer in respect of the financial years ended 31 March 2023 and 31 March 2024 (the "Issuer Financial Statements");
- (b) the audited consolidated financial statements, including the auditors' report, for the Borrower in respect of the financial years ended 31 March 2023 and 31 March 2024 (the "Borrower Financial Statements" and, together with the Issuer Financial Statements, the "Financial Statements");
- (c) the following unaudited quarterly performance updates of the Borrower:
  - (i) the unaudited quarterly performance update of the Borrower in respect of quarter 1 of the financial year end 31 March 2025 relating to the period 1 April 2024 to 30 June 2024 ("Q1 FY 2025"); and
  - (ii) the unaudited quarterly performance update of the Borrower in respect of quarter 3 of the financial year end 31 March 2025 relating to the period 1 October 2024 to 30 December 2024 ("Q3 FY 2025"),

(together, the "Quarterly Updates");

- (d) future audited financial statements of each of the Issuer and the Borrower (if any);
- (e) future audited interim performance updates of the Borrower (if any); and
- (g) future inside information as required to be made public under Regulation (EU) No. 596/2016 on market abuse as it forms part of domestic law by virtue of the EUWA (as amended or superseded),

in the case of (e) to (g) (inclusive), as and when such future financial statements, performance updates or inside information are published in accordance with the ISM Rulebook.

The Financial Statements have previously been published in accordance with the ISM Rulebook shall be incorporated in, and form part of, these Programme Admission Particulars.

The Financial Statements and such future financial statements, performance updates and inside information shall (in the case of future financial statements, performance updates and inside information, upon publication in accordance with the ISM Rulebook) be incorporated in, and form part of, these Programme Admission Particulars.

Copies of the Financial Statements and such future financial statements, performance updates and inside information can be obtained from the registered office of the Issuer and from the specified office of the Principal Paying Agent for the time being in London and will be available for viewing on the website of the Regulatory News Service operated by the London Stock Exchange at <a href="http://www.londonstockexchange.com/exchange/news/market-ne

Any documents themselves incorporated by reference in such financial statements shall not form part of these Programme Admission Particulars. Any non-incorporated parts of a document referred to herein are either deemed not relevant for an investor or are otherwise covered elsewhere in these Programme Admission Particulars.

The Issuer will, in the event of any significant new factor, material mistake or material inaccuracy relating to information included in these Programme Admission Particulars which is capable of affecting the assessment of any Notes, prepare a supplement to these Programme Admission

Particulars or publish a new Programme Admission Particulars for use in connection with any subsequent issue of Notes.

# **FORM OF THE NOTES**

The Notes of each Series will be in either bearer form, with or without principal receipts, interest coupons and talons attached, or registered form, without, principal receipts, interest coupons and talons attached. Bearer Notes will be issued outside the United States in reliance on Regulation S under the Securities Act ("Regulation S") and Registered Notes will be issued outside the United States in reliance on the exemption from registration provided by Regulation S.

### **Bearer Notes**

Each Tranche of Bearer Notes will be in bearer form and will initially be issued in the form of a temporary global note (a "**Temporary Bearer Global Note**") or, if so specified in the applicable Pricing Supplement, a permanent global note (a "**Permanent Bearer Global Note**" and, together with a Temporary Bearer Global Note, each a "**Bearer Global Note**") which, in either case, will:

- (a) if the Bearer Global Notes are intended to be issued in new global note ("NGN") form, as stated in the applicable Pricing Supplement, be delivered on or prior to the original issue date of the Tranche to a common safekeeper (the "Common Safekeeper") for Euroclear Bank SA/NV ("Euroclear") and Clearstream Banking S.A. ("Clearstream, Luxembourg"); and
- (b) if the Bearer Global Notes are not intended to be issued in NGN Form, be delivered on or prior to the original issue date of the Tranche to a common depositary (the "Common Depositary") for Euroclear and Clearstream, Luxembourg.

Where the Bearer Global Notes issued in respect of any Tranche are in NGN form, the applicable Pricing Supplement will also indicate whether such Bearer Global Notes are intended to be held in a manner which would allow Eurosystem eligibility. Any indication that the Bearer Global Notes are to be so held does not necessarily mean that the Bearer Notes of the relevant Tranche will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any time during their life as such recognition depends upon satisfaction of the Eurosystem eligibility criteria. Noteholders should note that whilst the European Central Bank has applied a temporary extension of Eurosystem eligibility to Sterling denominated securities, any Bearer Global Notes listed on the ISM are not recognised as eligible collateral as the ISM is not on the list of "certain acceptable non-regulated markets" maintained by the European Central Bank. The Common Safekeeper for NGNs will either be Euroclear or Clearstream, Luxembourg or another entity approved by Euroclear and Clearstream, Luxembourg.

Whilst any Bearer Note is represented by a Temporary Bearer Global Note, payments of principal, interest (if any) and any other amount payable in respect of the Notes due prior to the Exchange Date (as defined below) will be made (against presentation of the Temporary Bearer Global Note if the Temporary Bearer Global Note is not intended to be issued in NGN form) only to the extent that certification (in a form to be provided) to the effect that the beneficial owners of interests in the Temporary Bearer Global Note 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 a Temporary Bearer Global Note is issued, interests in such Temporary Bearer Global Note will be exchangeable (free of charge) upon a request as described therein either for:

- (a) interests in a Permanent Bearer Global Note of the same Series or
- (b) definitive Bearer Notes of the same Series with, where applicable, principal receipts, interest coupons and talons attached (as indicated in the applicable Pricing Supplement),

in each case against certification of beneficial ownership as described above unless such certification has already been given. The holder of a Temporary Bearer Global Note 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 Bearer Global Note for an interest in a Permanent Bearer Global Note or for definitive Bearer Notes is improperly withheld or refused.

Payments of principal, interest (if any) or any other amounts on a Permanent Bearer Global Note will be made through Euroclear and/or Clearstream, Luxembourg (against presentation or surrender (as the case may be) of the Permanent Bearer Global Note if the Permanent Bearer Global Note is not intended to be issued in NGN form) without any requirement for certification.

The applicable Pricing Supplement will specify that a Permanent Bearer Global Note will be exchangeable (free of charge), in whole but not in part, for definitive Bearer Notes with, where applicable, principal receipts, interest coupons and talons attached upon the occurrence of an Exchange Event. For these purposes, "Exchange Event" means that:

- (a) an Event of Default (as defined in Condition 13 (*Events of Default*)) has occurred and is continuing:
- (b) 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 satisfactory to the Note Trustee is available; or
- (c) the Issuer has or will become subject to adverse tax consequences which would not be suffered if the Notes represented by the Permanent Bearer Global Note were in definitive form and a certificate to such effect signed by two Directors of the Issuer is given to the Note Trustee.

The Issuer will promptly give notice to Noteholders in accordance with Condition 17 (*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 Bearer Global Note) or the Note 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 (c) 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.

The following legend will appear on all Bearer Notes (other than Temporary Bearer Global Notes), principal receipts, interest coupons relating to such Notes where TEFRA D is specified in the applicable Pricing Supplement:

"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 Bearer Notes, principal receipts or interest coupons and will not be entitled to capital gains treatment in respect of any gain on any sale, disposition, redemption or payment of principal in respect of Bearer Notes, principal receipts or interest coupons.

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

# **Registered Notes**

The Registered Notes of each Tranche will initially be represented by a global note in registered form (a "Registered Global Note").

Registered Global Notes will be deposited with a common depositary or, if the Registered Global Notes are to be held under the new safe-keeping structure (the "NSS"), a common safekeeper, as the case may be for Euroclear and Clearstream, Luxembourg, and registered in the name of the nominee for the Common Depositary of, Euroclear and Clearstream, Luxembourg or in the name of a nominee of the common safekeeper, as specified in the applicable Pricing Supplement. Persons holding beneficial interests in Registered Global Notes will be entitled or required, as the case may be, under the circumstances described below, to receive physical delivery of definitive Notes in fully registered form.

Where the Registered Global Notes issued in respect of any Tranche is intended to be held under the NSS, the applicable Pricing Supplement will indicate whether or not such Registered Global Notes are intended to be held in a manner which would allow Eurosystem eligibility. Any indication that the Registered Global Notes are to be so held does not necessarily mean that the Notes of the relevant Tranche will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any time during their life as such recognition depends upon satisfaction of the Eurosystem eligibility criteria. Noteholders should note that whilst the European Central Bank has applied a temporary extension of Eurosystem eligibility to Sterling denominated securities, any Registered Global Notes listed on the ISM are not recognised as eligible collateral as the ISM is not on the list of "certain acceptable non-regulated markets" maintained by the European Central Bank.

Payments of principal, interest and any other amount in respect of the Registered Global Notes will, in the absence of provision to the contrary, be made to the person shown on the Register (as defined in Condition 9.4 (*Payments in respect of Registered Notes*)) as the registered holder of the Registered Global Notes. None of the Issuer, any Paying Agent, the Note Trustee or the Registrar will have any responsibility or liability for any aspect of the records relating to or payments or deliveries made on account of beneficial ownership interests in the Registered Global Notes or for maintaining, supervising or reviewing any records relating to such beneficial ownership interests.

Payments of principal, interest or any other amount in respect of the Registered Notes in definitive form will, in the absence of provision to the contrary, be made to the persons shown on the Register on the relevant Record Date (as defined in Condition 9.4 (*Payments in respect of Registered Notes*)) immediately preceding the due date for payment in the manner provided in that Condition.

Interests in a Registered Global Note will be exchangeable (free of charge), in whole but not in part, for definitive Registered Notes without principal receipts, interest coupons or talons attached only upon the occurrence of an Exchange Event. For these purposes, "**Exchange Event**" means that:

- (a) an Event of Default has occurred and is continuing;
- (b) 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, in any such case, no successor clearing system satisfactory to the Note Trustee is available; or
- (c) the Issuer has or will become subject to adverse tax consequences which would not be suffered were the Notes represented by the Registered Global Note in definitive form and a certificate to that effect signed by two Directors of the Issuer is given to the Note Trustee.

The Issuer will promptly give notice to Noteholders in accordance with Condition 17 (*Notices*) if an Exchange Event occurs. In the event of the occurrence of an Exchange Event, Euroclear and/or Clearstream, Luxembourg or any person acting on their behalf (acting on the instructions of any holder of an interest in such Registered Global Note) or the Note Trustee may give notice to the Registrar requesting exchange and, in the event of the occurrence of an Exchange Event as described in (c) above, the Issuer may also give notice to the Registrar requesting exchange. Any such exchange shall occur not later than 10 days after the date of receipt of the first relevant notice by the Registrar.

No beneficial owner of an interest in a Registered Global Note will be able to transfer such interest, except in accordance with the applicable procedures of Euroclear and Clearstream, Luxembourg, in each case to the extent applicable.

### General

Pursuant to the Agency Agreement (as defined under "Terms and Conditions of the Notes"), the Principal Paying Agent shall arrange that, where a further Tranche of Notes is issued which is intended to form a single Series with an existing Tranche of Notes at a point after the Issue Date of the further Tranche, the Notes of such further Tranche shall be assigned a common code and ISIN which are different from the common code and ISIN assigned to Notes of any other Tranche of the same Series until such time as the Tranches are consolidated and form a single Series, which shall not be prior to the expiry of the distribution compliance period (as defined in Regulation S under the Securities Act) applicable to the Notes of such Tranche.

Any reference herein to Euroclear and/or Clearstream, Luxembourg shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in the applicable Pricing Supplement.

No Noteholder, Receiptholder or Couponholder or any Series Secured Party (other than the Note Trustee) shall be entitled to proceed directly against the Issuer unless the Note Trustee, having become bound so to proceed, fails so to do within a reasonable period and the failure shall be continuing.

The Issuer may agree with any Dealer and the Note Trustee that Notes may be issued in a form not contemplated by the Terms and Conditions of the Notes, in which event a new Programme Admission Particulars, drawdown admission particulars or (if permitted by the London Stock Exchange) a supplement to these Programme Admission Particulars will be made available which will describe the effect of the agreement reached in relation to such Notes.

# FORM OF PRICING SUPPLEMENT

PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area ("EEA"). For these purposes, a "retail investor" means a person who is one (or both) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended or superseded, "MiFID II"); or (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended or superseded, the "Insurance Distribution Directive"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended or superseded, the "PRIIPs Regulation") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom ("UK"). For these purposes, a "retail investor" means a person who is one (or both) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (as amended, the "EUWA"); or (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA. Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the "UK PRIIPs Regulation") for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

[MIFID II product governance / Professional investors and ECPs only target market – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in MiFID II; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. [Consider any negative target market.] Any person subsequently offering, selling or recommending the Notes (a "distributor") should take into consideration the manufacturer['s/s'] target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]<sup>1</sup>

[UK MIFIR product governance / Professional investors and ECPs only target market – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook ("COBS"), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA ("UK MIFIR"); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. [Consider any negative target market.] Any person subsequently offering, selling or recommending the Notes (a "distributor") should take into consideration the manufacturer['s/s'] target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the "UK MIFIR Product Governance Rules") is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or

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<sup>&</sup>lt;sup>1</sup> To be included where the relevant Dealer/Managers (and any other relevant entities) are subject to MiFID II Product Governance Rules.

refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]<sup>2</sup>

[Date]

# **SOVEREIGN HOUSING CAPITAL PLC**

Legal entity identifier (LEI): 213800L5VZHLHFDW4I46

# Issue of [Aggregate Principal Amount of Tranche] [Title of Notes] under the £1,500,000,000 Euro Medium Term Note Programme

# **PART A - CONTRACTUAL TERMS**

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the Programme Admission Particulars dated 31 March 2025 [and the supplement[s] to it dated [●] [and [●]] ([together,] the "Programme Admission Particulars"). This document constitutes the Pricing Supplement of the Notes described herein and must be read in conjunction with the Programme Admission Particulars. Full information on the Issuer, the Borrower and the offer of the Notes is only available on the basis of the combination of this Pricing Supplement and the Programme Admission Particulars. The Programme Admission Particulars have been published via the regulatory news service maintained by the London Stock Exchange (www.londonstockexchange.com/exchange/news/market-news/market-news-home.html).

[Include whichever of the following apply or specify as "Not Applicable". Note that the numbering should remain as set out below, even if "Not Applicable" is indicated for individual paragraphs or subparagraphs (in which case the sub-paragraphs of the paragraphs which are not applicable can be deleted). Italics denote directions for completing the Pricing Supplement.]

[If the Notes have a maturity of less than one year from the date of their issue, the minimum denomination must be £100,000.]

1.	Issuer:		Sovereign Housing Capital Plc				
2.	Borrower:			ereign Housing Association Limited ling as Sovereign Network Group)			
3.	(a)	Series Number:	[ ]				
	(b)	Tranche Number:	[ ]				
	(c)	Date on which the Notes will be consolidated and form a single Series:	singl on [t after Tem Pern para	Notes will be consolidated and form a le Series with [identify earlier Tranches] the Issue Date/the date that is 40 days the Issue Date/exchange of the porary Global Note for interests in the nanent Global Note, as referred to in graph [ ] below, which is expected to ir on or about [date] [Not Applicable]			
4.	Agg	regate Principal Amount:					
	(a)	Series:	[ ]				
	(b)	Tranche:	[ ]				

<sup>&</sup>lt;sup>2</sup> To be included where the relevant Dealer/Managers (and any other relevant entities) are subject to the UK MIFIR Product Governance Rules.

5.	Retained Notes:			[Applicable][Not Applicable]			
	(a)	Retained Notes Principal Amount:	[	][Not Applicable]			
	(b)	Retained Note Cancellation Date:	[	][Not Applicable]			
6.	Issu	e Price:	[ ] per cent. of the Aggregate Principal Amount [plus accrued interest from [insertate] (if applicable)]				
7.	(a)	Specified Denominations:	[	]			
			de	B. Notes must have a minimum nomination in Sterling equivalent to 00,000)			
			ab us	ote – where multiple denominations ove the equivalent of €100,000 are being ed the following sample wording should followed:			
			£[1 inc	[100,000] and integral multiples of [1,000] in excess thereof up to and [studing £[199,000]. No Notes in definitive m will be issued with a denomination ove £[199,000]. "))			
	(b)	Calculation Amount (in relation to calculation of interest in respect of Notes in global form see Conditions):	[	]			
			the on	only one Specified Denomination, insert e Specified Denomination. If more than e Specified Denomination, insert the whest common factor.			
			ca	te: There must be a common factor in the se of two or more Specified enominations.)			
8.	(a)	Issue Date:	[	]			
	(b)	Interest Commencement Date:	[	]/Issue Date]			
9.	Matı	urity Date:	[	1			
10.	Inter	rest Basis:	[[	] per cent. Fixed Rate]			
			(se	ee paragraph [17] below)			
11.	Redemption Basis:		Subject to any purchase and cancellation or early redemption, the Notes will be redeemed [on the Maturity Date at the Final Redemption Amount][in accordance with Instalment Redemption]				
			(se	ee paragraph [20]/[21] below)			
12.	Change of Interest Basis:			] [Not Applicable]			

13.	Sec	urity Basis:			artly otes]	Secure	d Notes][Fu	ılly	Secured
14.	Date [Board approval/committee approval acting under delegated authority from the Board] for issuance of Notes obtained:				] [and	d[ ], re	spectively] [N	lot Ap	oplicable]
				(N a	uthoris		ant where Boa required for s)		
PROVIS		RELATING TO	O THE SERIES UND	ERL	YING	SECURI	TY (FOR FUL	LY S	SECURE
15.	Nun	nerical Apportio	onment Basis:	[A <sub>l</sub>	oplicab	ole/Not A	.pplicable]		
	(a)	Initial Charge	d Properties:	[sp	ecify r	number d	of units]		
	(b)	Series Secu the Issue Dat	rity Percentage on e:	[	] per	cent.			
	(c)		lue of the Residual perties on the Issue	[	]				
16.	Spe	cific Apportion	ment Basis:	[A <sub>l</sub>	oplicab	le/Not A	pplicable]		
				to be	the Se nefit o	curity Tr	narged Properustee and allessuer is se Pricing Supple	ocate t ou	ed for the tin the
							pplement to th ulars to be pr		
			f the Commitment in es Loan Agreement:	[	]				
PROVIS	IONS	RELATING T	O INTEREST (IF AN	Y) P	AYAB	LE			
17. F	ixed R	ate Note Prov	isions	[Ap	plicabl	e/Not Ap	pplicable]		
							e, delete th this paragrap		emaining
(a	a) Ra	ate(s) of Intere	st:	-		•	annum payab ment Date	le in	arrear on
(k	) Int	terest Paymen	t Date(s):	[ Mat	] in ( curity D		ar up to and	inclu	uding the
					nend a pons)	ppropria	tely in the ca	se of	irregular
(0	in No	definitive form	mount(s) for Notes (and in relation to obal form see	[	] per C	Calculatio	on Amount		

	(d)	Broken Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions):	) În	] per Calculation terest Payment Da oplicable]	Amount, payable on the ate falling [in/on] [ ][Not
	(e)	Day Count Fraction:	[3	0/360] [Actual/Act	ual (ICMA)]
	(f)	Determination Date(s):	[[	] in each year][N	Not Applicable]
			igi	noring issue date	terest payment dates, or legal maturity date in short first or last coupon]
PRO	/ISIO	NS RELATING TO REDEMPTION			
20.	Fina	l Redemption Amount:	[Ap	olicable][Not Appli	cable]
			[[	] per Calculation	Amount]
21.	Inst	alment Redemption:	[Ap	olicable][Not Appli	cable]
			Inst	alment Dates:	Instalment Amounts:
			[	1	$\mathfrak{L}[$ ] per Calculation Amount
			[	1	£[ ] per Calculation Amount
22.	Early Redemption in respect of redemption pursuant to Condition 10.3 ( <i>Early Redemption</i> ):			olicable/Not Applic	cable]
				(If not applicable, delete the remaining subparagraphs of this paragraph)	
	(a)	Early Redemption Amount:		Amount][Modifie	d Spens Amount][Make Amount]
					calculation where Make er Amount is applicable.]
	(b)	Specified Benchmark Gilt:	[	]	
	(c)	Spens Margin:	[	]	
23.	Mar	ndatory Early Redemption:	[Ap	olicable/Not Applic	cable]
24.	Mat	urity Par Call Option	[Ap	olicable/Not Applic	cable]
	(a)	Call Option Date:	[	][Not Applicable]	
				be no earlier th urity Date)	an 90 days before the
25.	Res	idual Call Option	[Ap	olicable/Not Applic	cable]
	(a)	Residual Call Amount:	[	]	
	(b)	Residual Call Option Percentage:	[	]	

# **GENERAL PROVISIONS APPLICABLE TO THE NOTES**

24.	Forn	n of Notes:	
	(a)	Form:	[Bearer Notes: Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes upon an Exchange Event]
			[Temporary Global Note exchangeable for Definitive Notes on and after the Exchange Date]
			[Permanent Global Note exchangeable for Definitive Notes upon an Exchange Event]]
			[Registered Notes:
			[Global Notes registered in the name of a nominee for a common depositary for Euroclear and Clearstream, Luxembourg/a common safekeeper for Euroclear and Clearstream, Luxembourg]]
	(b)	New Global Note:	[Yes][No]
25.		ns for future Coupons to be attached efinitive Notes:	[Yes, as the Notes have more than 27 coupon payments, Talons may be required if, on exchange into definitive form, more than 27 coupon payments are still to be made/No]
[THIR	D PA	RTY INFORMATION	
repro	duced facts	I and that, so far as it is aware and is a have been omitted which would re	nfirms that such information has been accurately able to ascertain from information published by [nder the reproduced information inaccurate or
Signe	d on l	behalf of Sovereign Housing Capital F	Plc:
By: Duly a			[By:Duly authorised]

# **PART B - OTHER INFORMATION** 1. LISTING AND ADMISSION TO TRADING [Application [has been made/is expected to be Listing and Admission to trading made] by the Issuer (or on its behalf) for the Notes to be admitted to trading on [the London Stock Exchange plc's International Securities Market] ] [and the London Stock with effect from [ Exchange plc's Sustainable Bond Market with effect from [ ].][Not Applicable] (Where documenting a fungible issue, indicate that the original Notes are already admitted to trading) (ii) Estimate of total expenses [ ] related to admission to trading: 2. **RATINGS** Ratings: [The Notes to be issued [have been][are expected to be] rated [[ ] by Moody's Investors Service Limited] and [[ ] by S&P Global Ratings UK Limited]].] [The Notes to be issued are not rated.] INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE 3. [Save for the fees [of [insert relevant fee disclosure]] payable to the [Managers/Dealers], so far as each of the Issuer and the Borrower is aware, no person involved in the issue of the Notes has an interest material to the offer. The [Managers/Dealers] and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and the Borrower and their affiliates in the ordinary course of business - Amend as appropriate if there are other interests] 4. YIELD (Fixed Rate Notes only) Indication of yield: [ ] The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield. 5. **OPERATIONAL INFORMATION**

(i)

ISIN:

(ii) Common Code: [ ]

(iii) CFI: [[See/[[include code], as updated, as set out on] the

[ ]

website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that

assigned the ISIN/Not Applicable]

(iv) FISN [[See/[include code], as updated, as set out on] the

Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN/Not Applicable]

(v) Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s): [Not Applicable/[ ]]

(vi) Delivery:

Delivery [against/free of] payment

(vii) Names and addresses of additional Paying Agent(s) (if any):

][Not Applicable]

(viii) Intended to be held in a manner which would allow Eurosystem eligibility:

[Yes. Note that the designation "yes" simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper[, and registered in the name of a nominee of one of the ICSDs acting as common safekeeper][include this text for Registered Notes which are to be held under the NSS] and does not necessarily mean that the Notes 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. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]/

[No. Whilst the designation is specified as "no" at the date of this Pricing Supplement, should the Eurosystem eligibility criteria be amended in the future such that the Notes are capable of meeting them the Notes may then be deposited with one of the ICSDs as common safekeeper[, and registered in the name of one of the ICSDs acting as a common safekeeper][include this text for Registered Notes]. Note that this does not necessarily mean that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]

(ix) Use of proceeds:

[Give details if additional to the "Use of Proceeds and Sustainable Finance Framework" section in the Programme Admission Particulars]

(x) Sustainability Bonds:

[Yes][No]

Reviewer(s):

[Name of relevant reviewer, if any, and details of any further second party opinion(s) and availability][Not applicable] Date of any further second [give details][Not applicable] party opinion(s):

# 6. DISTRIBUTION

(i)	Method of distribution:	[Syndicated/Non-syndicated]
(ii)	If syndicated, names of Managers:	[Not Applicable/give names]
	Date of [Subscription] Agreement	[Not Applicable][ ]
(iii)	Stabilisation Manager(s) (if any):	[Not Applicable/give name]
(iv)	If non-syndicated, name of relevant Dealer:	[Not Applicable/give name]
(v)	U.S. Selling Restrictions:	[Reg. S Compliance Category 2; TEFRA D/TEFRA C/TEFRA not applicable]
(vi)	Trade Date:	[ ]

# APPENDIX LIST OF INITIAL CHARGED PROPERTIES

[ ]

# TERMS AND CONDITIONS OF THE NOTES

The following are the Terms and Conditions of the Notes which will be incorporated by reference into each Global Note (as defined below) and each definitive Note, in the latter case only if permitted by the relevant stock exchange or other relevant authority (if any) and agreed by the Issuer and the relevant Dealer at the time of issue but, if not so permitted and agreed, such definitive Note will have endorsed thereon or attached thereto such Terms and Conditions. The applicable Pricing Supplement (or the relevant provisions thereof) will be endorsed upon, or attached to, each Global Note and definitive Note. Reference should be made to "Form of Pricing Supplement" for a description of the content of the Pricing Supplement which will specify which of such terms are to apply in relation to the relevant Notes.

This Note is one of a Series (as defined below) of Notes issued by Sovereign Housing Capital Plc (the "Issuer") and constituted by a Note Trust Deed dated 31 March 2025 (as modified and/or supplemented and/or restated from time to time, the "Note Trust Deed") between the Issuer and M&G Trustee Company Limited (the "Note Trustee", which expression shall include any successor as Note Trustee).

References herein to the "Notes" shall be references to the Notes of this Series and shall mean:

- in relation to any Notes represented by a global Note (a **"Global Note"**), units of each Specified Denomination in Sterling;
- (2) any Global Note;
- (3) any definitive Notes in bearer form ("**Bearer Notes**") issued in exchange for a Global Note in bearer form: and
- (4) any definitive Notes in registered form ("**Registered Notes**") (whether or not issued in exchange for a Global Note in registered form).

The Notes, the Receipts (as defined below) and the Coupons (as defined below) have the benefit of an Agency Agreement dated 31 March 2025 (as amended and/or supplemented and/or restated from time to time, the "Agency Agreement") and between the Issuer, the Note Trustee, The Bank of New York Mellon, London Branch as principal paying agent (the "Principal Paying Agent", which expression shall include any successor principal paying agent), 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 The Bank of New York Mellon SA/NV, Dublin Branch as registrar (the "Registrar", which expression shall include any successor registrar) and a transfer agent and any other transfer agents named therein (together with the Registrar, the "Transfer Agents", which expression shall include any additional or successor transfer agents). The Principal Paying Agent, the other Paying Agents, the Registrar and the other Transfer Agents are together referred to as the "Agents".

The final terms for this Note (or the relevant provisions thereof) are set out in Part A of the Pricing Supplement attached to or endorsed on this Note which supplement these Terms and Conditions (the "Conditions"). References to the "applicable Pricing Supplement" are, unless otherwise stated, to Part A of the Pricing Supplement (or the relevant provisions thereof) attached to or endorsed on this Note.

Interest bearing definitive Bearer Notes have interest coupons ("Coupons") and, in the case of Bearer Notes which, when issued in definitive form, have more than 27 interest payments remaining, talons for further Coupons ("Talons") attached on issue. Any reference herein to Coupons or coupons shall, unless the context otherwise requires, be deemed to include a reference to Talons or talons. Where Instalment Redemption is specified as applicable in the applicable Pricing Supplement, Notes in definitive bearer form will have receipts ("Receipts") for the payment of instalments of principal (other than the final instalment) attached on issue. Registered Notes and Global Notes do not have Receipts, Coupons or Talons attached on issue.

The Note Trustee acts for the benefit of the Noteholders (which expression shall mean (in the case of Bearer Notes) the holders of the Notes and (in the case of Registered Notes) the persons in whose name the Notes are registered and shall, in relation to any Notes represented by a Global Note, be construed as provided below), the holders of the Receipts (the "Receiptholders") and the holders of the Coupons (the "Couponholders", which expression shall, unless the context otherwise requires, include the holders of the Talons), in accordance with the provisions of the Note Trust Deed.

As used herein, "**Tranche**" means Notes which are identical in all respects (including as to listing and admission to trading) and "**Series**" means a Tranche of Notes together with any further Tranche or Tranches of Notes which (a) are expressed to be consolidated and form a single series and (b) have the same terms and conditions or terms and conditions which are the same in all respects save for the amount and date of the first payment of interest thereon and the date from which interest starts to accrue.

The applicable Pricing Supplement shall specify whether the Notes of a Series of Notes are Fully Secured Notes or Partly Secured Notes.

Copies of the Note Trust Deed, the Agency Agreement, the Account Agreement, the Retained Note Custody Agreement, the Series Loan Agreement in respect of each Series of Notes, and (in respect of Fully Secured Notes), the Security Agreements and the Security Trust Deed (each as defined below) are available for inspection during normal business hours at the registered office for the time being of the Note Trustee being on 31 March 2025 at 10 Fenchurch Avenue, London EC3M 5AG and at the specified office of each of the Paying Agents. If the Notes are to be admitted to trading on the London Stock Exchange plc's International Securities Market, the applicable Pricing Supplement will be published on the website of the London Stock Exchange plc through a regulatory information service or published in any other manner permitted by the International Securities Market Rulebook effective as of 1 January 2021 (as may be modified and/or supplemented and/or restated from time to time). The Noteholders, the Receiptholders and the Couponholders are deemed to have notice of, and are entitled to the benefit of, all the provisions of the Note Trust Deed, the Agency Agreement and (in respect of Fully Secured Notes) the Security Agreements and the Security Trust Deed, and the applicable Pricing Supplement which is applicable to them. The statements in the Conditions include summaries of, and are subject to, the detailed provisions of the Note Trust Deed, the Agency Agreement and (in respect of Fully Secured Notes) the Security Agreements and the Security Trust Deed.

Words and expressions defined in the Note Trust Deed, the Agency Agreement, the Series Loan Agreement in respect of the relevant Series of Notes and (in respect of Fully Secured Notes) the Security Agreements and the Security Trust Deed, or used in the applicable Pricing Supplement shall have the same meanings where used in the Conditions unless the context otherwise requires or unless otherwise stated and provided that, in the event of inconsistency between the Note Trust Deed, the Agency Agreement, the Series Loan Agreement in respect of the relevant Series of Notes and (in respect of Fully Secured Notes) the Security Agreements and the Security Trust Deed, the Note Trust Deed will prevail and, in the event of inconsistency between the Note Trust Deed, the Agency Agreement, the Series Loan Agreement in respect of the relevant Series of Notes and (in respect of Fully Secured Notes) the Security Agreements and the Security Trust Deed, and the applicable Pricing Supplement, the applicable Pricing Supplement will prevail.

# 1. **DEFINITIONS**

"Account Agreement" means the Account Agreement dated 31 March 2025 between the Issuer, the Account Bank and the Note Trustee, as amended and/or supplemented and/or restated from time to time;

"Account Bank" means The Bank of New York Mellon, London Branch as account bank pursuant to the Account Agreement or any successor account bank appointed thereunder;

"Accounting Profit", in respect of a Series of Notes, has the meaning given to it in the Series Loan Agreement in relation to such Series of Notes;

"Apportioned Part" has the meaning given to it in the Security Trust Deed;

"Appointee" means any attorney, manager, agent, delegate, nominee, custodian, Receiver or other person appointed by the Note Trustee under, or pursuant to, the Conditions or the Note Trust Deed;

"Asset Cover Test" has the meaning given to it in the Secured Series Loan Agreement in respect of the relevant Series of Notes;

"Authorised Signatory" means, in respect of the Borrower, a board member or any senior executive officer of the Borrower:

"Borrower Default" has the meaning given to it in the Series Loan Agreement in respect of the relevant Series of Notes;

**"Borrower"** means Sovereign Housing Association Limited (trading as Sovereign Network Group) as borrower in the Series Loan Agreement in respect of the relevant Series of Notes;

"Business Day" means, for the purpose of Condition 10 (*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" has the meaning given to it in the Series Loan Agreement in respect of the relevant Series of Notes;

"Charged Cash" means, in respect of each Series of Fully Secured Notes, at any time, the aggregate of all amounts standing to the credit of the Series Ongoing Cash Security Account (if any) in respect of such Series of Notes at such time for the purpose of compliance by the Borrower with the Asset Cover Test;

"Charged Property" means each residential property charged by the Borrower to the Security Trustee under a security agreement as security for the Borrower's obligations under the Secured Series Loan Agreement in respect of the relevant Series of Notes, and all buildings, erections, fixtures and fittings, fixed plant and machinery from time to time on it (together, the "Charged Properties");

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

"Commitment" has the meaning given to it in the Series Loan Agreement in respect of the relevant Series of Notes:

"Compliance Certificate" has the meaning given to it in the Series Loan Agreement in relation to the relevant Series of Notes;

"Event of Default" has the meaning given to it Condition 13 (Events of Default);

"Expense Apportioned Part" means, for so long as the Notes of more than one Series are outstanding, the amount of the fees, costs, expenses and other liabilities of the Issuer which are not referable to a specific Series and which shall instead be apportioned between each Series outstanding *pro rata* to the outstanding principal amount of each such Series, providing that for so long as there are Notes of only one Series outstanding, the "Expense Apportioned Part" shall be all of the fees, costs, expenses and other liabilities of the Issuer then outstanding;

**"Final Retained Note Disposal Date"** means, in respect of each Series of Notes, the date on which the final Retained Notes of such Series (if any) are disposed of by the Issuer;

"Group" means the Borrower and the subsidiaries of the Borrower (which includes, for the avoidance of doubt, any entity with which the Borrower may merge or be consolidated with at any time including as a result of a Permitted Reorganisation);

**"Minimum Value"** has the meaning given to it in the relevant Secured Series Loan Agreement;

"Permitted Reorganisation", means any amalgamation, merger, consolidation or transfer of engagements (whether entering into or acceptance thereof) of the whole 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 (if applicable)) made between the Borrower ("Party A") and any other entity ("Party B") provided that (a) 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; (b) 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 or otherwise; and (c) a certificate executed by two Authorised Signatories of Party A or Party B confirming the above is provided to the Note Trustee;

"Potential Event of Default" means any condition, event or act which, with the lapse of time and/or the issue, making or giving of any notice, certification, declaration, demand, determination and/or request and/or the taking of any similar action and/or the forming of an opinion and/or the fulfilment of any similar condition, would constitute an Event of Default;

**"Programme Documents"** means the Note Trust Deed, the Agency Agreement, the Account Agreement, the Retained Note Custody Agreement, the Series Loan Agreement in respect of each Series of Notes, the Security Agreements and the Security Trust Deed;

"Receiver" means any receiver, manager, receiver and manager or administrative receiver appointed by the Note Trustee under the Note Trust Deed or under the Note Trustee's statutory power relating thereto in respect of the Issuer;

"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 Note Trustee, is substantially equivalent under any replacement or successor legislation thereto;

"Relevant Date" means, in respect of a payment, the date on which such payment first becomes due, except that, if the full amount of the moneys payable has not been duly received by the Note Trustee or the Principal Paying Agent or the Registrar, as the case may be, on or prior to such due date, it means the date on which, the full amount of such moneys having been so received, notice to that effect is duly given to the Noteholders by the Issuer in accordance with Condition 17 (Notices);

"Retained Note Custodian" means The Bank of New York Mellon, London Branch as custodian pursuant to the Retained Note Custody Agreement or any successor custodian appointed thereunder;

"Retained Note Custody Agreement" means the custody agreement dated 31 March 2025 relating to the Retained Notes and made between the Issuer, the Note Trustee and the Retained Note Custodian, as amended and/or supplemented and/or restated from time to time;

"Retained Notes" means, in respect of each Series of Notes where Retained Notes are specified as applicable in the applicable Pricing Supplement, the Notes of such Series purchased by the Issuer on the applicable Issue Date in the principal amount specified in the applicable Pricing Supplement;

"Retained Proceeds" means, in respect of each Series of Notes, at any time (a) an amount of the net issue proceeds of such Series of Notes (other than the Retained Notes of such Series (if any)) which have not been advanced to the Borrower pursuant to the Series Loan Agreement in respect of such Series of Notes at such time (if any) plus (b) where, Retained Notes are specified as being applicable in the applicable Pricing Supplement, an amount of the net sale proceeds of the Retained Notes of such Series of Notes which are not advanced to the Borrower pursuant to the Series Loan Agreement in respect of such Series of Notes immediately following receipt thereof by the Issuer and have not subsequently been advanced to the Borrower (if any);

"Secured Series Loan Agreement" means, in respect of each Series of Fully Secured Notes, the Series Loan Agreement by which the Issuer provides a Series Loan to the Borrower which is to be funded by the proceeds of the issue of such Series, in each case, as amended and/or supplemented and/or restated from time to time;

"Security Agreements" means each security agreement entered into or to be entered into between the Borrower and the Security Trustee substantially in the form set out in the Security Trust Deed pursuant to which the Borrower provides security in respect of the Borrower's obligations under a Secured Series Loan Agreement;

"Security Trust Deed" means the Security Trust Deed dated 31 March 2024 between, *inter alios*, the Issuer and the Security Trustee as further amended and/or supplemented and/or restated from time to time:

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

"Series Charged Property" (a) in respect of each Series of Partly Secured Notes, has the meaning given to it in Condition 5.1 (Series Security (Partly Secured Notes)) and (b) in respect of each Series of Fully Secured Notes, has the meaning given to it in Condition 5.2 (Series Security (Fully Secured Notes));

"Series Initial Cash Security Account" means, in respect of each Series of Fully Secured Notes, an account (if any) of the Issuer set up with the Account Bank in respect of the Retained Proceeds in respect of such Series in accordance with the Account Agreement;

"Series Loan" means the principal amount of the Commitment which has been advanced to the Borrower pursuant to the terms of a Series Loan Agreement or the outstanding balance thereof for the time being (ignoring, for these purposes, any Actual Advance Amount (as defined in the relevant Series Loan Agreement));

"Series Loan Agreement" means, in relation to each Series of Notes, the Secured Series Loan Agreement or the Unsecured Series Loan Agreement, as applicable, by which the Issuer provides a Series Loan to the Borrower, which is to be funded by the proceeds of the issue of such Series of Notes, in each case, as amended and/or supplemented and/or restated from time to time;

"Series Ongoing Cash Security Account" means, in respect of each Series of Fully Secured Notes, an account (if any) of the Issuer set up with the Account Bank in respect of Charged Cash in respect of such Series in accordance with the Account Agreement;

"Series Secured Parties" means, in relation to a Series, each of the Note Trustee (for itself and on behalf of the Noteholders, the Receiptholders (if any) and the Couponholders (if any) of such Series), any Receiver or any other Appointee of the Note

Trustee, the Agents, the Account Bank and (if Retained Notes have been issued in respect of such Series) the Retained Note Custodian;

"Series Security" (a) in respect of each Series of Partly Secured Notes, has the meaning given to it in Condition 5.1 (Series Security (Partly Secured Notes)) and (b) in respect of each Series of Fully Secured Notes, has the meaning given to it in Condition 5.2 (Series Security (Fully Secured Notes));

"Series Transaction Account" means, in respect of each Series of Notes, the account of the Issuer set up with the Account Bank in respect of such Series of Notes in accordance with the Account Agreement;

"Series Underlying Security" means, in respect of each Series of Fully Secured Notes, the security referred to in Condition 5.3 (Series Underlying Security);

"Sterling" means pounds sterling;

"Tax Jurisdiction" means the United Kingdom or any political subdivision or any authority thereof or therein having power to tax 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 Notes, Receipts or Coupons;

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

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

"Undrawn Commitment" has the meaning given to it in the Series Loan Agreement in respect of the relevant Series of Notes;

"United States" means the United States of America (including its territories and possessions, any State thereof and the District of Columbia); and

"Unsecured Series Loan Agreement" means, in respect of each Series of Partly Secured Notes, the Series Loan Agreement by which the Issuer provides a Series Loan to the Borrower which is to be funded by the proceeds of the issue of such Series, in each case, as amended and/or supplemented and/or restated from time to time.

# 2. FORM, DENOMINATION AND TITLE

The Notes are in bearer form or in registered form as specified in the applicable Pricing Supplement and, in the case of definitive Notes, serially numbered, denominated in Sterling and in the denominations (the "Specified Denomination(s)") specified in the applicable Pricing Supplement, provided that the minimum denomination shall be the Sterling equivalent of €100,000. Notes of one Specified Denomination may not be exchanged for Notes of another Specified Denomination and Bearer Notes may not be exchanged for Registered Notes and *vice versa*.

This Note will be a Fixed Rate Note as shown in the applicable Pricing Supplement.

Definitive Bearer Notes are issued with Coupons attached and (if Instalment Redemption is specified as applicable in the applicable Pricing Supplement) Receipts attached.

Subject as set out below, title to the Bearer Notes, Receipts and Coupons will pass by delivery and title to the Registered Notes will pass upon registration of transfers in accordance with the provisions of the Agency Agreement. The Issuer, the Note Trustee and any Agent will (except as otherwise required by law) deem and treat the bearer of any Bearer Note, Receipt or Coupon and the registered holder of any Registered Note

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 but, in the case of any Global Note, without prejudice to the provisions set out in the next succeeding paragraph.

For so long as any of the Notes is represented by a Global Note held on behalf of Euroclear Bank SA/NV ("Euroclear") and/or Clearstream Banking S.A. ("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 Notes (in which regard any certificate or other document issued by Euroclear or Clearstream, Luxembourg as to the principal amount of such Notes 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 by the Issuer, the Note Trustee and the Agents as the holder of such principal amount of such Notes for all purposes other than with respect to the payment of principal or interest on such principal amount of such Notes, for which purpose the bearer of the relevant Bearer Global Note or the registered holder of the relevant Registered Global Note shall be treated by the Issuer, the Note Trustee and any Agent as the holder of such principal amount of such Notes in accordance with and subject to the terms of the relevant Global Note and the expressions "Noteholder" and "holder of Notes" and related expressions shall be construed accordingly.

In determining whether a particular person is entitled to a particular principal amount of Notes as aforesaid, the Note 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.

Notes which are represented by a Global Note 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. References to Euroclear and/or Clearstream, Luxembourg shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in Part B of the applicable Pricing Supplement.

# 3. TRANSFERS OF REGISTERED NOTES

# 3.1 Transfers of interests in Registered Global Notes

Transfers of beneficial interests in Registered Global Notes will be effected by Euroclear or Clearstream, Luxembourg, as the case may be, and, in turn, by other participants and, if appropriate, indirect participants in such clearing systems acting on behalf of transferors and transferees of such interests. A beneficial interest in a Registered Global Note will, subject to compliance with all applicable legal and regulatory restrictions, be transferable for Notes in definitive form or for a beneficial interest in another Registered Global Note of the same series only in the authorised denominations set out in the applicable Pricing Supplement and only in accordance with the rules and operating procedures for the time being of Euroclear or Clearstream, Luxembourg, as the case may be, and in accordance with the terms and conditions specified in the Note Trust Deed and the Agency Agreement.

# 3.2 Transfers of Registered Notes in definitive form

Subject as provided in Condition 3.3 (*Registration of transfer upon partial redemption*), upon the terms and subject to the conditions set forth in the Note Trust Deed and the Agency Agreement, a Registered Note in definitive form may be transferred in whole or in part (in the authorised denominations set out in the applicable Pricing Supplement). In order to effect any such transfer (a) the holder or holders must (i) surrender the Registered Note for registration of the transfer of the Registered Note (or the relevant part of the Registered Note) at the specified office of any Transfer Agent, with the form

of transfer thereon duly executed by the holder or holders thereof or its or their attorney or attorneys duly authorised in writing and (ii) complete and deposit such other certifications as may be required by the relevant Transfer Agent and (b) the relevant Transfer Agent must, after due and careful enquiry, be satisfied with the documents of title and the identity of the person making the request. Any such transfer will be subject to such reasonable regulations as the Issuer, the Note Trustee and the Registrar may from time to time prescribe (the initial such regulations being set out in Schedule 2 to the Agency Agreement). Subject as provided above, the relevant Transfer Agent will, within three business days (being for this purpose a day on which banks are open for business in the city where the specified office of the relevant Transfer Agent is located) of the request (or such longer period as may be required to comply with any applicable fiscal or other laws or regulations), authenticate and deliver, or procure the authentication and delivery of, at its specified office to the transferee or (at the risk of the transferee) send by uninsured mail, to such address as the transferee may request. a new Registered Note in definitive form of the same aggregate principal amount to the Registered Note (or the relevant part of the Registered Note) transferred. In the case of the transfer of part only of a Registered Note in definitive form, a new Registered Note in definitive form in respect of the balance of the Registered Note not transferred will be so authenticated and delivered or (at the risk of the transferor) sent to the transferor.

# 3.3 Registration of transfer upon partial redemption

In the event of a partial redemption of Notes under Condition 10 (*Redemption and Purchase*), the Issuer shall not be required to register the transfer of any Registered Note, or part of a Registered Note, called for partial redemption.

# 3.4 Costs of registration

Noteholders will not be required to bear the costs and expenses of effecting any registration of transfer as provided above, except for any costs or expenses of delivery other than by regular uninsured mail and except that the Issuer may require the payment of a sum sufficient to cover any stamp duty, tax or other governmental charge that may be imposed in relation to the registration.

# 4. STATUS OF THE NOTES

The Notes and any relative Receipts and Coupons are (unless mandatorily preferred by law) direct, unconditional and unsubordinated obligations of the Issuer, secured in the manner set out in Condition 5 (*Security*), and rank *pari passu* without preference or priority among themselves.

# 5. **SECURITY**

# 5.1 Series Security (Partly Secured Notes)

This Condition 5.1 applies to Partly Secured Notes only.

- 5.1.1 The Issuer's obligations in respect of each Series of Partly Secured Notes are secured (subject as provided in the Conditions and the Note Trust Deed) pursuant to the Note Trust Deed in favour of the Note Trustee for the benefit of itself and the Noteholders and the other Series Secured Parties as follows:
  - (a) by an assignment by way of security all of the Issuer's rights, title and interest arising under the Series Loan Agreements, the Agency Agreement and the Account Agreement, in each case to the extent that they relate to such Series;
  - (b) by a charge by way of first fixed charge over all moneys from time to time standing to the credit of the Series Transaction Account in relation to such Series and all debts represented thereby; and

(c) by a charge by way of first fixed charge over all rights of the Issuer in respect of any sums held from time to time by the Paying Agents for the payment of principal or interest in respect of such Series.

PROVIDED ALWAYS that, unless and until an Event of Default has occurred and is continuing (but subject to the terms of the Programme Documents), the Issuer shall be entitled to exercise all its rights and claims under or in connection with (a) the agreements referred to in Condition 5.1.1(a) and (b) the moneys and rights referred to in Conditions 5.1.1(b) and 5.1.1(c) respectively.

- 5.1.2 The property charged and assigned pursuant to the Note Trust Deed listed in Condition 5.1.1 together with any other property or assets held by and/or assigned to the Note Trustee and/or any deed or document supplemental thereto, in respect of each Series is referred to herein as the "Series Charged Property" and the security created thereby, the "Series Security".
- 5.1.3 No Series of Notes will have access to the Series Security securing another Series of Notes, including, in particular, security over the rights, title and interest arising under any Series Loan Agreement not entered into in connection with such Series or any Series Underlying Security whether prior to or after the Note Trustee has served a notice of enforcement on the Issuer in relation to any Series of Notes.

# 5.2 Series Security (Fully Secured Notes)

This Condition 5.2 applies to Fully Secured Notes only.

- 5.2.1 The Issuer's obligations in respect of each Series of Fully Secured Notes are secured (subject as provided in the Conditions and the Note Trust Deed) pursuant to the Note Trust Deed in favour of the Note Trustee for the benefit of itself and the Noteholders and the other Series Secured Parties as follows:
  - (a) by an assignment by way of security all of the Issuer's rights, title and interest arising under the Series Loan Agreements, the Security Trust Deed, the Security Agreements, the Agency Agreement and the Account Agreement, in each case to the extent that they relate to such Series;
  - (b) by a charge by way of first fixed charge over all moneys from time to time standing to the credit of the Series Transaction Account, the Series Initial Cash Security Account (if any) and the Series Ongoing Cash Security Account (if any) in each case in relation to such Series and all debts represented thereby; and
  - (c) by a charge by way of first fixed charge over all rights of the Issuer in respect of any sums held from time to time by the Paying Agents for the payment of principal or interest in respect of such Series,

PROVIDED ALWAYS that, unless and until an Event of Default has occurred and is continuing (but subject to the terms of the Programme Documents), the Issuer shall be entitled to exercise all its rights and claims under or in connection with (a) the agreements referred to in Condition 5.2.1(a) and (b) the moneys and rights referred to in Conditions 5.2.1(b) and 5.2.1(c) respectively.

5.2.2 The property charged and assigned pursuant to the Note Trust Deed listed in Condition 5.2.1 above, together with any other property or assets held by and/or assigned to the Note Trustee and/or any deed or document supplemental thereto, in respect of each Series is referred to herein as the

"Series Charged Property" and the security created thereby, the "Series Security".

5.2.3 No Series of Notes will have access to the Series Security securing another Series of Notes, including, in particular, security over the rights, title and interest arising under any Series Loan Agreement not entered into in connection with such Series or (subject to the terms of the Security Trust Deed) Series Underlying Security not specifically allocated to such Series whether prior to or after the Note Trustee has served a notice of enforcement on the Issuer in relation to any Series of Notes.

# 5.3 **Series Underlying Security**

This Condition 5.3 applies to Fully Secured Notes only.

- 5.3.1 The Borrower will create security over certain of their housing properties in favour of the Security Trustee to secure their obligations under the Secured Series Loan Agreement in respect of each Series of Notes (the "Series Underlying Security").
- 5.3.2 The Security Trustee will hold the Series Underlying Security for the benefit of itself and the Issuer in accordance with the Security Trust Deed, and the Issuer shall be treated as a separate beneficiary under the Security Trust Deed in respect of all Secured Series Loan Agreements entered into in connection with a Series of Fully Secured Notes.
- 5.3.3 The security created pursuant to the Security Agreements will be apportioned in respect of the Secured Series Loan Agreement relating to a Series of Fully Secured Notes on either:
  - (a) a Numerical Apportionment Basis; or
  - (b) a Specific Apportionment Basis,

in each case, as specified in the applicable Pricing Supplement and in accordance with and subject to the terms of the Security Trust Deed.

- 5.3.4 Where Numerical Apportionment Basis is specified as applicable in the applicable Pricing Supplement, a specific number of units in respect of the Charged Properties will be apportioned in respect of the Secured Series Loan Agreement relating to such Series as agreed between the Issuer and the Borrower. The applicable Pricing Supplement will specify as at the Issue Date (a) the number of units and a specific percentage of units comprising the Issuer's Apportioned Part within the portfolio of Residual Charged Properties, and which will be designated to the Issuer as Series Underlying Security in respect of the Series and (b) the Minimum Value of the Residual Charged Properties.
- 5.3.5 Where Specific Apportionment Basis is specified as applicable in the applicable Pricing Supplement, specific individual Charged Properties shall be allocated to the Issuer as agreed between the Issuer and the Borrower. The initial list of Charged Properties in respect of each Series of Fully Secured Notes shall be specified in the applicable Pricing Supplement.

### 6. ORDER OF PAYMENTS

### 6.1 **Pre-enforcement**

Prior to the enforcement of the Series Security in respect of a Series of Notes, the Issuer shall apply the monies standing to the credit of the Series Transaction Account in

respect of such Series on each Interest Payment Date and such other dates on which a payment is due in respect of the Notes in the following order of priority (the "Preenforcement Priority of Payment"):

- 6.1.1 first, in payment of any taxes due and owing by the Issuer to any taxing authority insofar as they relate to the relevant Series of Notes or, to the extent not referable to a specific Series, the Expense Apportioned Part thereof;
- 6.1.2 second, in payment or satisfaction of any unpaid fees, costs, charges, expenses, indemnity payments and liabilities incurred by the Note Trustee and any Appointee (including, but not limited to, all amounts payable to the Note Trustee and any such Appointee) in carrying out their functions under the Note Trust Deed, in each case, insofar as they relate to the relevant Series of Notes or, to the extent not referable to a specific Series, the Expense Apportioned Part, thereof;
- 6.1.3 third, in payment or satisfaction, on a *pro rata* and *pari passu* basis, of any unpaid fees, costs, charges, expenses, indemnity payments and liabilities of the Issuer owing to the Agents under the Agency Agreement, the Account Bank under the Account Agreement and the Retained Note Custodian under the Retained Note Custody Agreement insofar as they relate to the relevant Series of Notes or, to the extent not referable to a specific Series, the Expense Apportioned Part thereof;
- 6.1.4 fourth, in payment or satisfaction, on a *pro rata* and *pari passu* basis, of any other unpaid fees, expenses and liabilities of the Issuer insofar as they relate to such Series of Notes or, to the extent not referable to a specific Series, the Expense Apportioned Part thereof;
- 6.1.5 fifth, in payment, on a *pro rata* and *pari passu* basis, to the Noteholders of such Series of any interest due and payable in respect of such Series of Notes;
- 6.1.6 sixth, in payment, on a *pro rata* and *pari passu* basis, to the Noteholders of such Series of any principal due and payable in respect of such Series of Notes;
- 6.1.7 seventh, in payment, on a *pro rata* and *pari passu* basis, to the Borrower of any amount due and payable under the terms of the Series Loan Agreement in respect of such Series of Notes; and
- 6.1.8 eighth, in payment of any Accounting Profit to any Charitable Group Member.

# 6.2 Post-enforcement

Following the enforcement of the Series Security in respect of a Series of Notes, all monies standing to the credit of the Series Transaction Account in respect of such Series and (in respect of a Series of Fully Secured Notes) the Series Initial Cash Security Account (if any) and the Series Ongoing Cash Security Account (if any) in respect of such Series, and the net proceeds of enforcement of the Series Security shall be applied in the following order of priority (the "Post-enforcement Priority of Payment"):

6.2.1 first, in payment or satisfaction of any unpaid fees, costs, charges, expenses, indemnity payments and liabilities incurred by the Note Trustee, any Appointee (including, but not limited to, all amounts payable to the Note Trustee and any such Appointee) in preparing and executing the trusts under the Note Trust Deed (including the costs of realising any Series Security and the Note Trustee's, and any such Appointee's remuneration), in each case, insofar as they relate to the relevant Series of Notes or, to the extent not referable to a specific Series, the Expense Apportioned Part thereof;

- 6.2.2 second, in payment or satisfaction, on a *pro rata* and *pari passu* basis, of all amounts owing to the Agents under the Agency Agreement, the Account Bank under the Account Agreement and the Retained Note Custodian under the Retained Note Custody Agreement insofar as they relate to the relevant Series of Notes or, to the extent not referable to a specific Series, the Expense Apportioned Part thereof;
- 6.2.3 third, in payment, on a *pro rata* and *pari passu* basis, to the Noteholders of such Series of any interest due and payable in respect of the Notes;
- 6.2.4 fourth, in payment, on a *pro rata* and *pari passu* basis, to the Noteholders of such Series of any principal due and payable in respect of the Notes;
- 6.2.5 fifth, in payment, on a *pro rata* and *pari passu* basis, of any other unpaid fees and expenses of the Issuer (in each case insofar as they relate to the Notes);
- 6.2.6 sixth, in payment, on a *pro rata* and *pari passu* basis, to the Borrower of any amount due and payable under the terms of the Series Loan Agreement in respect of such Series; and
- 6.2.7 seventh, in payment of any Accounting Profit to any Charitable Group Member.

## 7. COVENANTS

#### 7.1 General Covenants

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

- 7.1.1 carry out the business of a company which has as its purpose raising finance and on-lending such finance to or for the benefit of the Borrower (including, without limitation, as envisaged by the Programme Documents); and
- 7.1.2 perform any act incidental to or necessary in connection with Condition 7.1.1 above.

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

# 7.2 Information Covenants

For so long as any Series remains outstanding, the Issuer shall:

- 7.2.1 send to the Note Trustee and, upon request by any Noteholder to the Issuer, make available to such Noteholder at the Issuer's registered office during normal business hours or, for long as any Global Notes are held in their entirety on behalf of Euroclear and/or Clearstream, Luxembourg, by delivery to Euroclear and/or Clearstream, Luxembourg):
  - (a) a copy of each Compliance Certificate promptly upon receipt of the same from the Borrower pursuant to the terms of the Series Loan Agreement in respect of such Series of Notes; and
  - (b) a copy of the consolidated annual financial statements of the Borrower promptly upon publication of the same by the Borrower;

- 7.2.2 at the request of Noteholders holding not less than 33 per cent. in principal amount of the Notes of any Series for the time being outstanding, convene a meeting of the Noteholders to discuss the financial position of the Issuer and the Group, provided, however, that the Issuer shall not be required to convene any such meeting pursuant to this Condition 7.2.2 more than once in any calendar year. Upon the request of Noteholders to convene any such meeting, as aforesaid, the Issuer shall notify all Noteholders of the relevant Series 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 17 (Notices). The Issuer shall act in good faith in addressing any questions regarding the financial position of itself or any other member of the 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 7.2.2 are in addition to the meetings provisions set out in Condition 19.1 (Meetings of Noteholders); and
- 7.2.3 (if Retained Notes have been issued in respect of such Series) not later than three Business Days prior to the sale of any or all of the Retained Notes of such Series, supply to the Note Trustee a certificate signed by two directors of the Issuer confirming that, immediately following such sale, the Issuer will be in compliance with the Asset Cover Test in respect of such Series.

# 7.3 Series Loan Agreements and Security Trust Deed Consents Covenant

- 7.3.1 For so long as any Series of Partly Secured Notes remains outstanding, the Issuer covenants that it shall not consent to any waiver, amendment or modification of, or take any action pursuant to, the Unsecured Series Loan Agreements except with the prior consent of the Note Trustee. The Note Trustee may seek the consent of the Noteholders in accordance with the Note Trust Deed prior to giving any such consent.
- 7.3.2 For so long as any Series of Fully Secured Notes remains 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 Secured Series Loan Agreements, the Security Trust Deed or the Security Agreements except with the prior consent of the Note Trustee. The Note Trustee may seek the consent of the Noteholders in accordance with the Note Trust Deed prior to giving any such consent.

### 8. INTEREST

# 8.1 Interest on Fixed Rate Notes

This Condition 8.1 applies to Fixed Rate Notes only. The applicable Pricing Supplement contains provisions applicable to the determination of fixed rate interest and must be read in conjunction with this Condition 8.1 for full information on the manner in which interest is calculated on Fixed Rate Notes. In particular, the applicable Pricing Supplement will specify the Interest Commencement Date, the Rate(s) of Interest, the Interest Payment Date(s), the Maturity Date, the Fixed Coupon Amount, any applicable Broken Amount, the Calculation Amount, the Day Count Fraction and any applicable Determination Date.

Each Fixed Rate Note bears interest from (and including) the Interest Commencement Date at the rate(s) per annum equal to the Rate(s) of Interest. Interest will be payable in arrear on the Interest Payment Date(s) in each year up to (and including) the Maturity Date.

If the Notes are in definitive form, except as provided in the applicable Pricing Supplement, the amount of interest payable on each Interest Payment Date in respect

of the Fixed Interest Period ending on (but excluding) such date will amount to the Fixed Coupon Amount. Payments of interest on any Interest Payment Date will, if so specified in the applicable Pricing Supplement, amount to the Broken Amount so specified.

As used in the Conditions, "Fixed Interest Period" means the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date.

Except in the case of Notes in definitive form where an applicable Fixed Coupon Amount or Broken Amount is specified in the applicable Pricing Supplement, interest shall be calculated in respect of any period by applying the Rate of Interest to:

- in the case of Fixed Rate Notes which are (i) represented by a Global Note or
   (ii) Registered Notes in definitive form, the aggregate outstanding principal amount of (A) the Fixed Rate Notes represented by such Global Note or (B) such Registered Notes; or
- (b) in the case of Fixed Rate Notes which are Bearer Notes in definitive form, the Calculation Amount;

and, in each case, multiplying such sum by the applicable Day Count Fraction.

The resultant figure (including after application of any Fixed Coupon Amount or Broken Amount, as applicable, to the aggregate outstanding principal amount of Fixed Rate Notes which are Registered Notes in definitive form or the Calculation Amount in the case of Fixed Rate Notes which are Bearer Notes in definitive form) shall be rounded to the nearest penny, half a penny being rounded upwards or otherwise in accordance with applicable market convention.

Where the Specified Denomination of a Fixed Rate Note which is a Bearer Note in definitive form is a multiple of the Calculation Amount, the amount of interest payable in respect of such Fixed Rate Note shall be the product of the amount (determined in the manner provided above) for the Calculation Amount and the amount by which the Calculation Amount is multiplied to reach the Specified Denomination, without any further rounding.

"Day Count Fraction" means, in respect of the calculation of an amount of interest, in accordance with this Condition 8.1:

- (a) if "Actual/Actual (ICMA)" is specified in the applicable Pricing Supplement:
  - (i) in the case of Notes where the number of days in the relevant period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date (the "Accrual Period") is equal to or shorter than the Determination Period during which the Accrual Period ends, the number of days in such Accrual Period divided by the product of (1) the number of days in such Determination Period and (2) the number of Determination Dates (as specified in the applicable Pricing Supplement) that would occur in one calendar year; or
  - (ii) in the case of Notes where the Accrual Period is longer than the Determination Period during which the Accrual Period ends, the sum of:
    - (1) the number of days in such Accrual Period falling in the Determination Period in which the Accrual Period begins divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates that would occur in one calendar year; and

- (2) the number of days in such Accrual Period falling in the next Determination Period divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates that would occur in one calendar year; and
- (b) if "30/360" is specified in the applicable Pricing Supplement, the number of days in the period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date (such number of days being calculated on the basis of a year of 360 days with 12 30-day months) divided by 360.

In this Condition 8.1, "Determination Period" means each period from (and including) a Determination Date to (but excluding) the next Determination Date (including, where either the Interest Commencement Date or the final Interest Payment Date is not a Determination Date, the period commencing on the first Determination Date prior to, and ending on the first Determination Date falling after, such date).

## 8.2 Accrual of interest

Each Note (or in the case of the redemption of part only of a Note, that part only of such Note) will cease to bear interest (if any) from the date for its redemption unless payment of principal is improperly withheld or refused. In such event, interest will continue to accrue until whichever is the earlier of:

- 8.2.1 the date on which all amounts due in respect of such Note have been paid;
- 8.2.2 as provided in the Note Trust Deed.

# 9. **PAYMENTS**

# 9.1 **Method of payment**

- 9.1.1 Subject as provided below, payments will be made by credit or transfer to a Sterling account maintained by the payee with a bank in London.
- 9.1.2 Payments will be subject in all cases to:
  - (a) any fiscal or other laws and regulations applicable thereto in the place of payment, but without prejudice to the provisions of Condition 11 (*Taxation*); and
  - (b) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986 (the "Code") or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, any official interpretations thereof, or (without prejudice to the provisions of Condition 11 (*Taxation*)) any law implementing an intergovernmental approach thereto.

### 9.2 Presentation of definitive Bearer Notes, Receipts and Coupons

9.2.1 Subject as follows in respect of Instalment Redemption, payments of principal in respect of definitive Bearer Notes will (subject as provided below) be made in the manner provided in Condition 9.1 above (*Method of payment*) only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of definitive Bearer Notes, in each case at the specified office of any Paying Agent outside the United States.

- 9.2.2 Where Instalment Redemption is specified as applicable in the applicable Pricing Supplement, payment of instalments of principal on an Instalment Date (other than the Instalment Date falling on the Maturity Date) in respect of definitive Bearer Notes will (subject as provided below) be made in the manner provided in Condition 9.1 above (Method of payment) only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of the relevant Receipt, in each case at the specified office of any Paying Agent outside the United States. Payment of the final instalment on the Instalment Date falling on the Maturity Date will be made in the manner provided in Condition 9.1 above (Method of payment) only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of the relevant Bearer Note, in each case at the specified office of any Paying Agent outside the United States. Each Receipt must be presented for payment of the relevant instalment together with the definitive Bearer Note to which it appertains. Any Receipt presented without the definitive Bearer Note to which it appertains does not constitute valid obligations of the Issuer. Upon the date on which any definitive Bearer Note becomes due and repayable, unmatured Receipts (if any) relating thereto (whether or not attached) shall become void and no payment shall be made in respect thereof.
- 9.2.3 Payments of interest in respect of definitive Bearer Notes will (subject as provided below) be made as aforesaid only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of Coupons, in each case at the specified office of any Paying Agent outside the United States.
- 9.2.4 Fixed Rate Notes in definitive bearer form (other than Long Maturity Notes (as defined below)) should be presented for payment together with all unmatured Coupons appertaining thereto (which expression shall for this purpose include Coupons falling to be issued on exchange of matured Talons), failing which the amount of any missing unmatured Coupon (or, in the case of payment not being made in full, the same proportion of the amount of such missing unmatured Coupon as the sum so paid bears to the sum due) will be deducted from the sum due for payment. Each amount of principal so deducted will be paid in the manner mentioned above against surrender of the relative missing Coupon at any time before the expiry of 10 years after the Relevant Date in respect of such principal (whether or not such Coupon would otherwise have become void under Condition 12 (*Prescription*)) or, if later, five years from the date on which such Coupon would otherwise have become due, but in no event thereafter.
- 9.2.5 Upon any Fixed Rate Note in definitive bearer form becoming due and repayable prior to its Maturity Date, all unmatured Talons (if any) appertaining thereto will become void and no further Coupons will be issued in respect thereof.
- 9.2.6 Upon the date on which any Long Maturity Note in definitive bearer form becomes due and repayable, unmatured Receipts, Coupons and Talons (if any) relating thereto (whether or not attached) shall become void and no payment or, as the case may be, exchange for further Coupons shall be made in respect thereof. A "Long Maturity Note" is a Fixed Rate Note (other than a Fixed Rate Note which on issue had a Talon attached) whose principal amount on issue is less than the aggregate interest payable thereon provided that such Note shall cease to be a Long Maturity Note on the Interest Payment Date on which the aggregate amount of interest remaining to be paid after that date is less than the principal amount of such Note.
- 9.2.7 If the due date for redemption of any definitive Bearer Note is not an Interest Payment Date, interest (if any) accrued in respect of such Note from (and

including) the preceding Interest Payment Date or, as the case may be, the Interest Commencement Date shall be payable only against surrender of the relevant definitive Bearer Note.

## 9.3 Payments in respect of Bearer Global Notes

Payments of principal and interest (if any) in respect of Notes represented by any Global Note in bearer form will (subject as provided below) be made in the manner specified above in relation to definitive Bearer Notes or otherwise in the manner specified in the relevant Global Note, where applicable against presentation or surrender, as the case may be, of such Global Note at the specified office of any Paying Agent outside the United States. A record of each payment made, distinguishing between any payment of principal and any payment of interest, will be made either on such Global Note by the Paying Agent to which it was presented or in the records of Euroclear and Clearstream, Luxembourg, as applicable.

# 9.4 Payments in respect of Registered Notes

Payments of principal (other than instalments of principal prior to the final instalment on the Instalment Date falling on the Maturity Date) in respect of each Registered Note (whether or not in global form) will be made against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of the Registered Note at the specified office of the Registrar or any of the Paying Agents. Such payments will be made by transfer to the Designated Account (as defined below) of the holder (or the first named of joint holders) of the Registered Note appearing in the register of holders of the Registered Notes maintained by the Registrar (the "Register") (i) where in global form, at the close of the business day (being for this purpose a day on which Euroclear and Clearstream, Luxembourg are open for business) before the relevant due date, and (ii) where in definitive form, at the close of business on the third business day (being for this purpose a day on which banks are open for business in the city where the specified office of the Registrar is located) before the relevant due date. For these purposes, "Designated Account" means the account maintained by a holder with a Designated Bank and identified as such in the Register and "Designated Bank" means a bank in London.

Payments of interest and payments of instalments of principal (other than the final instalment on the Instalment Date falling on the Maturity Date) in respect of each Registered Note (whether or not in global form) will be made by transfer on the due date to the Designated Account of the holder (or the first named of joint holders) of the Registered Note appearing in the Register (i) where in global form, at the close of the business day (being for this purpose a day on which Euroclear and Clearstream, Luxembourg are open for business) before the relevant due date, and (ii) where in definitive form, at the close of business on the fifteenth day (whether or not such fifteenth day is a business day) before the relevant due date (the "Record Date"). Payment of the interest due in respect of each Registered Note on redemption and the final instalment of principal on the Instalment Date falling on the Maturity Date will be made in the same manner as payment of the principal amount of such Registered Note.

No commissions or expenses shall be charged to the holders by the Registrar in respect of any payments of principal or interest in respect of Registered Notes.

None of the Issuer, the Note Trustee or the Agents will have any responsibility or liability for any aspect of the records relating to, or payments made on account of, beneficial ownership interests in the Registered Global Notes or for maintaining, supervising or reviewing any records relating to such beneficial ownership interests.

# 9.5 General provisions applicable to payments

The holder of a Global Note shall be the only person entitled to receive payments in respect of Notes represented by such Global Note and the Issuer will be discharged by

payment to, or to the order of, the holder of such Global Note in respect of each amount so paid. Each of the persons shown in the records of Euroclear or Clearstream, Luxembourg as the beneficial holder of a particular principal amount of Notes represented by such Global Note must look solely to Euroclear or Clearstream, Luxembourg, as the case may be, for its share of each payment so made by the Issuer to, or to the order of, the holder of such Global Note.

# 9.6 **Payment Day**

If the date for payment of any amount in respect of any Note, Receipt 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 12 (*Prescription*)) is 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 London and in the case of Notes in definitive form only, in the relevant place of presentation.

## 9.7 Interpretation of principal and interest

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

- 9.7.1 any additional amounts which may be payable with respect to principal under Condition 11 (*Taxation*) or under any undertaking or covenant given in addition thereto, or in substitution therefor, pursuant to the Note Trust Deed;
- 9.7.2 where Final Redemption Amount is specified as applicable in the applicable Pricing Supplement, the Final Redemption Amount of the Notes;
- 9.7.3 where Instalment Redemption is specified as applicable in the applicable Pricing Supplement, the Instalment Amounts; and
- 9.7.4 any premium and any other amounts (other than interest) which may be payable by the Issuer under or in respect of the Notes.

Any reference in the Conditions to interest in respect of the Notes shall be deemed to include, as applicable, any additional amounts which may be payable with respect to interest under Condition 11 (*Taxation*) or under any undertaking or covenant given in addition thereto, or in substitution therefor, pursuant to the Note Trust Deed.

# 10. REDEMPTION AND PURCHASE

# 10.1 Redemption at maturity

Where Final Redemption is specified in the applicable Pricing Supplement, unless previously redeemed or purchased and cancelled as specified below, each Note will be redeemed by the Issuer at its Final Redemption Amount specified in the applicable Pricing Supplement in Sterling on the Maturity Date specified in the applicable Pricing Supplement.

# 10.2 Redemption in instalments

Where Instalment Redemption is specified in the applicable Pricing Supplement, unless previously redeemed or purchased and cancelled as specified below, each Note will be redeemed by the Issuer in part on each Instalment Date in the Instalment Amount in Sterling specified in the applicable Pricing Supplement.

# 10.3 Early Redemption

- 10.3.1 If Early Redemption is specified as being applicable in the applicable Pricing Supplement, the Borrower may elect to prepay the Series Loan in accordance with the Series Loan Agreement in respect of a Series of Notes in whole or in part at any time after the relevant Final Retained Note Disposal Date (if applicable) and prior to the repayment date specified in the relevant Series Loan Agreement or the relevant Series Loan otherwise becomes prepayable in whole or in part prior to the repayment date specified in relevant Series Loan Agreement (other than as a result of such Series of Notes becoming due and repayable).
- 10.3.2 Upon such election, the Issuer shall, on giving not less than 30 nor more than 60 days' notice, redeem such Series of Notes in whole or, in respect of a prepayment in part, in an aggregate principal amount equal to the principal amount of the Series Loan to be repaid on the date which is two Business Days after that on which payment is made by the Borrower under the relevant Series Loan Agreement (the "Loan Prepayment Date").
- 10.3.3 Redemption of such Series of Notes pursuant to this Condition 10.3 shall be made at the Early Redemption Amount specified in the applicable Pricing Supplement, together with any interest accrued up to (but excluding) the Loan Prepayment Date.
- 10.3.4 The Early Redemption Amount will be:
  - (a) if Par Amount is specified in the applicable Pricing Supplement, the principal amount of the Notes;
  - (b) if Modified Spens Amount is specified in the applicable Pricing Supplement, the amount determined as set out below; or
  - (c) if Make Whole Amount or Other Amount is specified in the applicable Pricing Supplement, the amount determined as set out in the applicable Pricing Supplement.
- 10.3.5 If Modified Spens Amount is specified in the applicable Pricing Supplement, the Early Redemption Amount shall be the amount equal to 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 Note Trustee (the "Nominated Financial Adviser") and reported in writing to the Issuer and the Note Trustee) which is equal to the principal amount of such Series of Notes 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 such Series of Notes (if such Series of Notes was to remain outstanding until its 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) the Spens Margin.
- 10.3.6 For the purposes of this Condition:

**"Benchmark Gilt"** means the Specified Benchmark Gilt specified in the applicable Pricing Supplement 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 Note Trustee with such advice) to be the most appropriate conventional UK Government Gilt;

"Determination Date" means 3 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 June 1998 and updated on 15 January 2002 and 16 March 2005) (as amended or supplemented from time to time).

**"Spens Margin"** means the margin specified as such in the applicable Pricing Supplement.

# 10.4 **Maturity Par Call Option**

- 10.4.1 If Maturity Par Call Option is specified as being applicable in the applicable Pricing Supplement, the Borrower may from (and including) the Call Option Date specified in the applicable Pricing Supplement (which shall be no earlier than 90 days before the Maturity Date) elect to prepay at any time after the relevant Final Retained Note Disposal Date (if applicable) a Series Loan advanced in connection with the relevant Series of Notes in whole or in part.
- 10.4.2 Upon such election, the Issuer shall, on giving not less than 15 nor more than 30 days' notice, redeem the Notes of such Series in whole or, in respect of a prepayment in part, in an aggregate principal amount equal to the principal amount of the Series Loan to be repaid on the date which is two Business Days after that on which payment is made by the Borrower under its Series Loan Agreement (the "Loan Prepayment Date").
- 10.4.3 Redemption of Notes pursuant to this Condition 10.4 (*Maturity Par Call Option*) shall be made at their outstanding principal amount, together with any interest accrued up to (but excluding) the Loan Prepayment Date.

# 10.5 **Residual Call Option**

- 10.5.1 If Residual Call Option is specified as being applicable in the applicable Pricing Supplement, the Borrower in respect of the Series Loan Agreement entered into in connection with a Series of Notes may elect to prepay the Series Loan advanced in connection with the relevant Series of Notes in whole (but not in part) at any time after the relevant Final Retained Note Disposal Date (if applicable) in the event that the aggregate outstanding principal amount of the Notes of such Series (being, where Instalment Redemption is specified as applicable in the applicable Pricing Supplement, the original principal amount ignoring any previous redemption of principal in accordance with Condition 10.1 (Redemption at maturity)) is equal to or less than the Residual Call Option Percentage specified in the applicable Pricing Supplement of the aggregate principal amount of the Notes of such Series issued.
- 10.5.2 Upon such election, the Issuer shall, on giving not less than 15 nor more than 30 days' notice, redeem the Notes of such Series in whole on the date which is two Business Days after that on which payment is made by the Borrower under such Series Loan Agreement (the "Loan Prepayment Date").
- 10.5.3 Redemption of Notes pursuant to this Condition 10.5 (*Residual Call Option*) shall be made at the Residual Call Amount, together with any interest accrued up to (but excluding) the Loan Prepayment Date.

10.5.4 Notwithstanding the foregoing, if the Borrower has elected to repay the Series Loan Agreement entered into in connection with such Series of Notes in circumstances which has resulted in the exercise by the Issuer of the Borrower Call option in accordance with Condition 10.3 (*Early Redemption*) in respect of part only of a relevant Series of Notes, the provisions of this Condition 10.5 (*Residual Call Option*) shall not apply to the same Series of Notes for a period of 12 months from the applicable date of the partial redemption of the Notes of such Series.

# 10.6 Redemption for tax reasons

The Notes may be redeemed at the option of the Issuer in whole, but not in part, at any time on giving not less than 30 nor more than 60 days' notice to the Note Trustee and the Principal Paying Agent and, in accordance with Condition 17 (*Notices*), the Noteholders (which notice shall be irrevocable), if the Issuer satisfies the Note Trustee immediately before the giving of such notice that:

- on the occasion of the next payment due under the Notes, the Issuer has or will become obliged to pay additional amounts as provided or referred to in Condition 11 (*Taxation*) as a result of any change in, or amendment to, the laws or regulations of a Tax Jurisdiction or any change in the application or official interpretation of such laws or regulations, which change or amendment becomes effective on or after the date on which agreement is reached to issue the first Tranche of the Notes; and
- 10.6.2 such obligation cannot be avoided by the Issuer taking reasonable measures available to it,

provided that no such notice of redemption shall be given earlier than 90 days prior to the earliest date on which the Issuer would be obliged to pay such additional amounts were a payment in respect of the Notes then due.

Prior to the publication of any notice of redemption pursuant to this Condition, the Issuer shall deliver to the Note Trustee to make available at its specified office to the Noteholders (i) a certificate signed by two directors of the Issuer stating that the Issuer is entitled to effect such redemption and setting forth a statement of facts showing that the conditions precedent to the right of the Issuer so to redeem have occurred and (ii) an opinion of independent legal advisers of recognised standing to the effect that the Issuer has or will become obliged to pay such additional amounts as a result of such change or amendment, and the Note Trustee shall be entitled to accept without further enquiry such certificate and legal opinion as sufficient evidence of the satisfaction of the conditions precedent set out above, in which event it shall be conclusive and binding on the Noteholders, the Receiptholders and the Couponholders.

# 10.7 Mandatory Early Redemption

If Mandatory Early Redemption is specified as being applicable in the applicable Pricing Supplement, if any Series Loan in respect of a Series of Notes becomes repayable:

- 10.7.1 as a result of a Borrower Default; and/or
- 10.7.2 following the Borrower ceasing to be a Registered Provider of Social Housing (other than if the Borrower regains its status as a Registered Provider of Social Housing within 180 days),

then the Issuer shall redeem the Notes of the relevant Series in an aggregate principal amount equal to the principal amount of the relevant Series Loan at their outstanding principal amount, plus accrued interest to (but excluding) the date of redemption of the Notes, no later than (i) 14 days following the date of such Borrower Default or the date

of the expiry of the period of 180 days, as the case may be, or, if later, (ii) two Business Days following the date on which the Series Loan is repaid.

#### 10.8 Notices

- 10.8.1 Notice of any early redemption in accordance with Condition 10.3 (*Early Redemption*), Condition 10.4 (*Maturity Par Call Option*), Condition 10.5 (*Residual Call Option*), Condition 10.6 (*Redemption for Tax Reasons*) or Condition 10.7 (*Mandatory Early Redemption*) above shall be given by the Issuer to the Note Trustee, the Paying Agents and the Noteholders, in accordance with Condition 17 (*Notices*), as promptly as practicable (but, in the case of Condition 10.3 (*Early Redemption*)), Condition 10.4 (*Maturity Par Call Option*) and Condition 10.5 (*Residual Call Option*), shall be no later than three Business Days after the receipt by the Issuer of notice from the Borrower of its intention to prepay a corresponding amount pursuant to the relevant Series Loan Agreement).
- 10.8.2 In respect of any redemption pursuant to Condition 10.5 (*Residual Call Option*)) such notice to the Note Trustee shall be delivered together with a certificate signed by one Authorised Signatory of the Issuer confirming that the Borrower are entitled to repay the relevant Series Loan and the Issuer is therefore entitled to redeem the relevant Notes. The entitled to rely on such certificate without further enquiry.

# 10.9 **Provisions relating to Partial Redemption**

In the case of a partial redemption of Notes, Notes to be redeemed ("Redeemed Notes") will (a) in the case of Redeemed Notes represented by definitive Notes, be drawn individually by lot, not more than 30 days prior to the date fixed for redemption and (b) in the case of Redeemed Notes represented by a Global Note, be selected in accordance with the rules of Euroclear and/or Clearstream, Luxembourg, (to be reflected in the records of Euroclear and Clearstream, Luxembourg as either a pool factor or a reduction in principal amount, at their discretion). In the case of Redeemed Notes represented by definitive Notes, a list of the serial numbers of such Redeemed Notes will be published in accordance with Condition 17 (Notices) not less than 15 days prior to the date fixed for redemption. Such notice will also specify the date fixed for redemption, the early redemption amount, the aggregate principal amount of the Redeemed Notes, the serial numbers of Notes previously called for redemption and not presented for payment and the aggregate principal amount of the Notes which will be outstanding after the partial redemption.

# 10.10 Calculations

Each calculation, by or on behalf of the Issuer, for the purposes of this Condition 10 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 10, such amounts may be calculated by the Note Trustee or an agent or expert appointed by the Note Trustee (at the expense of the Issuer) for this purpose (without any liability accruing to the Note 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.

### 10.11 Purchases of Notes by the Issuer, the Borrower or any other member of the Group

Subject to Condition 10.12 (*Purchases of Retained Notes by the Issuer*), the Issuer, the Borrower and any other member of the Group may at any time purchase Notes (provided that, in the case of definitive Bearer Notes, all unmatured Receipts, Coupons and Talons appertaining thereto are purchased therewith) at any price in the open market or otherwise. Following any such purchase, the Issuer, the Borrower or such other member of the Group, as the case may be, may (but is not obliged to) surrender the Notes to any Paying Agent and/or Registrar for cancellation. An amount equal to

the principal amount of the Notes being surrendered shall be deemed to be prepaid under the Series Loan Agreement specified by the Issuer, the Borrower or such other member of the Group, as the case may be (but, for the avoidance of doubt, without triggering a redemption under Condition 10.3 (*Early Redemption*), Condition 10.4 (*Maturity Par Call Option*) or Condition 10.5 (*Residual Call Option*)) or, to the extent that the relevant Series Loan is not then outstanding, an amount of the Undrawn Commitment of the Borrower equal to the outstanding principal amount of the Notes surrendered shall be deemed to be cancelled for the purposes of such Series Loan Agreement and an amount of Retained Proceeds equal to the Cancelled Retained Proceeds shall be paid by the Issuer to the Borrower or such other member of the Group, as applicable.

## 10.12 Purchases of Retained Notes by the Issuer

Where Retained Notes are specified as being applicable in the applicable Pricing Supplement, the Issuer shall purchase the Retained Notes on the applicable Issue Date (as specified in the applicable Pricing Supplement).

#### 10.13 **Cancellation**

All Notes which are redeemed will forthwith be cancelled (together with all unmatured Receipts, Coupons and Talons attached thereto or surrendered therewith at the time of redemption). All Notes so cancelled and any Notes purchased and cancelled pursuant to Condition 10.11 (*Purchases of Notes by the Issuer, the Borrower or any other member of the Group*) (together with all unmatured Receipts, Coupons and Talons cancelled therewith) shall be forwarded to the Principal Paying Agent and cannot be reissued or resold.

Where Retained Notes are specified as being applicable in the applicable Pricing Supplement in respect of a Series, the Issuer:

- 10.13.1 may cancel such Retained Notes held by it or on its behalf following a request by the Borrower, pursuant to the Series Loan Agreement, to cancel a corresponding amount of the Borrower's Undrawn Commitment attributable to such Retained Notes:
- 10.13.2 shall cancel all such Retained Notes held by or on behalf of the Issuer:
  - (a) immediately prior to such Retained Notes being redeemed on the applicable Maturity Date;
  - (b) forthwith upon notice that the Notes of such Series are to be redeemed (and, in any event, prior to such redemption) in accordance with Condition 10.4 (*Maturity Par Call Option*), Condition 10.5 (*Residual Call Option*), Condition 10.6 (*Redemption for Tax Reasons*), Condition 10.8 (*Mandatory Early Redemption* or Condition 13.1 (*Events of Default*); and
  - (c) on the Retained Note Cancellation Date (if any) specified in the applicable Pricing Supplement;
- 10.13.3 shall, forthwith upon notice that the Notes of such Series are to be redeemed in full or in part in accordance with Condition 10.7 (*Mandatory Early Redemption*), cancel Retained Notes held by or on behalf of the Issuer in an aggregate principal amount equal to the principal amount of the Undrawn Commitment (if any) of the Borrower whose Series Loan has become repayable; and
- 10.13.4 may cancel any Retained Notes held by the Issuer or on its behalf at any time at its discretion.

#### 11. TAXATION

All payments of principal and interest in respect of the Notes, Receipts and Coupons by or on behalf of the Issuer will be made without withholding or deduction for or on account of any present or future taxes or duties of whatever nature imposed or levied by or on behalf of any Tax Jurisdiction unless such withholding or deduction is required by law. In such event, the Issuer will pay such additional amounts as shall be necessary in order that the net amounts received by the holders of the Notes, Receipts or Coupons after such withholding or deduction shall equal the respective amounts of principal and interest which would otherwise have been receivable in respect of the Notes, Receipts or Coupons, as the case may be, in the absence of such withholding or deduction; except that no such additional amounts shall be payable with respect to any Note, Receipt or Coupon:

- 11.1.1 presented for payment in the Tax Jurisdiction; or
- 11.1.2 the holder of which is liable for such taxes or duties in respect of such Note, Receipt or Coupon by reason of its having some connection with a Tax Jurisdiction other than the mere holding of such Note, Receipt or Coupon; or
- 11.1.3 presented for payment more than 30 days after the Relevant Date except to the extent that the holder thereof would have been entitled to an additional amount on presenting the same for payment on such thirtieth day assuming that day to have been a Payment Day (as defined in Condition 9.6 (*Payment Day*)).

#### PRESCRIPTION

The Notes (whether in bearer or registered form), Receipts and Coupons will become void unless claims in respect of principal and/or interest are made 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 12 or Condition 9.2 (*Presentation of definitive Bearer Notes, Receipts and Coupons*) or any Talon which would be void pursuant to Condition 9.2 (*Presentation of definitive Bearer Notes, Receipts and Coupons*).

# 13. **EVENTS OF DEFAULT**

#### 13.1 Events of Default

The Note Trustee at its discretion may, and if so requested in writing by the holders of at least one-fourth in principal amount of the Notes then outstanding or if so directed by an Extraordinary Resolution shall (subject in each case to being indemnified and/or secured and/or pre-funded to its satisfaction), (but in the case of the happening of any of the events described in paragraphs 13.1.2, 13.1.3, 13.1.9 and 13.1.10 below, only if the Note Trustee shall have certified in writing to the Issuer that such event is, in its opinion, materially prejudicial to the interests of the Noteholders), give notice in writing to the Issuer that each Note is, and each Note shall thereupon immediately become, due and repayable at their outstanding principal amount together (if appropriate) with accrued interest as provided in the Note Trust Deed if any of the following events (each an "Event of Default") shall occur:

13.1.1 if default is made in the payment of any principal or interest due in respect of the Notes or any of them and the default continues for a period of seven days in the case of principal and 14 days in the case of interest; or

- 13.1.2 if the Issuer fails to perform or observe any of its other obligations under, or in respect of, the Conditions or the Note Trust Deed or if any representation given by the Issuer to the Note Trustee in the Note Trust 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 Note 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 Note Trustee on the Issuer of notice requiring the same to be remedied; or
- 13.1.3 if (i) 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 (ii) any such indebtedness is not paid when due or, as the case may be, within any applicable grace period, or (iii) 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 Condition 13.1.3 have occurred equals or exceeds £10,000,000 or its equivalent in other currencies (as reasonably determined by the Note Trustee); or
- 13.1.4 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 Note Trustee or by an Extraordinary Resolution; or
- 13.1.5 if the Issuer ceases or threatens to cease to carry on the whole or, in the opinion of the Note Trustee, substantially all of its business, save for the purposes of reorganisation on terms previously approved in writing by the Note Trustee or by an Extraordinary Resolution; or
- 13.1.6 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
- 13.1.7 if (i) 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 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 (ii) in any case (other than the appointment of an administrator) is not discharged within 14 days, save, in each case, for the purposes of reorganisation on terms previously approved in writing by the Note Trustee or by an Extraordinary Resolution; or
- 13.1.8 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
- 13.1.9 if the Issuer 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

13.1.10 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 Notes, the Note Trust Deed or the Series Loan Agreement in respect of such Series of Notes.

#### 13.2 **Enforcement**

The Note 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 Note Trust Deed, the Notes, the Receipts, the Coupons and/or any of the other Programme Documents or otherwise, but it shall not be bound to take any such proceedings or other steps or any other action unless (a) it shall have been so directed by an Extraordinary Resolution or so requested in writing by the holders of at least one-fourth in outstanding principal amount of the Notes then outstanding and (b) it shall have been indemnified and/or secured and/or pre-funded to its satisfaction.

The Note Trustee may refrain from taking any action, step or proceeding in any jurisdiction if the taking of such action, step or proceeding in that jurisdiction would, in its opinion based upon legal advice in the relevant jurisdiction (upon which the Note Trustee may rely absolutely and without liability to any person), be contrary to any law of that jurisdiction. Furthermore, the Note Trustee may also refrain from taking such action, step or proceeding 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 Noteholder, Receiptholder, Couponholder or any other Series Secured Party (other than the Note Trustee) shall be entitled: (a) to take any steps or actions against the Issuer to enforce the performance of any of the provisions of the Note Trust Deed, the Notes, the Receipts, the Coupons or any of the other Programme Documents; or (b) to take any other action (including lodging an appeal in any proceedings) in respect of or concerning the Issuer, in each case, unless the Note 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.

# 14. REPLACEMENT OF NOTES, RECEIPTS, COUPONS AND TALONS

Should any Note, Receipt, Coupon or Talon be lost, stolen, mutilated, defaced or destroyed, it may be replaced at the specified office of the Principal Paying Agent (in the case of Bearer Notes, Receipts or Coupons) or the Registrar (in the case of Registered Notes) 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 Notes, Receipts, Coupons or Talons must be surrendered before replacements will be issued.

# 15. **AGENTS**

The initial Agents are set out above. If any additional Paying Agents are appointed in connection with any Series, the names of such Paying Agents will be specified in Part B of the applicable Pricing Supplement.

The Issuer is entitled, with the prior written approval of the Note Trustee, to vary or terminate the appointment of any Agent and/or appoint additional or other Agents and/or approve any change in the specified office through which any Paying Agent acts, provided that:

- 15.1.1 there will at all times be a Principal Paying Agent and a Registrar;
- 15.1.2 so long as the Notes are listed on any stock exchange or admitted to listing by any other relevant authority, there will at all times be a Paying Agent (in the case of Bearer Notes) and a Transfer Agent (in the case of Registered Notes), which may be the Registrar, with a specified office in such place as may be required by the rules and regulations of the relevant stock exchange or other relevant authority; and
- 15.1.3 if at any time (i) any withholding or deduction of any amount for or on account of any taxes or duties upon the Notes, Receipts or Coupons is required upon the Notes, Receipts or Coupons being presented for payment in the United Kingdom; and (ii) such withholding or deduction would not be required were the Notes, Receipts or Coupons to be presented for payment outside the United Kingdom, there will at such times be a Paying Agent in a jurisdiction within Europe, other than any Tax Jurisdiction.

Notice of any variation, termination, appointment or change in Paying Agents will be given to the Noteholders promptly by the Issuer in accordance with Condition 17 (*Notices*).

In acting under the Agency Agreement, the Agents act solely as agents of the Issuer and, in certain circumstances specified therein, of the Note Trustee and do not assume any obligation to, or relationship of agency or trust with, any Noteholder, Receiptholder or Couponholder. The Agency Agreement contains provisions permitting any entity into which any 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 agent.

#### 16. **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 any 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 Note to which it appertains) a further Talon, subject to the provisions of Condition 12 (*Prescription*).

### 17. **NOTICES**

All notices regarding the Bearer Notes 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 of any stock exchange or other relevant authority on which the Bearer Notes are for the time being listed or by which they have been admitted to trading including publication on the website of the relevant stock exchange or relevant authority if required by those rules. 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 publication as provided above is not practicable, a notice will be given in such other manner, and will be deemed to have been given on such date, as the Note Trustee shall approve.

All notices regarding the Registered Notes will be deemed to be validly given if sent by first class mail or (if posted to an address overseas) by airmail to the holders (or the first named of joint holders) at their respective addresses recorded in the Register and will be deemed to have been given on the fourth day after mailing and, in addition, for so long as any Registered Notes are listed on a stock exchange or are admitted to trading by another relevant authority and the rules of that stock exchange or relevant authority so require, such notice will be published on the website of the relevant stock exchange

or relevant authority and/or in a daily newspaper of general circulation in the place or places required by those rules.

Until such time as any definitive Notes are issued, there may, so long as any Global Notes representing the Notes are held in their entirety on behalf of Euroclear and/or Clearstream, Luxembourg, be substituted for such publication in such newspaper(s) or such websites or such mailing the delivery of the relevant notice to Euroclear and/or Clearstream, Luxembourg for communication by them to the holders of the Notes and, in addition, for so long as any Notes are listed on a stock exchange or are admitted to trading by another relevant authority and the rules of that stock exchange or relevant authority so require, such notice will be published on the website of the relevant stock exchange or relevant authority and/or in a daily newspaper of general circulation in the place or places required by those rules. Any such notice shall be deemed to have been given to the holders of the Notes on the second day after the day on which the said notice was given to Euroclear and/or Clearstream, Luxembourg.

Notices to be given by any Noteholder shall be in writing and given by lodging the same, together (in the case of any Note in definitive form) with the relative Note or Notes, with the Principal Paying Agent (in the case of Bearer Notes) or the Registrar (in the case of Registered Notes). Whilst any of the Notes are represented by a Global Note, such notice may be given by any holder of a Note to the Principal Paying Agent or the Registrar through Euroclear and/or Clearstream, Luxembourg, as the case may be, in such manner as the Principal Paying Agent, the Registrar and Euroclear and/or Clearstream, Luxembourg, as the case may be, may approve for this purpose.

# 18. **SUBSTITUTION**

The Note Trust Deed contains provisions permitting the Note Trustee, subject to any required amendment of the Note Trust Deed, without the consent of the Noteholders, the Receiptholders, the Couponholders or any other Series Secured Party, 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 Notes, the Receipts, the Coupons and the Note Trust Deed of another company, registered society or other entity subject to:

- 18.1.1 the Note Trustee being satisfied that the interests of the Noteholders will not be materially prejudiced by the substitution; and
- 18.1.2 certain conditions set out in the Note Trust Deed being complied with.

Any such substitution shall be notified to the Noteholders in accordance with Condition 17 (*Notices*) as soon as practicable thereafter.

# 19. MEETINGS OF NOTEHOLDERS, MODIFICATION AND WAIVER

## 19.1 Meetings of Noteholders

The Note Trust Deed contains provisions for convening meetings of the Noteholders to consider any matter affecting their interests, including the sanctioning by Extraordinary Resolution of a modification of the Notes, the Receipts, the Coupons or any of the provisions of the Note Trust Deed (as more particularly described in the Note Trust Deed). Such a meeting may be convened by the Issuer or the Note Trustee and shall be convened by the Issuer if required in writing by Noteholders holding not less than 10 per cent. in principal amount of the Notes for the time being remaining outstanding (other than in respect of a meeting requested by Noteholders to discuss the financial position of the Issuer and the Group, which shall be requested in accordance with Condition 7.2.2 (*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 Notes for the time being outstanding, or at any adjourned meeting one or more persons being or representing Noteholders whatever the principal amount of the Notes so held or represented, except

that at any meeting the business of which includes the modification of certain provisions of the Notes, the Receipts or the Coupons or the Note Trust Deed (including, *inter alia*, reducing or cancelling the amount of principal or the rate of interest payable in respect of the Notes, modifying the date of payment of principal or interest in respect of the Notes, altering the currency of payment of the Notes, the Receipts or the Coupons, altering the majority required to pass an Extraordinary Resolution or amending the Asset Cover Test (as defined in each Series Loan Agreement), the quorum shall be one or more persons holding or representing in aggregate not less than 75 per cent. in principal amount of the Notes for the time being outstanding, or at any adjourned such meeting one or more persons holding or representing in aggregate not less than 25 per cent. in principal amount of the Notes for the time being outstanding.

The Note Trust Deed provides that (a) a resolution passed at a meeting duly convened and held in accordance with the Note Trust Deed by a majority consisting of not less than 75 per cent. of the votes cast on such resolution, (b) a resolution in writing signed by or on behalf of the holders of not less than 75 per cent. in principal amount of the Notes for the time being outstanding or (c) consent given by way of electronic consents through the relevant clearing system(s) by or on behalf of the holders of not less than 75 per cent. in principal amount of the Notes for the time being outstanding, shall, in each case, be effective as an Extraordinary Resolution of the Noteholders. An Extraordinary Resolution passed by the Noteholders will be binding on all the Noteholders, whether or not they are present at any meeting, and whether or not they voted on the resolution, and on all Receiptholders or Couponholders.

# 19.2 Modification, Waiver, Authorisation and Determination

The Note Trustee may agree, without the consent of the Noteholders, Receiptholders, Couponholders or any Series Secured Party, to any modification (except as stated in the Note Trust Deed) of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Notes, the Note Trust Deed, a Series Loan Agreement or any other Programme Document, or determine, without any such consent as aforesaid, that any Event of Default or Potential Event of Default shall not be treated as such, where, in any such case, it is not, in the opinion of the Note Trustee, materially prejudicial to the interests of the Noteholders so to do or may agree, without any such consent as aforesaid, to any modification which, in the opinion of the Note Trustee, is of a formal, minor or technical nature or to correct a manifest error or an error which, in the opinion of the Note Trustee, is proven. Any such modification, waiver, authorisation or determination shall be binding on the Noteholders, the Receiptholders, the Couponholders and the other Series Secured Parties and (unless the Note Trustee agrees otherwise) shall be notified by the Issuer to the Noteholders in accordance with Condition 17 (*Notices*) as soon as practicable thereafter.

# 19.3 Note Trustee to have regard to interests of Noteholders 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 Note Trustee shall have regard to the general interests of the Noteholders as a class (but shall not have regard to any interests arising from circumstances particular to individual Noteholders, the Receiptholders or Couponholders whatever their number) and, in particular but without limitation, shall not have regard to the consequences of any such exercise for individual Noteholders, Receiptholders 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 Note Trustee shall not be entitled to require, nor shall any Noteholder, Receiptholder or Couponholder be entitled to claim, from the Issuer, the Note Trustee or any other person any indemnification or payment in respect of any tax consequences of any such exercise upon individual Noteholders, the Receiptholders or Couponholders except to the extent already provided for in Condition 11 (*Taxation*) and/or any undertaking or

covenant given in addition to, or in substitution for, Condition 11 (*Taxation*) pursuant to the Note Trust Deed.

## 19.4 Notes outstanding

The Note Trust Deed provides that Notes which are for the time being held by or on behalf of, or for the benefit of, the Issuer (including, for the avoidance of doubt, the Retained Notes for so long as they are held by or on behalf of the Issuer), the Borrower or any other member of the Group, in each case, as beneficial owner shall (unless and until ceasing to be so held) be deemed not to be outstanding for the purpose of, *inter alia*, voting and quorum requirements.

# 20. INDEMNIFICATION OF THE NOTE TRUSTEE AND THE NOTE TRUSTEE CONTRACTING WITH THE ISSUER

The Note Trust Deed contains provisions for the indemnification of the Note Trustee and for its relief from responsibility and liability towards the Issuer, the Noteholders, the Receiptholders, the Couponholders and the other Series Secured Parties, including (a) provisions relieving it from taking action unless indemnified and/or secured and/or prefunded to its satisfaction and (b) provisions limiting or excluding its liability in certain circumstances. The Note Trustee is exempted from any liability in respect of any loss, diminution in value or theft of all or any part of the Series Charged Property, from any obligation to insure all or any part of the Series 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 Note Trust Deed also contains provisions pursuant to which the Note Trustee is entitled, *inter alia*, (a) to enter into contracts, financial or other arrangements with the Issuer and/or any Transaction Party or any person or body corporate associated with the Issuer and/or any Transaction Party, (b) to accept or hold 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 person or body corporate or any other office of profit associated with the Issuer and/or any Transaction Party, (c) to exercise and enforce its rights, comply with its obligations and perform its duties under or in relation to any such transactions or, as the case may be, any such trusteeship without regard to the interests of, or consequences for, the Noteholders, the Receiptholders or the Couponholders and (d) to retain and not be liable to account for any profit made or any other amount or benefit received thereby or in connection therewith.

The Note Trustee shall not be bound to take any step or action in connection with the Note Trust Deed or the Notes or obligations arising pursuant thereto or pursuant to the other Programme 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 Note Trustee shall have no responsibility for the validity, sufficiency or enforceability of the Series Security. The Note Trustee shall not be responsible for monitoring the compliance by any of the other Transaction Parties with their obligations under the Programme Documents or a Series Loan Agreement, neither (in respect of any Fully Secured Notes) shall the Note Trustee be responsible for monitoring the compliance by the Borrower or any of the other parties to the Security Agreements and the Security Trust Deed or any other document.

### 21. **FURTHER ISSUES**

The Issuer shall be at liberty from time to time without the consent of the Noteholders, the Receiptholders or the Couponholders to create and issue further notes having terms and conditions the same as the Notes (and backed by the same assets) or the same in all respects save for the amount and date of the first payment of interest thereon and the date from which interest starts to accrue and so that the same shall be consolidated and form a single Series with the outstanding Notes.

# 22. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

No person shall have any right to enforce any term or condition of this Note 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.

### 23. GOVERNING LAW AND SUBMISSION TO JURISDICTION

# 23.1 Governing law

The Programme Documents, the Notes, the Receipts and the Coupons and any non-contractual obligations arising out of or in connection with them are governed by, and construed in accordance with, English law.

# 23.2 Submission to jurisdiction

- 23.2.1 Subject to Condition 23.2.3 below, the English courts have exclusive jurisdiction to settle any dispute arising out of or in connection with the Note Trust Deed, the Notes, the Receipts and/or the Coupons, including any dispute as to their existence, validity, interpretation, performance, breach or termination or the consequences of their nullity and any dispute relating to any non-contractual obligations arising out of or in connection with the Note Trust Deed, the Notes, the Receipts and/or the Coupons (a "Dispute") and accordingly each of the Issuer, the Note Trustee and any Noteholders, Receiptholders or Couponholders in relation to any Dispute submits to the exclusive jurisdiction of the English courts.
- 23.2.2 For the purposes of this Condition 23.2, the Issuer waives any objection to the English courts on the grounds that they are an inconvenient or inappropriate forum to settle any Dispute.
- 23.2.3 To the extent allowed by law, the Note Trustee, the Noteholders, the Receiptholders and the Couponholders may, in respect of any Dispute or Disputes, take (a) proceedings in any other court with jurisdiction; and (b) concurrent proceedings in any number of jurisdictions.

# 23.3 Other documents

The Issuer has in the Note Trust Deed, the Agency Agreement and the Account Agreement submitted to the jurisdiction of the English courts.

### **USE OF PROCEEDS AND SUSTAINABLE FINANCE FRAMEWORK**

#### **Use of Proceeds**

The net proceeds from the issue of Notes of each Series (or, in the case of any Series of Notes where Retained Notes are specified as being applicable in the applicable Pricing Supplement, the net proceeds of the sale of such Retained Notes to a third party) will be advanced by the Issuer to the Borrower pursuant to the Series Loan Agreement in respect of the corresponding Series of Notes, to be applied in the achievement of the Borrower's charitable objects, as permitted by its constitutional documents (including, for the avoidance of doubt, the repayment of any existing indebtedness of the Borrower and any other amounts due and payable in connection therewith).

If, in respect of an issue, there is a particular identified use of proceeds, this will be stated in the applicable Pricing Supplement.

If the Notes are specified as "Sustainability Bonds" in the applicable Pricing Supplement (and, accordingly, are intended to be "Sustainability Bonds" (as defined in the Sustainability Bond Guidelines (2021 edition) of the International Capital Market Association ("ICMA")), an amount equivalent to the gross proceeds from the issue of the Notes (or, in the case of any Retained Notes, an amount equivalent to the gross proceeds of the sale of such Retained Notes to a third party) will be used or notionally allocated by the Borrower to finance and/or refinance eligible projects ("Eligible Projects") as outlined in the Sustainable Finance Framework (as defined below) unless otherwise specified in the applicable Pricing Supplement.

#### **Sustainable Finance Framework**

In November 2023, the Borrower published a sustainable finance framework (the "Sustainable Finance Framework") which, in the opinion of the Second Party Opinion Provider (defined below), aligns with the guidelines specified in the ICMA's Green Bond Principles (2021 edition, with the June 2022 Appendix 1), Social Bond Principles (2023 edition) and Sustainability Bond Guidelines (2021 edition) (together, the "ICMA Principles") and the Loan Market Association's Green Loan Principles (2023 edition) and Social Loan Principles (2023 edition) (together, the "LMA Principles") and, together with the ICMA Principles, the "Principles"). The Borrower may, in the future, update the Sustainable Finance Framework in line with developments in the market.

Amounts equivalent to the gross proceeds ("**Proceeds**") raised by issuing a range of instruments, including public bonds, debt private placements, loans and revolving credit facilities, funding green, social or a combination of expenditures (together, "**Sustainable Finance Instruments**"), which include Notes, will be used or notionally allocated by the Borrower to finance and/or refinance eligible green and/or social projects as outlined in the Sustainable Finance Framework ("**Eligible Projects**").

The Sustainable Finance Framework is available for viewing at https://www.sng.org.uk/working-with-us/investors

The Sustainable Finance Framework applies the four core components of the Principles, which have been summarised below:

# Use of Proceeds

Finance raised under the Sustainable Finance Framework will substantially contribute to the construction, refurbishment and maintenance of green buildings (as specified in the Sustainable Finance Framework) and affordable housing (as specified in the Sustainable Finance Framework) in support of the Borrower's development pipeline and retrofit programme.

The Group's Eligible Projects will fall into one or more of the following ICMA categories:

 Green buildings: projects related to the development, acquisition, construction or ownership of buildings;

- Energy efficiency: projects related to the renovation, retrofit, modernisation, improvement or maintenance of buildings; projects related to the installation of energy efficient devices in buildings;
- Renewable energy: projects related to the acquisition, investment in or integration of renewables into projects or the energy system for buildings, and the maintenance of such systems;
- Clean transportation: projects related to the development, investment in and maintenance of infrastructure facilitating access to clean transportation;
- Terrestrial and aquatic biodiversity conservation: projects related to the investment in or costs of promoting and developing the natural environment;
- Affordable housing: projects related to the development, acquisition, construction, modernisation and ownership of social or affordable housing; and
- Access to essential services: projects related to the provision of customer support schemes, services and facilitating wellbeing.

The Borrower intends to allocate fully the Proceeds to assets, capital expenditure and/or operating expenditure within 24 months from their receipt into the Borrower's accounts (to the extent possible), subject as described in the Sustainable Finance Framework. No lookback period will be applied to assets or capital expenditure, however operating expenditure must have been incurred after the Proceeds have been received or up to 36 months beforehand.

# Process for Project Evaluation and Selection

The Group's Investment Committee (the "IC") has delegated authority from the Board of the Borrower to approve most development projects. The IC is chaired by the Chief Financial Officer (the "CFO"). However, larger, more complex projects, are evaluated and monitored in more detail by the Major Projects Committee (the "MPC"). The MPC comprises two non-executive directors who are also Board members and up to one independent member. Both the IC and MPC are ultimately accountable to the Board for providing oversight of development, commercial and asset management schemes, including social and affordable rent, shared ownership, market rent or open market sale.

The CFO, Treasury Team, and the Director for the Built Environment (the **"ESG Team"**) assumes responsibility for overseeing, implementing and managing the Sustainable Finance Framework, reviewing and approving new Eligible Projects and categories, ensuring prevailing market standards are taken into consideration, as well as reviewing non-developmental spend and other minor expenditures for potential allocation under the Sustainable Finance Framework. In particular, the ESG team:

- (a) approves the addition of Eligible Projects to the Register (as defined below) and removal of those assets which are no longer considered eligible or appropriate;
- (b) ensures that the value of the tracked assets on the Register is greater than the amount of Sustainable Finance Instruments outstanding;
- (c) approves selected Eligible Projects to be financed pursuant to Sustainable finance Instruments issued under the Sustainable Finance Framework:
- (d) monitors the investment of proceeds from Sustainable Finance Instruments in accordance with the Sustainable Finance Framework;
- (e) approve parameters for tracking and reporting allocations and impacts;
- (f) commissions and approves external assurance or reviews; and

(g) reviews and approves any necessary changes to the project evaluation and selection process over time.

In order to inform its decision making and ensure that authorised investments and expenditures are aligned to the Group's key standards, the team consults with key development and sustainability functions across the Group. The ESG team will receive subject matter input from experts, including the Chief investment and Development Officer and various development directors. The ESG Team meets quarterly and will incorporate review and approvals necessary for operation of the Sustainable Finance Framework on an ad-hoc basis as necessary.

# Management of Proceeds

The Proceeds from any Sustainable Finance Instruments will be paid initially into the main receipts account of the Borrower and the ESG Team will track and monitor an equivalent amount using internal reporting systems until at least full allocation of the Proceeds.

The Borrower has established a sustainable finance asset register (the "Register") which it will use to track projects, investments and expenditures identified as Eligible Projects. Once approved by the IC, the ESG Team will notionally allocate against or use Proceeds to finance or refinance Eligible Projects on the Register. Subject to achieving full allocation of the Proceeds, the ESG Team will aim to ensure that, over time, Eligible Projects on the Register are equal to, or are in excess of, the outstanding Proceeds of Sustainable Finance Instruments issued or borrowed in relation to the Sustainable Finance Framework.

Unallocated Proceeds will be used in accordance with the treasury management policy of the Group, which amongst other uses may include being held as cash deposits, placed in sterling denominated money market funds or ESG bonds and deposits, as well as for the short-term repayment of other debt facilities before allocation to Eligible Projects.

### Reporting

The Borrower will report annually on the allocation of Proceeds from any Sustainable Finance Instruments until all Proceeds have been fully allocated and thereafter in the event of any material reallocations resulting from reassignments or developments during the life of an outstanding Sustainable Finance Instrument.

Allocation reporting will include, but is not limited to:

- (a) a description of the Eligible Projects within the Register and those financed by the Net Proceeds;
- (b) the total amount of Proceeds outstanding (per Sustainable Financing Instrument) and amounts allocated to each ICMA category;
- (c) the share of financing vs refinancing of new and existing Eligible Projects; and
- (d) the amount of and how unallocated Proceeds are being held (if any), and any undrawn limits.

The Borrower also intends to report on the environmental and social impacts of investments facilitated with the Proceeds. This impact reporting will, on a best-efforts-basis, recognise key aspects of the Borrower's Sustainability Reporting Standard as well as ICMA's Harmonized Framework for Impact Reporting and Harmonized Framework for Impact Reporting for Social Bonds. The Borrower produces an annual Impact and Sustainability Report, which is found on its website set out below.

Any public reporting will be available for viewing of the Borrower's website at <a href="https://www.sovereign.org.uk/investors">https://www.sovereign.org.uk/investors</a>.

#### **External Review**

The Borrower appointed Sustainalytics (the "Second Party Opinion Provider") (an independent provider of environmental, social and governance research, ratings and analysis) to assess the alignment of the Sustainable Finance Framework with then current market standards and the extent to which the eligible project categories are credible and impactful. The Second Party Opinion Provider has in an independent opinion dated 22 November 2023 (the "Second Party Opinion") assessed and commented on:

- (a) the alignment of the Sustainable Finance Framework with the ICMA Principles and the LMA Principles;
- (b) the credibility and anticipated positive impacts of the use of proceeds; and
- (c) the alignment of the sustainability strategy and performance and sustainability risk management in relation to the use of proceeds.

The Borrower has appointed Sustainalytics to conduct independent third-party reviews to verify allocation reporting.

The Second Party Opinion is available for viewing at <a href="https://assets-eu-01.kc-usercontent.com/d94abdb8-5d4a-0174-c20e-c76c674a6c3d/e042f94f-985c-47fb-a709-f9536657592d/Sovereign%20Sustainable%20Finance%20Framework%20Second-Party%20Opinion.pdf">https://assets-eu-01.kc-usercontent.com/d94abdb8-5d4a-0174-c20e-c76c674a6c3d/e042f94f-985c-47fb-a709-f9536657592d/Sovereign%20Sustainable%20Finance%20Framework%20Second-Party%20Opinion.pdf</a>.

No assurance or representation is given by the Issuer, the Borrower, the Arranger, the Dealers, the Note Trustee or the Security Trustee, or any of their respective affiliates or any other person as to the suitability or reliability for any purpose whatsoever of any opinion or certification of any third party (whether or not solicited by the Issuer or the Borrower), including, without limitation, the Second Party Opinion, which may be made available in connection with an issue of Sustainability Bonds and in particular with any Eligible Projects to fulfil any environmental, sustainability, social and/or other criteria. For the avoidance of doubt, any such opinion or certification is not, nor shall it be deemed to be, incorporated in and/or form part of these Programme Admission Particulars. Any such opinion or certification is not, nor should be deemed to be, a recommendation by the Issuer, the Borrower, the Arranger, the Dealers, the Note Trustee or the Security Trustee or any of their respective affiliates or any other person to buy, sell or hold any Notes issued as "Sustainability Bonds". The Noteholders have no recourse against the Issuer, the Borrower, any of the Arranger, the Dealers, the Note Trustee, the Security Trustee, any of their respective affiliates or the provider of any such opinion or certification for the contents of any such opinion or certification. Any such opinion or certification is only current as of the date that opinion or certification was initially issued and the considerations and/or criteria which are the basis of such an opinion or certification can change at any time. The providers of such opinions or certifications are currently under no obligation to update them following their issue and are not subject to any specific regulatory or other regime or oversight. Prospective investors must determine for themselves the relevance of any such opinion or certification and/or the information contained therein and/or the provider of such opinion or certification for the purpose of any investment in any Notes issued as "Sustainability Bonds". Currently, the providers of such opinions and certifications are not subject to any specific regulatory or other regime or oversight.

No assurance is given by the Issuer, the Borrower, the Arranger, the Dealers, the Note Trustee, the Security Trustee or any of their respective affiliates or any other person that the use of the proceeds of issue of any Notes will satisfy, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor or its investments are required to comply, whether by any present or future applicable law or regulations or by its own by-laws or other governing rules or investment portfolio mandates. None of the Arranger, the Dealers, the Note Trustee, the Security Trustee or any of their respective affiliates will have any responsibility for monitoring the application of any such proceeds.

The Group may amend or update its Sustainable Finance Framework in the future.

For the avoidance of doubt, the Sustainable Finance Framework, the Second Party Opinion and any further second party opinion(s) or certification(s) referred to in the applicable Pricing Supplement are not, nor shall they be deemed to be, incorporated in and/or form part of these Programme Admission Particulars.

See also "Risk Factors – Factors which are material for the purpose of assessing the market risk associated with Notes issued under the Programme – Risks related to Sustainability Bonds".

### **DESCRIPTION OF EACH SECURED SERIES LOAN AGREEMENT**

The following description of each Secured Series Loan Agreement consists of a summary of certain provisions of each Secured Series Loan Agreement and is qualified by reference to the detailed provisions thereof. The following summary does not purport to be complete and prospective investors must refer to the Secured Series Loan Agreement in respect of a Series of Fully Secured Notes for detailed information regarding such Secured Series Loan Agreement. Each Secured Series Loan Agreement is not, however, incorporated by reference into, and therefore does not form part of, these Programme Admission Particulars.

Terms used in this section but not otherwise defined in these Programme Admission Particulars have the meanings given to them in the Secured Series Loan Agreement Standard Terms (as defined below).

# **Secured Series Loan Agreement**

Each Secured Series Loan Agreement entered into by the Issuer as lender for the purposes of on-lending the net proceeds of each Series of Fully Secured Notes to the Borrower, will be comprised of:

- (i) the secured series loan agreement standard terms signed for the purposes of identification on or about 31 March 2025 (the "Secured Series Loan Agreement Standard Terms") by the Issuer, the Borrower and the Security Trustee; and
- (ii) the secured series loan transaction terms to be dated on or about the relevant Issue Date (each "Secured Series Loan Transaction Terms" and, together with the Secured Series Loan Agreement Standard Terms, a "Secured Series Loan Agreement") between the Issuer, the Borrower and the Security Trustee in relation to the relevant Series of Fully Secured Notes.

# **Facilities**

The Issuer shall enter into a Secured Series Loan Agreement in respect of each Series of Fully Secured Notes in the principal amount specified in the relevant Secured Series Loan Transaction Terms which shall be equal to the principal amount of the relevant Series of Fully Secured Notes (the "Original Commitment" and, together with any further commitments, the "Commitment"). A "Series Loan" is the principal amount of the Commitment under a Secured Series Loan Agreement that has been advanced to the Borrower or the outstanding balance thereof.

The Secured Series Loan Transaction Terms shall specify whether Retained Notes are applicable and the principal amount of any such Retained Notes. If Retained Notes are specified as applicable in the Secured Series Loan Transaction Terms one or more of the Original Commitments shall be funded by a sale of Retained Notes. Upon the issue by the Issuer of any further Notes pursuant to Condition 21 (*Further Issues*), the Issuer, at the request of the Borrower, may commit to making a loan to the Borrower in a principal amount which reflects such sale or issue proceeds pursuant to the relevant Secured Series Loan Agreement.

# **Drawings**

Each Commitment under each Secured Series Loan Agreement entered into in connection with the corresponding Series of Fully Secured Notes may be drawn in one or more drawings, and the maximum principal amount of each drawing shall be an amount which corresponds to:

(a) where the Numerical Apportionment Basis has been specified in the relevant Secured Series Loan Transaction Terms as the method for apportionment of Charged Properties in relation to the Series Loan pursuant to such Secured Series Loan Agreement, the Minimum Value of the Residual Charged Properties multiplied by the Series Security Percentage; or (b) where the Specific Apportionment Basis has been specified in the relevant Secured Series Loan Transaction Terms as the method for apportionment of Charged Properties in relation to the Series Loan pursuant to such Secured Series Loan Agreement, 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.

in each case, as at the date of such drawing, less the aggregate amount of all Commitments in respect of such Secured Series Loan Agreement which have previously been drawn.

The initial drawing of any Original Commitment shall be advanced at par, at a premium or at a discount in an amount equal to the principal amount of such drawing multiplied by the Issue Price of the Tranche of Notes of the related Series (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 Series Loan under the relevant Secured Series Loan Agreement and, *inter alia*, the calculation of interest, principal and premium payments payable in respect thereon).

No Commitment may be drawn by the Borrower until it has satisfied the conditions set out in Clause 2.4 (*Facility*) of the Secured Series Loan Agreement Standard Terms in respect of the first drawing in respect of a Secured Series Loan Agreement, and the conditions set out in Clause 11.1 (*Additional Properties*) of the Secured Series Loan Agreement Standard Terms in respect of any subsequent drawings of amounts of the relevant Commitment which exceed:

- (a) where the Numerical Apportionment Basis has been specified in the relevant Secured Series Loan Transaction Terms as the method for apportionment of Charged Properties in relation to the Series Loan pursuant to the relevant Secured Series Loan Agreement, the Minimum Value of the Residual Charged Properties multiplied by the Series Security Percentage; or
- (b) where the Specific Apportionment Basis has been specified in the relevant Secured Series Loan Transaction Terms as the method for apportionment of Charged Properties in relation to the Series Loan pursuant to the relevant Secured Series Loan Agreement, the Minimum Value of the Initial Properties,

In addition, the Issuer and the Borrower will be required to acknowledge that any drawing of a Commitment shall be subject to the Security Trustee being satisfied (based solely on the relevant confirmation from the Borrower that:

- (a) where the Numerical Apportionment Basis has been specified in the relevant Secured Series Loan Transaction Terms as the method for apportionment of Charged Properties in relation to the Series Loan pursuant to a Secured Series Loan Agreement, the Minimum Value of the Residual Charged Properties multiplied by the Series Security Percentage (which itself shall be evidenced by the relevant Valuation); or
- (b) where the Specific Apportionment Basis has been specified in the relevant Secured Series Loan Transaction Terms as the method for apportionment of Charged Properties in relation to the Series Loan pursuant to a Secured Series Loan Agreement, the Minimum Value of the Properties forming part of the Issuer's Apportioned Part (which itself shall be evidenced by the relevant Valuation).

which the Security Trustee is entitled to rely upon without further enquiry or investigation in respect thereof, is such that the relevant Asset Cover Test is satisfied immediately following such drawing and, in respect of any part of a Commitment which is to be funded by the Issuer by a sale of Retained Notes and/or an issue of further Notes, the receipt by the Issuer of such net sale proceeds or issue proceeds thereof.

The Borrower will be required to acknowledge that as a result of any issue or sale of Notes by the Issuer made at a discount to the principal amount of such Notes, 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. In such circumstances, each drawing to be funded from the Retained Proceeds shall be advanced in an amount equal to the Actual Advance Amount (which may be at a discount to the principal amount requested).

For this purpose, "Actual Advance Amount" means, in respect of each drawing of the Commitment, the lesser of:

- (a) the principal amount of such drawing multiplied by:
  - (i) in the case of a drawing which is to be funded by the sale of Original Notes or Further Notes (other than Retained Notes), the issue price of such Original Notes or further Notes, as applicable; and
  - (ii) in the case of a drawing which is to be funded by the sale of Retained Notes, the sale price of such Retained Notes; and
- (b) 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, by
  - (ii) the Undrawn Commitment which is to be funded from such Retained Proceeds.

#### For the avoidance of doubt:

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

The Borrower shall agree that, 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 Retained Notes as a result of the movement in the fair value recognised in its accounts of such Retained Notes for that accounting period, the Borrower shall (on behalf of the Issuer) discharge any corporation tax liability in respect of the Accounting Profit.

The Borrower shall agree, to the extent that any Retained Notes are issued in respect of the relevant Series, that, where the Issuer is required to sell any Retained Notes 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 Notes to a third party.

For so long as any Retained Notes in respect of a Series are held by or on behalf of the Issuer, the Borrower may request that an amount of the Commitment under a Secured Series Loan Agreement entered into in connection with that Series be cancelled (provided that such amount does not exceed the principal amount of Retained Notes held by or on behalf of the Issuer at that time). As soon as practicable following any such request, the Issuer shall cancel Retained Notes in a corresponding amount. Such cancellation of the relevant Commitment shall take effect upon the cancellation of such Retained Notes.

Subject to the conditions precedent set out in Clause 4.2 (*Conditions to the Making of Further Commitments*) of the Secured Series Loan Agreement Standard Terms, the Issuer may make further commitments to the Borrower under a Secured Series Loan Agreement, each in an amount to be agreed between the Issuer, the Borrower and the Security Trustee, following the issuance of further notes of the Series in respect of which the Secured Series Loan Agreement was entered into pursuant to Condition 21 (*Further Issues*).

## **Purpose**

The proceeds of each Series Loan shall be used by the Borrower as follows: (a) in accordance with the Borrower's charitable objects, as permitted by its Rules including, for the avoidance of doubt, the repayment of any existing indebtedness of the Borrower and any other amounts due and payable thereunder and (b) if Purpose (Application of funds in accordance with the Sustainable Finance Framework) is specified as applicable in the relevant Secured Series Loan Transaction Terms, the gross proceeds will be used or notionally allocated to finance and/or refinance eligible projects as outlined in the Sustainable Finance Framework unless otherwise specified in the relevant Secured Series Loan Transaction Terms.

#### Interest

#### Interest basis of each Series Loan

Following its advance, each Series Loan will carry interest from (and including) the date of its initial advance at the fixed rate specified in the applicable Secured Series Loan Transaction Terms which will correspond with the rate of interest payable in respect of the related Series of Notes. Interest will be payable in arrear on each Loan Payment Date (being four Business Days prior to each Interest Payment Date in respect of the related Series of Notes or such other date specified in the relevant Secured Series Loan Transaction Terms).

#### **Interest Periods**

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

#### Cessation of Interest

Each Series Loan (or in the case of a repayment of part only of a Series Loan, that part only of such Series Loan) shall cease to bear interest from its due date for repayment or prepayment in accordance with Clause 5 (*Repayment*, *Purchase and Prepayment*) of the relevant Secured Series Loan Agreement unless payment of the principal is improperly withheld or refused, in which case it will continue to bear interest in accordance with Clause 6 (*Interest*) of the relevant Secured Series Loan Agreement (both before and after judgment) until the day on which all sums due in respect of the corresponding Notes have been repaid to the Noteholders by or on behalf of the Issuer and as provided in the Note Trust Deed.

# Commitment Fee

The 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 (a) the aggregate of the interest payable by the Issuer under the Notes of the relevant Series on the following Interest Payment Date in respect of such Series less (b) the aggregate of (i) the interest received by the Issuer under the Secured Series Loan Agreement in connection with the relevant Series on such Loan Payment Date and (ii) the interest otherwise received by the Issuer in respect of the Retained Proceeds in respect of such Series in the relevant Loan Interest Period. The commitment fee shall accrue on a daily basis.

# Repayment, Purchase and Prepayment

# Final Repayment

If "Final Repayment" is specified in the relevant Secured Series Loan Transaction Terms as "Applicable", unless previously repaid or prepaid, the Borrower must repay its Series Loan (if drawn) in full on the Loan Maturity Date specified in the relevant Secured Series Loan Transaction Terms (being four Business Days prior to the Maturity Date on which the relevant Series of Fully

Secured Notes or such other date specified in the relevant Secured Series Loan Transaction Terms).

### Instalment Repayment

If "Instalment Repayment" is specified in the relevant Secured Series Loan Transaction Terms as "Applicable", unless previously repaid or prepaid, the Borrower shall repay each Series Loan (if drawn) in instalments on each Loan Instalment Date in an amount equal to the corresponding Loan Instalment Amount, each as specified in the relevant Secured Series Loan Transaction Terms (being four Business Days prior to the corresponding Instalment Date in respect of the related Series of Fully Secured Notes or such other dates specified in the relevant Secured Series Loan Transaction Terms).

## **Optional Prepayment**

If "Optional Prepayment" is specified in the relevant Secured Series Loan Transaction Terms as "Applicable", pursuant to Clause 5.4 (*Optional Prepayment*) of the relevant Secured Series Loan Agreement, the Borrower may, at any time (a) on or after the Final Retained Note Disposal Date (if applicable) and (b) before the Loan Maturity Date specified in the relevant Secured Series Loan Transaction Terms, by giving not less than 30 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 Series 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 Fully Secured Notes of such Series are outstanding, an amount equal to the excess (if any) of the amount notified to the Borrower by the Issuer as being the price determined under the Note Trust Deed for the redemption of a corresponding principal amount of the Fully Secured Notes of such Series over par).

The Issuer shall use the prepayment proceeds to redeem the corresponding Series of Fully Secured Notes in accordance with Condition 10.3 (*Early Redemption*).

## Optional Prepayment - Maturity Par Call Option

If Maturity Par Call Option is specified as applicable in the applicable Secured Series Loan Transaction Terms, the Borrower may, at any time:

- (a) on or after the later of (i) Final Retained Note Disposal Date (if applicable) and (ii) the Call Option Date specified in the applicable Secured Series Loan Transaction Terms (provided, in the case of the Call Option Date, that such date shall be no earlier than 90 days before the Maturity Date); and
- (b) before the Loan Maturity Date specified in the applicable Secured Series Loan Transaction Terms.

by giving not less than 30 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 Series Loan, together with any interest accrued up to and including the date of prepayment.

# Optional Prepayment - Residual Call Option

If Residual Call Option is specified as applicable in the applicable Secured Series Loan Transaction Terms, the Borrower may, at any time:

- (a) on or after the later of Final Retained Note Disposal Date (if applicable); and
- (b) before the Loan Maturity Date specified in the applicable Secured Loan Transaction Terms,

in the event that the aggregate outstanding principal amount of the related Series of Fully Secured Notes (being, where Instalment Redemption is specified as applicable in the applicable Pricing

Supplement for such Fully Secured Notes, the original principal amount ignoring any previous redemption of principal in accordance with Condition 10.2 (*Redemption in instalments*)) is less than or equal to the Residual Call Option Percentage of the aggregate principal amount of the Notes of such Series issued, by giving not less than 30 nor more than 60 days' notice in writing to the Issuer and the Security Trustee, prepay the whole of the outstanding balance of the Series Loan, together with any interest accrued up to and including the date of prepayment and the relevant Prepayment Premium.

# Mandatory Prepayment - Redemption of Notes

If "Mandatory Prepayment" is specified in the relevant Secured Series Loan Transaction Terms as "Applicable", if a Series of Fully Secured Notes becomes redeemable prior to the applicable Maturity Date, other than as a result of a prepayment of a Series Loan or termination of a Secured Series Loan Agreement, the Borrower shall prepay, at least one Business Day prior to the relevant date of redemption of such Series of Fully Secured Notes, the outstanding balance of the Series Loan funding by the issue proceeds of such Series of Fully Secured Notes, together with accrued interest and accrued commitment fee thereon up to and including the date of redemption.

## Mandatory Prepayment – Cancellation of Status

If "Mandatory Prepayment" is specified in the relevant Secured Series Loan Transaction Terms as "Applicable", pursuant to Clause 5.9 (*Mandatory Prepayment – Cancellation of Status*) of each Secured Series Loan Agreement Standard Terms, the 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 Borrower shall prepay the whole of the outstanding balance of the Series Loan funding by the issue proceeds of such Series of Fully Secured Notes, together with any interest and commitment fee accrued up to and including the date of prepayment, provided, however, that if the Borrower regains its status as a Registered Provider of Social Housing within such period of 180 days, the Borrower shall no longer be required to prepay its Series Loan in accordance with the above-mentioned Clause 5.9 (*Mandatory Prepayment – Cancellation of Status*).

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

In the event that the Borrower elects to, or is otherwise required to, prepay the whole of the outstanding balance of the Series Loan and the Issuer is required to notify the Borrower of the price determined under the Conditions for the redemption of a corresponding principal amount of the related Series of Fully Secured Notes, then the Issuer shall be entitled to also take account of the redemption of such principal amount of the Fully Secured Notes of such Series that shall correspond to the Retained Proceeds Par Amount (being an amount equal to the Retained Proceeds and, for this purpose, where the source of any Retained Proceeds is the net sale proceeds of any Retained Notes which were sold at a discount, the amount of such Retained Proceeds shall be taken as the principal amount of such Retained Notes), and the price notified to the Borrower shall be increased accordingly.

## Note Purchase

The Issuer, the Borrower or any other member of the Group may, at any time, purchase Fully Secured Notes of any Series on the London Stock Exchange, by tender (available to all Noteholders alike) or by private treaty at any price.

Following any such purchase, the Issuer, the Borrower or such other member of the Group, as the case may be, may (but is not obliged to) surrender such Fully Secured Notes to the Issuer to be cancelled. Upon such cancellation, an amount of the outstanding balance of the relevant Series Loan (provided that such Loan was funded by the issue proceeds of the relevant Series of Fully Secured Notes) equal to the principal amount of the Fully Secured Notes of such Series surrendered shall be deemed to be prepaid (or, to the extent that no Series Loan is then outstanding, then an amount of the Undrawn Commitment equal to the principal amount of the Fully Secured Notes of such Series surrendered shall be deemed to be cancelled for the purposes of the relevant Secured Series Loan Agreement and a corresponding portion of the Retained

Proceeds shall be paid by the Issuer to the Issuer, the Borrower or such other member of the Group, as the case may be).

The Borrower shall acknowledge that the terms of the Note Trust Deed provide that any Fully Secured Notes which are for the time being held by or on behalf of, *inter alios*, the Issuer, the Borrower or any other member of the 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 Noteholders.

## **Apportionment Basis**

The Charged Properties securing the Borrower's obligations under each Secured Series Loan Agreement shall be apportioned on (a) the Numerical Apportionment Basis (subject to the rights of the Issuer to require the Specific Apportionment Basis to apply in limited circumstances after the occurrence of an Enforcement Event in accordance with the terms of the Security Trust Deed) or (b) the Specific Apportionment Basis, as specified in the Secured Series Loan Transaction Terms.

The Issuer shall agree (and shall be deemed to have confirmed to the Security Trustee under the Security Trust Deed its agreement) to a review of the Issuer's Apportioned Part and the making of adjustments to the Issuer's Apportioned Part:

- (a) immediately before and as a condition precedent to (x) entry into, and disbursement of any loan or posting of collateral (as applicable), under any Funding Agreement, (y) the issue of any Notes and/or (z) the accession of a new Beneficiary (subject to the Security Trust Deed) or release of an existing Beneficiary from the Security Trust Deed; and
- (b) following the charging of Property under the Security Trust Deed pursuant to Clause 2.1 of the Security Trust Deed, on 31 March and 30 September in each year,

provided the terms of the relevant Secured Series Loan Agreement have been and continue to be complied with, no Borrower Default has occurred and is outstanding, the Borrower would continue to be in compliance with the relevant Asset Cover Test immediately after such apportionment (or adjustment to any apportionment) and such apportionment (or adjustment to any apportionment) be made with the agreement of all Beneficiaries.

# **Warranties and Covenants**

The Borrower shall make various warranties and covenants pursuant to Clause 8 (*Warranties and Covenants by the Borrower*) of the Secured Series Loan Agreement Standard Terms. These warranties and covenants shall include, *inter alia*, the following:

# Information Covenants

The Borrower must supply to the Issuer and the Security Trustee not later than 180 days after the end of each relevant financial year (a) a copy of the consolidated audited annual financial statements of the Borrower for such financial year; and (b) a certificate setting out, among other things, calculations in respect of the asset cover ratio substantially in the form set out in Schedule 2 to the Secured Series Loan Agreement Standard Terms (the "Compliance Certificate") signed by two Authorised Signatories of the Borrower.

If Retained Notes is specified in the relevant Secured Series Loan Transaction Terms as "Applicable", the Borrower must, following receipt of a notice from the Issuer stating that it intends to sell any Retained Notes of a related Series, supply to the Issuer and the Note 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 Test substantially in the form set out in Schedule 3 to the Secured Series Loan Agreement Standard Terms (the "Retained Note Compliance Certificate") signed by two Authorised Signatories of the Borrower confirming whether, immediately following such sale, the Borrower will be in compliance with the Asset Cover Test in respect of the Secured Series Loan Agreement related to such Series of Fully Secured Notes.

# **Negative Pledge**

The Borrower shall not create or allow to exist any Security Interest on any assets which are Security Assets, except as set out in the Secured Series Loan Agreement, which shall include the Security Interests created pursuant to, *inter alia*, the Security Trust Deed and the Security Agreements and any Security Interests created with the prior written consent of the Issuer or by operation of law.

# **Charged Properties**

The 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 Charged Properties and maintain insurances on and in relation to its Charged Properties.

#### Covenants

The Borrower shall, unless the Security Trustee otherwise agrees in writing, comply in all material respects with any covenants or restrictive covenants relating to a Charged Property which are binding on it including, without limitation, doing such things as are necessary to maintain its charitable status and remaining a member of the Group.

#### **Asset Cover Ratio**

Pursuant to each Secured Series Loan Agreement, the Borrower shall procure that at all times:

- (a) where the Numerical Apportionment Basis has been specified in the Secured Series Loan Transaction Terms as the method for apportionment of Charged Properties in relation to each Series Loan pursuant to such Secured Series Loan Agreement, the sum of:
  - (i) the Minimum Value of the Residual Charged Properties multiplied by the Series Security Percentage;
  - (ii) the Retained Proceeds Par Amount; and
  - (iii) the aggregate amount of any Charged Cash in the Series Ongoing Cash Security Account (if any) relating to such Series,

in each case, in respect of the related Series of Fully Secured Notes, will not be less than the Funded Commitment, provided however, that from and including the Final Charging Date, the Retained Proceeds Par Amount shall be deemed to be zero for the purposes of determining the compliance of the Borrower's compliance with the NAB asset cover test (the "NAB Asset Cover Test"); or

- (b) where the Specific Apportionment Basis has been specified in the Secured Series Loan Transaction Terms as the method for apportionment of SAB Charged Properties in relation to each Series Loan pursuant to such Secured Series Loan Agreement, the sum of:
  - (i) the Minimum Value of the SAB Charged Properties forming the Issuer's Apportioned Part;
  - (ii) the Retained Proceeds Par Amount; and
  - (iii) the aggregate amount of any Charged Cash in the Series Ongoing Cash Security Account (if any) relating to such Series,

in each case, in respect of the related Series of Fully Secured Notes, will not be less than the Funded Commitment of such Secured Series Loan Agreement, provided however, that from and including the Final Charging Date, the Retained Proceeds Par Amount shall be deemed to be zero for the purposes of determining the compliance of the Borrower's compliance with the SAB asset cover test (the "SAB Asset Cover Test" and, together with the NAB Asset Cover Test, the "Asset Cover Tests" and each an "Asset Cover Test").

In the event that the basis of the Issuer's apportionment of security in respect of the Borrower's obligations under the Secured Series Loan Agreement is changed from the NAB Apportionment Basis to the Specific Apportionment Basis in accordance with the Security Trust Deed, the relevant Asset Cover Test and each of the provisions relating to the release, addition, substitution and apportionment of Charged Properties in the Secured Series Loan Agreement shall be construed accordingly.

#### Interpretation

For these purposes:

"Apportioned Part" 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 in the reduction of all monies, liabilities and obligations owing by the Borrower to the Issuer under the relevant Secured Series Loan Agreement;

"Charged Properties" means any Properties which have been charged in favour of the Security Trustee, for the benefit of the Issuer, for the purpose of providing underlying security for the Notes;

"EUV-SH" means a valuation made on the basis of existing use value for social housing ("EUV-SH") as defined by the RICS at UK VPGA 7 of the RICS UK National Supplement to the RICS Valuation - Global Standards (incorporating the IVSC International Valuation Standards) (effective from 31 January 2022) (or, if a subsequent edition of the RICS UK National Supplement has been published at the relevant time, the relevant valuation standard of the then most recently published edition of the RICS UK National Supplement) (effectively assuming that the properties will continue to be let as social housing and that any vacant Units will be re-let to tenants on normal social housing terms) or, if the RICS Valuation Standards are no longer published at such time, on a basis agreed between the Borrower, the Issuer, the Security Trustee and a Valuer, and "EUV-SH Residual Charged Properties" and "EUV-SH SAB Charged Properties" shall be construed accordingly;

# "Final Charging Date" means:

- (a) in relation to the Original Commitment in respect of a Secured Series Loan Agreement, the date specified as such in the applicable Secured Loan Transaction Terms (which is expected to be the date falling six months after the Issue Date in respect of the related Series of Fully Secured Notes); and
- (b) in relation to any further Commitments, the date (if any) as agreed between the Issuer, the Borrower and the Security Trustee and specified as such in the relevant Secured Series Loan Transaction Terms;

**"Funded Commitment"** means, in respect of each Series of Fully Secured Notes, the Commitment under the relevant Secured Series Loan Agreement, less the aggregate principal amount of Retained Notes (if any) of such Series held by or on behalf of the Issuer;

"Minimum Value" means, in relation to (a) the Residual Charged Properties or (b) the SAB Charged Properties forming part of the Issuer's Apportioned Part, as the case may be, in respect of the Secured Series Loan Agreements entered into in connection with any Series of Fully Secured Notes:

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

#### where:

"A" means the Value of (a) the residential EUV-SH Residual Charged Properties in respect of the Secured Series Loan Agreement entered into in connection with such Series of Fully Secured Notes determined on the basis of EUV-SH or (b) the residential EUV-SH SAB Charged Properties forming part of the Issuer's Apportioned Part in respect of the Secured Series Loan Agreement entered into in connection with such Series of Fully Secured Notes determined on the basis of EUV-SH from time to time, as the case may be; and

"B" means the Value of (a) the residential MV-ST Residual Charged Properties in respect of the Secured Series Loan Agreement entered into in connection with such Series of Fully Secured Notes determined on the basis of MV-ST or (b) the residential MV-ST SAB Charged Properties forming part of the Issuer's Apportioned Part in respect of the Secured Series Loan Agreement entered into in connection with such Series of Fully Secured Notes determined on the basis of MV-ST from time to time, as the case may be.

The Charged Properties forming the Residual Charged Properties or the SAB Charged Properties forming part of the Issuer's Apportioned Part 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 Charged Property and the Valuer has confirmed that it has reviewed a Certificate of Title in respect of such Charged Property certifying that it may be disposed of by the 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);

"MV-ST" a valuation made on the basis of the current Market Value as defined by the RICS at VPS 4.4 of the RICS Valuation – Global Standards (incorporating the IVSC International Valuation Standards) (effective from 31 January 2022) (or, if a subsequent edition of the RICS Valuation – Global Standards has been published at the relevant time, the relevant valuation standard of the then most recently published edition of the RICS Valuation – Global Standards) (effectively, in these circumstances, based on the fact that the properties are subject to existing tenancies but are not restricted to use as social housing let at sub-market rents, and that any Units that become vacant may be sold with vacant possession) or, if the RICS Valuation – Global Standards are no longer published at such time, on a basis agreed between the Borrower, the Issuer, the Security Trustee and a Valuer, and "MV-ST Residual Charged Properties" and "MV-ST SAB Charged Properties" shall be construed accordingly;

"Property" means all estates or interests of the Borrower in any freehold 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);

"Residual Charged Properties" has the meaning given to it in the Security Trust Deed;

"Retained Proceeds Par Amount" means, in respect of each Series of Fully Secured Notes, an amount equal to the Retained Proceeds at the time of calculation and, for this purpose, where the source of any Retained Proceeds is the net sale proceeds of any Retained Notes in respect of such Series which were sold at a discount, the amount of such Retained Proceeds shall be taken as the principal amount of such Retained Notes;

"Right to Buy" means the right of a tenant of any property to buy or acquire part or all of such property (including, without limitation, by means of a shared ownership lease) from the Borrower under section 180 of the Housing and Regeneration Act 2008 (as amended by the Localism Act 2011 and the Housing and Planning Act 2016) (the "Housing and Regeneration Act") or Part V of the Housing Act 1985 (or any similar right or scheme replacing or supplementing that right) or where a grant is provided to the Borrower in respect of such a sale under section 35(1) of the Housing and Regeneration Act or any other statute conferring similar rights to buy or acquire to tenants of Registered Providers of Social Housing with which the Borrower is obliged to comply or under any contract or other voluntary arrangement conferring such a right (and including,

without limitation, such rights preserved notwithstanding any previous transfer of such property from any local authority);

**"SAB Charged Properties"** means the Charged Properties which have been apportioned to beneficiaries on a Specific Apportionment Basis;

"Series Security Percentage" means, in respect of all Secured Series Loan Agreements where the Charged Properties securing the obligations of the Borrower are apportioned on a Numerical Apportionment Basis, the number of Units allocated to the Issuer in relation to such Secured Series Loan Agreement under the Numerical Apportionment Basis from time to time divided by the total number of Units comprising the Residual Charged Properties which are held by the Security Trustee on the Numerical Apportionment Basis from time to time, multiplied by 100 (and expressed as a percentage);

"Value" means, at any time and in relation to the Charged 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 Charged Property or part thereof is sold pursuant to a Right to Buy, the Value of the relevant Charged 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 Charged Property has been sold) or (if only part of the relevant Charged Property has been sold) shall be the proportion of the value of the Charged Property which has not been sold pursuant to the relevant Right to Buy); and

"Valuer" means Jones Lang LaSalle Limited or any of its subsidiaries 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.

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

#### Additional Properties

The Borrower may charge (a) additional Residual Charged Properties or (b) additional Properties as SAB Charged Properties. Subject as set out below, pursuant to Clause 2.1 (*Charged Properties*) and Schedule 2 (*Property Conditions Precedent*) of the Security Trust Deed (see "Security" below), on or prior to creating a Security Agreement in respect of any Property for the benefit of the Issuer, the Borrower must, in respect of such security, provide the conditions precedent documents specified in the Security Trust Deed. In addition, pursuant to the relevant Secured Series Loan Agreement, the Borrower must provide a completed Additional Property Certificate (signed by the Borrower) certifying that, *inter alia*, the Properties which are proposed to become Charged Properties are residential properties of a type and nature that are usually owned by Registered Providers of Social Housing, and also provide Full Valuation Reports in respect of each such Property and a Certificate of Title in respect of each tranche of Properties charged.

Notwithstanding the foregoing, for so long as the Borrower's obligations under a Secured Series Loan Agreement are secured on the Numerical Apportionment Basis, the above requirements shall not apply in the event that Properties are added to the Residual Charged Properties solely as a result of them ceasing to be allocated to any Specific Beneficiary on a Specific Apportionment Basis.

# Substitution

At the request and expense of the Borrower, the Security Trustee shall (subject to receiving instructions to do so and an amended Allocation Certificate from the Borrower and the Issuer in accordance with the Security Trust Deed) release from the relevant Security Documents (and/or reallocate, if applicable) (a) such Residual Charged Properties or (b) such SAB Charged Properties forming part of the Issuer's Apportioned Part (the "Released Properties") and substitute for the Released Properties with other Properties (each, a "Substitute Property") as may be selected by the Borrower, provided that the Borrower satisfies the conditions precedent specified in the relevant Secured Series Loan Agreement in relation to the Substitute Properties.

Such conditions precedent include, *inter alia*, 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 and, that, immediately following such release (and/or reallocation, if applicable) and substitution, the relevant 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, and also provide a Full Valuation Report in respect of each Substitute Property and a Certificate of Title in respect of the Substitute Properties.

Notwithstanding the foregoing, for so long as the Borrower's obligations under a Secured Series Loan Agreement are secured on the Numerical Apportionment Basis, the above requirements shall only apply in respect of substitutions out of and into the Residual Charged Properties as a whole, and shall not apply in respect of adjustments to the Apportioned Parts of NAB Beneficiaries without resulting in change to the Properties comprised within the Residual Charged Properties or to the extent that the provisions described above and below relating to additions and substitutions would not apply to the Substitute Property and the Released Property, respectively.

#### Release and reallocation

At the request and expense of the Borrower, the Security Trustee shall release (subject to receiving instructions to do so and an amended Allocation Certificate from the Borrower and the Issuer in accordance with the Security Trust Deed) from the relevant Security Documents (and/or reallocate, if applicable) (a) Residual Charged Properties or (b) such SAB Charged Properties of the Borrower forming part of the Issuer's Apportioned Part as may be selected by the Borrower, provided that the 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 relevant 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 Apportioned Part and that no Event of Default or Potential Event of Default has occurred and is continuing.

Notwithstanding the foregoing, for so long as the Borrower's obligations under a Secured Series Loan Agreement are secured on the Numerical Apportionment Basis the above requirements shall only apply (a) where the Properties to be released from the Residual Charged Properties do not constitute Unallocated Properties and/or (b) if an adjustment is required in respect of the Apportioned Part in respect of such Secured Series Loan Agreement irrespective of whether any Properties are to be removed from the Residual Charged Properties as a whole.

## Statutory Disposals

The Borrower shall have the right to withdraw (a) Residual Charged Properties or (b) such SAB Charged Properties from the Issuer's Apportioned Part pursuant to any Statutory Disposal and the 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, confirming the effect on the relevant Asset Cover Test of such withdrawal and, if the Statutory Disposal would result in a breach of the relevant Asset Cover Test, confirming that it shall procure that Additional Properties are charged pursuant to the Security Trust Deed so as to become part of the Issuer's Apportioned Part and/or moneys are deposited into the Series Ongoing Cash Security Account (if any) such that any breach of the relevant Asset Cover Test will be cured.

Without prejudice to the aforementioned right to withdraw Property from the Issuer's Apportioned Part pursuant to any Statutory Disposal, the Borrower covenants that, if following such withdrawal the Borrower will no longer be in compliance with the relevant Asset Cover Test, it shall, as soon as practicable thereafter (and, in any event, prior to the expiry of the applicable grace period), charge or procure the charging of additional Properties and/or deposit or procure the deposit of money into the Series Ongoing Cash Security Account (if any) in an aggregate amount sufficient to ensure that the Borrower will be in compliance with the relevant Asset Cover Test.

## Cash Security

The Borrower may place the proceeds of disposal of the relevant Charged Properties which are released from charge under the relevant Security Documents with the Issuer and the Issuer may deposit into the Series Ongoing Cash Security Account (if any) of the Issuer for the purpose of maintaining the relevant Asset Cover Test. The Charged Cash may be withdrawn from the Series Ongoing Cash Security Account (if any) by the Issuer and returned to the Borrower (a) to be applied by the Borrower (provided, for the avoidance of doubt, that the 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 relevant Asset Cover Test.

Notwithstanding the above, the Borrower may, at any time, put the Issuer into funds to deposit on behalf of the Borrower, or arrange for the deposit of, any other money into the Series Ongoing Cash Security Account (if any) for the purposes of satisfying the relevant Asset Cover Test.

The Borrower shall be required to acknowledge that the money standing to the credit of the Series Ongoing Cash Security Account (if any) shall be charged in favour of the Note Trustee pursuant to the terms of the Note Trust Deed.

Following the redemption in full of the Notes, the Issuer shall return any amount standing to the credit of the Series Ongoing Cash Security Account (if any) to the Borrower, to the extent that such balance has not otherwise been applied in accordance with the terms of the Note Trust Deed.

#### **Valuations**

# **Full Valuations and Desk Top Valuations**

In accordance with Clause 12.1 (Full Valuations and Desk Top Valuations) of each Secured Series Loan Agreement, the 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 March in the year specified as the First Full Valuation Year in the relevant Secured Series Loan Transaction Terms and the date falling 60 days thereafter (or, at the option of the Borrower, within the same period in any prior calendar year) and unless the Issuer and the Borrower 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 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.

## **Loan Events of Default and Enforcement**

#### **Borrower Default**

Each of the following (which is set out in more detail in Clause 14 (*Borrower Default*)) of each Secured Series Loan Agreement Standard Terms is a Borrower Default by the Borrower in respect of its Series Loan:

(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 (k) below) 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 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 14.9 (*Insolvency*) of the Secured Series Loan Agreement Standard Terms (which exclude any Permitted Reorganisation or reorganisation on terms previously approved in writing by the Security Trustee).
- (i) **Insolvency Proceedings**: The Borrower initiates or consents to the proceedings referred to in Clause 14.10 (*Insolvency Proceedings*) the Secured Series Loan Agreement Standard Terms (which exclude, or will exclude, any Permitted Reorganisation or reorganisation on terms previously approved in writing by the Security Trustee).
- (j) Arrangement with creditors: The Borrower 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) (which exclude any Permitted Reorganisation or reorganisation on terms previously approved in writing by the Security Trustee).
- (k) **Unlawfulness**: It is or becomes unlawful for the Borrower to perform any of its obligations under the Finance Documents to which it is a party.

(I) **Breach of the relevant Asset Cover Test**: The Borrower fails to perform its obligations under Clause 10 (Asset Cover Ratio) of relevant Secured Series Loan Agreement 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 whole of the Borrower's property (including, for the avoidance of doubt, any statutory procedure as provided for under the Cooperative and Community Benefit Societies Act 2014) made between the Borrower ("Party A") 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 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 Note Trustee.

# Obligation to Notify the Issuer and the Security Trustee

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

#### **Borrower Default Notice**

Following the occurrence of a Borrower 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 (k) (*Unlawfulness*) above, only if the Security Trustee shall have certified in writing to the Borrower that such event is, in its opinion, materially prejudicial to the interests of the Issuer), the Issuer may declare by notice to the Borrower either:

- (a) that the security for the relevant Series Loan has become enforceable, whereupon the security for the relevant Series Loan shall become, immediately enforceable (and the Issuer shall notify the Security Trustee of the same in accordance with Clause 3.5 and 6.3 (*Default Procedure*) of 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 Series Loan has become due and repayable, whereupon that Series 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 therefor 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 pursuant to Clause 14.14 (*Borrower Default Notice*) of the Secured Series Loan Agreement Standard Terms, then the Security Trustee or any Receiver (where appropriate) shall hold the monies 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 Agreements after the security has become enforceable upon trust to apply the same:

- (a) first, in payment or retention of all costs, charges, expenses and liabilities incurred in or about the exercise of such powers or otherwise in accordance with the Security Documents and payments made by the Security Trustee, any Appointee or any Receiver in accordance with the Security Documents and of all remuneration payable to the Security Trustee, any Appointee or any Receiver in accordance with the Security Documents with interest thereon as provided in the Security Documents;
- (b) second, in or towards payment to the Issuer of all interest then due and remaining unpaid on the relevant Series Loan and all commitment fees then due and remaining unpaid;
- (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 Series Loan; and
- (d) fourth, in or towards payment to the Issuer of all other amounts then due and remaining unpaid under the relevant Secured Series Loan Agreement.

#### **Taxes**

The Borrower must make all payments to be made by it to the Issuer under, *inter alia*, the Secured Series Loan Agreement, the Security Agreements and the Security Trust Deed, without any deduction or withholding for or on account of tax, unless a deduction or withholding is required by law.

If a deduction or withholding from any such payment is required by law to be made by the Borrower, the amount of the payment due from the Borrower shall be increased to an amount which (after making such deduction or withholding) leaves an amount equal to the payment which would have been due if no deduction or withholding had been required.

If, as a result of any actual or proposed change in tax law, the Issuer determines (in its reasonable commercial judgement) 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 by the Issuer to the Noteholders of the relevant Series of Fully Secured Notes pursuant to the Conditions (other than in respect of a Noteholder Specific Withholding), the Issuer shall notify the Borrower of the same. The Borrower may (but, for the avoidance of doubt, shall not be obliged to), in its sole discretion, pay to the Issuer such additional amounts as will enable the Issuer (after such withholding or deduction) to pay to the Noteholders the amounts of principal and interest which they would have received in respect of the Notes in the absence of such withholding or deduction. The Borrower shall continue to pay such additional amounts to the Issuer unless and until the Borrower delivers to the Issuer a notice stating that it shall cease to make such additional payments with effect from the next following Interest Payment Date.

In the event that the Borrower does not choose to make such additional payments (or indicates that it intends to cease to make such additional payments) in respect of the Secured Series Loan Agreement entered into in connection with the relevant Series, and as a result the Issuer will not have sufficient funds to pay the additional amounts in respect of such Notes, the Issuer shall not opt to pay such additional amounts (or, having so opted, will notify the Note Trustee and the Noteholders of such Series of its intention to cease paying such additional amounts) and such Notes shall be redeemed in accordance with Condition 10.6 (*Redemption for Tax Reasons*), whereupon the Borrower shall be required to prepay the outstanding balance of the Series Loan in connection with the same Series, together with accrued interest and accrued commitment fee thereon up to and including the date of redemption.

# **Governing Law**

Each Secured Series Loan Agreement, and any non-contractual obligations or matters arising from or connected with it, shall be governed by, and construed in accordance with, English law.

#### **DESCRIPTION OF EACH UNSECURED SERIES LOAN AGREEMENT**

The following description of each Unsecured Series Loan Agreement consists of a summary of certain provisions of each Unsecured Series Loan Agreement and is qualified by reference to the detailed provisions thereof. The following summary does not purport to be complete and prospective investors must refer to the Unsecured Series Loan Agreement in respect of a Series of Partly Secured Notes for detailed information regarding such Unsecured Series Loan Agreement. Each Unsecured Series Loan Agreement is not, however, incorporated by reference into, and therefore does not form part of, these Programme Admission Particulars.

Terms used in this section but not otherwise defined in these Programme Admission Particulars have the meanings given to them in the Unsecured Series Loan Agreement Standard Terms (as defined below).

#### **Unsecured Series Loan Agreement**

Each Unsecured Series Loan Agreement entered into by the Issuer as lender for the purposes of on-lending the net proceeds of each Series of Partly Secured Notes to the Borrower, will be comprised of:

- (i) the unsecured series loan agreement standard terms signed for the purposes of identification on or about 31 March 2025 (the "Unsecured Series Loan Agreement Standard Terms") by the Issuer, the Borrower and the Note Trustee; and
- (ii) the unsecured series loan transaction terms to be dated on or about the relevant Issue Date (each "Unsecured Series Loan Transaction Terms" and, together with the Secured Series Loan Agreement Standard Terms, an "Unsecured Series Loan Agreement") between the Issuer, the Borrower and the Note Trustee in relation to the relevant Series of Partly Secured Notes.

# **Facilities**

The Issuer shall enter into an Unsecured Series Loan Agreement in respect of each Series of Partly Secured Notes in the principal amount specified in the relevant Unsecured Series Loan Transaction Terms which shall be equal to the principal amount of the relevant Series of Partly Secured Notes (the "Original Commitment" and, together with any further commitments, the "Commitment"). A "Series Loan" is the principal amount of a Commitment that has been advanced to the Borrower or the outstanding balance thereof.

The Unsecured Series Loan Transaction Terms shall specify whether Retained Notes are applicable and the principal amount of any such Retained Notes. If Retained Notes are specified as applicable in the Unsecured Series Loan Transaction Terms one or more of the Original Commitments shall be funded by a sale of Retained Notes. Upon the issue by the Issuer of any further Notes pursuant to Condition 21 (*Further Issues*), the Issuer, at the request of the Borrower, may commit to making a loan to the Borrower in a principal amount which reflects such sale or issue proceeds pursuant to the relevant Unsecured Series Loan Agreement.

## **Drawings**

Each Commitment under each Unsecured Series Loan Agreement entered into in connection with the same Series of Partly Secured Notes may be drawn in one or more drawings.

Each drawing under each Unsecured Series Loan Agreement shall be advanced in an amount equal to the Actual Advance Amount. For this purpose, "**Actual Advance Amount**" means the principal amount of such drawing multiplied by:

- (a) in the case of a drawing which is to be funded by the sale of Original Notes or Further Notes (other than Retained Notes), the issue price of such Original Notes or further Notes, as applicable; and
- (b) in the case of a drawing which is to be funded by the sale of Retained Notes, the sale price of such Retained Notes.

#### For the avoidance of doubt:

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

The Borrower shall agree that, 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 Retained Notes as a result of the movement in the fair value recognised in its accounts of such Retained Notes for that accounting period, the Borrower shall (on behalf of the Issuer) discharge any corporation tax liability in respect of the Accounting Profit.

The Borrower shall agree, to the extent that any Retained Notes are issued in respect of the relevant Series, that, where the Issuer is required to sell any Retained Notes 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 Notes to a third party.

For so long as any Retained Notes in respect of a Series are held by or on behalf of the Issuer, the Borrower may request that an amount of the Commitment under an Unsecured Series Loan Agreement entered into in connection with that Series be cancelled (provided that such amount does not exceed the principal amount of Retained Notes held by or on behalf of the Issuer at that time). As soon as practicable following any such request, the Issuer shall cancel Retained Notes in a corresponding amount. Such cancellation of the relevant Commitment shall take effect upon the cancellation of such Retained Notes.

Subject to the conditions precedent set out in Clause 4.2 (Conditions to the Making of Further Commitments) of the Unsecured Series Loan Agreement Standard Terms, as applicable, the Issuer may make further commitments to the Borrower under an Unsecured Series Loan Agreement, each in an amount to be agreed between the Issuer, the Borrower and the Note Trustee, following the issuance of further notes of the Series in respect of which the Unsecured Series Loan Agreement was entered into pursuant to Condition 21 (Further Issues).

### **Purpose**

The proceeds of each Series Loan shall be used by the Borrower as follows: (a) in accordance with the Borrower's charitable objects, as permitted by its Rules including, for the avoidance of doubt, the repayment of any existing indebtedness of the Borrower and any other amounts due and payable thereunder and (b) if Purpose (Application of funds in accordance with the Sustainable Finance Framework) is specified as applicable in the relevant Unsecured Series Loan Transaction Terms, the gross proceeds will be used or notionally allocated to finance and/or refinance eligible projects as outlined in the Sustainable Finance Framework unless otherwise specified in the relevant Unsecured Series Loan Transaction Terms.

#### Interest

#### Interest basis of each Series Loan

Following its advance, each Series Loan will carry interest from (and including) the date of its initial advance at the fixed rate specified in the applicable Unsecured Series Loan Transaction

Terms which will correspond with the rate of interest payable in respect of the related Series of Notes. Interest will be payable in arrear on each Loan Payment Date (being four Business Days prior to each Interest Payment Date in respect of the related Series of Notes or such other date specified in the relevant Unsecured Series Loan Transaction Terms).

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

#### Cessation of Interest

Each Series Loan (or in the case of a repayment of part only of a Series Loan, that part only of such Series Loan) shall cease to bear interest from its due date for repayment or prepayment in accordance with Clause 5 (*Repayment*, *Purchase and Prepayment*) of the relevant Unsecured Series Loan Agreement unless payment of the principal is improperly withheld or refused, in which case it will continue to bear interest in accordance with Clause 6 (*Interest*) of the relevant Unsecured Series Loan Agreement (both before and after judgment) until the day on which all sums due in respect of the corresponding Notes have been repaid to the Noteholders by or on behalf of the Issuer and as provided in the Note Trust Deed.

#### Commitment Fee

The 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 (a) the aggregate of the interest payable by the Issuer under the Notes of the relevant Series on the following Interest Payment Date in respect of such Series less (b) the aggregate of (i) the interest received by the Issuer under the Unsecured Series Loan Agreement in connection with the relevant Series on such Loan Payment Date and (ii) the interest otherwise received by the Issuer in respect of the Retained Proceeds in respect of such Series in the relevant Loan Interest Period. The commitment fee shall accrue on a daily basis.

# Repayment, Purchase and Prepayment

# Final Repayment

If "Final Repayment" is specified in the relevant Unsecured Series Loan Transaction Terms as "Applicable", unless previously repaid or prepaid, the Borrower must repay the Series Loan (if drawn) in full on the Loan Maturity Date specified in the relevant Unsecured Series Loan Transaction Terms (being four Business Days prior to the Maturity Date on which the relevant Series of Partly Secured Notes or such other date specified in the relevant Unsecured Series Loan Transaction Terms).

# Instalment Repayment

If "Instalment Repayment" is specified in the relevant Unsecured Series Loan Transaction Terms as "Applicable", unless previously repaid or prepaid, the Borrower shall repay each Series Loan (if drawn) in instalments on each Loan Instalment Date in an amount equal to the corresponding Loan Instalment Amount, each as specified in the relevant Unsecured Series Loan Transaction Terms (being four Business Days prior to the corresponding Instalment Date in respect of the related Series of Partly Secured Notes or such other dates specified in the relevant Unsecured Series Loan Transaction Terms).

# **Optional Prepayment**

If "Optional Prepayment" is specified in the relevant Unsecured Series Loan Transaction Terms as "Applicable", pursuant to Clause 5.4 (*Optional Prepayment*) of the relevant Unsecured Series Loan Agreement, the Borrower may, at any time (a) on or after the Final Retained Note Disposal Date (if applicable) and (b) before the Loan Maturity Date specified in the relevant Unsecured Series Loan Transaction Terms, by giving not less than 30 nor more than 60 days' notice in writing

to the Issuer and the Note Trustee, prepay the whole or (as the case may be) any part of the outstanding balance of its Series 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 Partly Secured Notes of such Series are outstanding, an amount equal to the excess (if any) of the amount notified to the Borrower by the Issuer as being the price determined under the Note Trust Deed for the redemption of a corresponding principal amount of the Partly Secured Notes of such Series over par).

The Issuer shall use the prepayment proceeds to redeem the corresponding Series of Partly Secured Notes in accordance with Condition 10.3 (*Early Redemption*).

# Optional Prepayment - Maturity Par Call Option

If Maturity Par Call Option is specified as applicable in the applicable Unsecured Series Loan Transaction Terms, the Borrower may, at any time:

- (a) on or after the later of (i) Final Retained Note Disposal Date (if applicable) and (ii) the Call Option Date specified in the applicable Unsecured Series Loan Transaction Terms (provided, in the case of the Call Option Date, that such date shall be no earlier than 90 days before the Maturity Date); and
- (b) before the Loan Maturity Date specified in the applicable Unsecured Series Loan Transaction Terms.

by giving not less than 30 nor more than 60 days' notice in writing to the Issuer and the Note Trustee, prepay the whole or (as the case may be) any part of the outstanding balance of Series Loan, together with any interest accrued up to and including the date of prepayment.

#### Optional Prepayment - Residual Call Option

If Residual Call Option is specified as applicable in the applicable Unsecured Series Loan Transaction Terms, the Borrower may, at any time:

- (a) on or after the later of Final Retained Note Disposal Date (if applicable); and
- (b) before the Loan Maturity Date specified in the applicable Unsecured Loan Transaction Terms,

in the event that the aggregate outstanding principal amount of the related Series of Partly Secured Notes (being, where Instalment Redemption is specified as applicable in the applicable Pricing Supplement for such Partly Secured Notes, the original principal amount ignoring any previous redemption of principal in accordance with Condition 10.2 (*Redemption in instalments*)) is less than or equal to the Residual Call Option Percentage of the aggregate principal amount of the Notes of such Series issued, by giving not less than 30 nor more than 60 days' notice in writing to the Issuer and the Note Trustee, prepay the whole of the outstanding balance of the Series Loan, together with any interest accrued up to and including the date of prepayment and the relevant Prepayment Premium.

# Mandatory Prepayment - Redemption of Notes

If "Mandatory Prepayment" is specified in the relevant Unsecured Series Loan Transaction Terms as "Applicable", if a Series of Partly Secured Notes becomes redeemable prior to the applicable Maturity Date, other than as a result of a prepayment of a Series Loan or termination of an Unsecured Series Loan Agreement, the Borrower shall prepay, at least one Business Day prior to the relevant date of redemption of such Series of Partly Secured Notes, the outstanding balance of the Series Loan funding by the issue proceeds of such Series of Partly Secured Notes, together with accrued interest and accrued commitment fee thereon up to and including the date of redemption.

## Mandatory Prepayment – Cancellation of Status

If "Mandatory Prepayment" is specified in the relevant Unsecured Series Loan Transaction Terms as "Applicable", pursuant to Clause 5.9 (*Mandatory Prepayment – Cancellation of Status*) of each Unsecured Series Loan Agreement Standard Terms, the Borrower shall promptly notify the Issuer and the Note Trustee if it ceases to be a Registered Provider of Social Housing. Within 180 days of such notification, the Borrower shall prepay the whole of the outstanding balance of the Series Loan funding by the issue proceeds of such Series of Partly Secured Notes, together with any interest and commitment fee accrued up to and including the date of prepayment, provided, however, that if the Borrower regains its status as a Registered Provider of Social Housing within such period of 180 days, the Borrower shall no longer be required to prepay its Series Loan in accordance with the above-mentioned Clause 5.9 (*Mandatory Prepayment – Cancellation of Status*).

# Redemption of Notes - Further Payment in Respect of Retained Proceeds Par Amount

In the event that the Borrower elects to, or is otherwise required to, prepay the whole of the outstanding balance of the Series Loan and the Issuer is required to notify the Borrower of the price determined under the Conditions for the redemption of a corresponding principal amount of the related Series of Partly Secured Notes, then the Issuer shall be entitled to also take account of the redemption of such principal amount of the Partly Secured Notes of such Series that shall correspond to the Retained Proceeds Par Amount (being an amount equal to the Retained Proceeds and ignoring, for these purposes, any increase or decrease in such Retained Proceeds as a result of gains or losses in respect of any discount on a sale of Retained Notes by the Issuer), and the price notified to the Borrower shall be increased accordingly.

#### Note Purchase

The Issuer, the Borrower or any other member of the Group may, at any time, purchase Partly Secured Notes of any Series on the London Stock Exchange, by tender (available to all Noteholders alike) or by private treaty at any price.

Following any such purchase, the Issuer, the Borrower or such other member of the Group, as the case may be, may (but is not obliged to) surrender such Partly Secured Notes to the Issuer to be cancelled. Upon such cancellation, an amount of the outstanding balance of the relevant Series Loan (provided that such Loan was funded by the issue proceeds of the relevant Series of Partly Secured Notes) equal to the principal amount of the Partly Secured Notes of such Series surrendered shall be deemed to be prepaid (or, to the extent that no Series Loan is then outstanding, then an amount of the Undrawn Commitment equal to the principal amount of the Partly Secured Notes of such Series surrendered shall be deemed to be cancelled for the purposes of the relevant Unsecured Series Loan Agreement and a corresponding portion of the Retained Proceeds shall be paid by the Issuer to the Issuer, the Borrower or such other member of the Group, as the case may be).

The Borrower shall acknowledge that the terms of the Note Trust Deed provide that any Partly Secured Notes which are for the time being held by or on behalf of, *inter alios*, the Issuer, the Borrower or any other member of the 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 Noteholders.

# **Warranties and Covenants**

The Borrower shall make various warranties and covenants pursuant to Clause 8 (*Warranties and Covenants by the Borrower*) of each Unsecured Series Loan Agreement. These warranties and covenants shall include, *inter alia*, the following:

## Information Covenants

The Borrower must supply to the Issuer and the Note Trustee not later than 180 days after the end of each relevant financial year (a) a copy of the consolidated audited annual financial

statements of the Borrower for such financial year; and (b) a certificate setting out, among other things, calculations in respect of the unencumbered assets test substantially in the form set out in Schedule 2 to the Unsecured Series Loan Agreement Standard Terms (the "Compliance Certificate") signed by two Authorised Signatories of the Borrower.

#### **Unencumbered Assets Test**

The Borrower shall, in respect of each Unsecured Series Loan Agreement entered into in connection with each Series of Partly Secured Notes, procure that, for so long as any of the Partly Secured Notes of such Series remain outstanding, the Unencumbered Assets of the Borrower shall not be less than 125 per cent. of the Unsecured Financial Indebtedness of the Borrower in each Financial Year.

#### Interpretation

For these purposes:

"Housing Properties" means, at any time, the Borrower's housing properties (including, for the avoidance of doubt, Shared Ownership Properties and market rented property and excluding housing Properties under construction) (and, for the avoidance of doubt, the value of the Housing Properties shall be the amount shown as the aggregate historical cost of the Housing Properties after adding back (to the extent deducted) the amount shown for accumulated depreciation of such Housing Properties as shown in the audited consolidated financial statements of the Borrower for that Financial Year (in each case as shown in a separate clearly identifiable line item in the relevant accounts or in the notes to such audited consolidated financial statements, or confirmed by way of an Auditors' certificate addressed to the Issuer if and to the extent that the relevant accounts do not already include or provide such details as a separate clearly identifiable item);

"Unencumbered Assets of the Borrower" means, in respect of each Financial Year, the consolidated value of:

- (a) the Housing Properties;
- (b) the value of investment properties; and
- (c) the amount of cash and cash equivalents,

less,

- (d) the principal amount of secured loans and secured debt securities due within one year;
- (e) the principal amount of secured loans and secured debt securities due after more than one year; and
- (f) the amount of unamortised grant liability,

in each case, of the Borrower, so that no amount shall be added (or deducted) more than once and, in each case, as reflected in the statement of financial position (and related notes) from the published consolidated audited financial statements of the Borrower for such Financial Year; and

"Unsecured Financial Indebtedness of the Borrower" means, in respect of each Financial Year, the consolidated value of the principal amount of unsecured loans and unsecured debt securities of the Borrower as reflected in the statement of financial position (and related notes)

from the published consolidated audited financial statements of the Borrower for such financial year, provided that no amount shall be added (or deducted) more than once.

#### Loan Events of Default and Enforcement

#### **Borrower Default**

Each of the following (which is set out in more detail in Clause 11 (*Borrower Default*)) of each Unsecured Series Loan Agreement Standard Terms is a Borrower Default by the Borrower in respect of its Series Loan:

- (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 (k) below) and (except in any case where, in the opinion of the Note 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 Note Trustee on the 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 Note 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).
- (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 Note Trustee.
- (f) **Cessation of Business**: The Borrower ceases or threatens to cease to carry on the whole or, as determined by the Note 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 Note 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 11.8 (Insolvency) of the Unsecured Series Loan Agreement Standard Terms (which exclude any Permitted Reorganisation or reorganisation on terms previously approved in writing by the Note Trustee).
- (i) **Insolvency Proceedings**: The Borrower initiates or consents to the proceedings referred to in Clause 11.9 (Insolvency Proceedings) the Unsecured Series Loan

Agreement Standard Terms (which exclude, or will exclude, any Permitted Reorganisation or reorganisation on terms previously approved in writing by the Note Trustee).

- (j) **Arrangement with creditors**: The Borrower 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) (which exclude any Permitted Reorganisation or reorganisation on terms previously approved in writing by the Security Trustee).
- (k) **Unlawfulness**: It is or becomes unlawful for the Borrower to perform any of its obligations under the Finance Documents to which it is a party.
- (I) **Breach of the Unencumbered Assets Test**: The Borrower fails to perform its obligations under Clause 9 (*Unencumbered Assets Test*) of the Unsecured Series Loan Agreement Standard Terms.

For these purposes "Permitted Reorganisation" means any amalgamation, merger, consolidation or transfer of engagements (whether entering into or acceptance thereof) of the whole of the Borrower's property (including, for the avoidance of doubt, any statutory procedure as provided for under the Cooperative and Community Benefit Societies Act 2014) made between the Borrower ("Party A") 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 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 Note Trustee.

### Obligation to Notify the Issuer and the Note Trustee

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

## **Borrower Default Notice**

Following the occurrence of a Borrower 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 (j) (*Unlawfulness*) above, only if the Note Trustee shall have certified in writing to the Borrower that such event is, in its opinion, materially prejudicial to the interests of the Issuer), the Issuer may declare by notice to the Borrower that the Series Loan has become due and repayable, whereupon that Series 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 therefor shall become immediately enforceable.

#### **Taxes**

The Borrower must make all payments to be made by it to the Issuer under, *inter alia*, each Unsecured Series Loan Agreement, without any deduction or withholding for or on account of tax, unless a deduction or withholding is required by law.

If a deduction or withholding from any such payment is required by law to be made by the Borrower, the amount of the payment due from the Borrower shall be increased to an amount which (after making such deduction or withholding) leaves an amount equal to the payment which would have been due if no deduction or withholding had been required.

If, as a result of any actual or proposed change in tax law, the Issuer determines (in its reasonable commercial judgement) 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 by the Issuer to the Noteholders of the relevant Series of Fully Secured Notes pursuant to the Conditions (other than in respect of a Noteholder Specific Withholding), the Issuer shall notify the Borrower of the same. The Borrower may (but, for the avoidance of doubt, shall not be obliged to), in its sole discretion, pay to the Issuer such additional amounts as will enable the Issuer (after such withholding or deduction) to pay to the Noteholders the amounts of principal and interest which they would have received in respect of the Notes in the absence of such withholding or deduction. The Borrower shall continue to pay such additional amounts to the Issuer unless and until the Borrower delivers to the Issuer a notice stating that it shall cease to make such additional payments with effect from the next following Interest Payment Date.

In the event that the Borrower does not choose to make such additional payments (or indicates that it intends to cease to make such additional payments) in respect of the Unsecured Series Loan Agreement entered into in connection with the relevant Series, and as a result the Issuer will not have sufficient funds to pay the additional amounts in respect of such Notes, the Issuer shall not opt to pay such additional amounts (or, having so opted, will notify the Note Trustee and the Noteholders of such Series of its intention to cease paying such additional amounts) and such Notes shall be redeemed in accordance with Condition 10.6 (*Redemption for Tax Reasons*), whereupon the Borrower shall be required to prepay the outstanding balance of its Series Loan in connection with the same Series, together with accrued interest and accrued commitment fee thereon up to and including the date of redemption.

#### **Governing Law**

Each Unsecured Series Loan Agreement, and any non-contractual obligations or matters arising from or connected with it, shall be governed by, and construed in accordance with, English law.

#### DESCRIPTION OF THE SECURITY AGREEMENTS AND THE SECURITY TRUST DEED

The Issuer's obligations in respect of each Series of Fully Secured Notes will be secured pursuant to the Note Trust Deed in favour of the Note Trustee for the benefit of itself, the Noteholders and the other Series Secured Parties by the Series Security, which includes an assignment by way of security of the Issuer's rights, title and interest arising under the Security Agreements and the Security Trust Deed.

The following description of the Security Agreements and the Security Trust Deed consists of a summary of certain provisions of the Security Agreements and the Security Trust Deed and is qualified by reference to the detailed provisions thereof. The Security Agreements and the Security Trust Deed are not, however, incorporated by reference into, and therefore do not form part of, these Programme Admission Particulars.

Definitions used in this section but not otherwise defined in these Programme Admission Particulars have the meanings given to them in the Security Agreements and/or the Security Trust Deed.

#### SECURITY AGREEMENTS

The Borrower shall enter into Security Agreements substantially in the form set out in the Security Trust Deed (each, a "Security Agreement").

# Legal Mortgage and Fixed Charge

Pursuant to each Security Agreement, the Borrower, as security for the payment and discharge of all Secured Liabilities, will charge in favour of the Security Trustee for the benefit of itself and, *inter alios*, the Issuer:

- by way of a first legal mortgage all the property specified therein ("Mortgaged Property") 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 into by any predecessor in title of the Borrower and any moneys paid or payable in respect of such covenants;
- (b) by way of first fixed charge:
  - (i) all fixed plant and machinery now or in the future owned by the Borrower and its interest in any fixed plant or machinery in its possession, in each case which form part of the Mortgaged Property;
  - (ii) all benefits in respect of the Insurances and all claims and returns of premiums in respect of the Mortgaged Property;
  - (iii) the benefit of all present and future licences, consents and authorisations (statutory or otherwise) held in connection with its business so far as it relates to the Security Assets or the use of any of the Security Assets specified in paragraph (a) and subparagraph (b)(i) above and the right to recover and receive all compensation which may at any time become payable to it in respect thereof; and
  - (iv) if and in so far as the legal mortgages set forth in (a) above or the assignments set forth in the section entitled "Assignment" below shall for any reason be ineffective as legal mortgages or assignments, the assets referred to therein.

# **Assignment**

Pursuant to each Security Agreement, the Borrower, as security for payment and discharge of all Secured Liabilities, will assign to the Security Trustee for the benefit of itself and, *inter alios*, the Issuer with a right to reassignment on redemption all of its rights, title and interest in and to:

- the personal agreements and covenants (still subsisting and capable of being enforced) by the tenants, lessees, licensees or other parties under the Letting Documents and by all guarantors in respect thereof and all security held by the 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 the Borrower or which may become due and owing to the Borrower at any time in the future in connection therewith and any rent arrears or service charges due at any time from any tenants, lessees, licensees or other parties under the Letting Documents, regardless of whether such amounts became due on or after the date of such Security Agreement); and
- (b) all agreements, now or from time to time entered into or to be entered into for the sale, letting or other disposal or realisation of, or in connection with the management, ownership, refurbishment, development, repair, improvement or servicing of, the whole or any part of the Security Assets (including, without limiting the generality of the foregoing, all moneys due and owing to the Borrower or which may become due and owing to the Borrower at any time in the future in connection therewith),

provided always that, until an Event of Default has occurred and is outstanding (but subject to the terms of the Finance Documents), the Borrower shall be entitled to exercise all its rights and claims under or in connection with the agreements and covenants referred to in (a) and (b) above, and provided further that the Security Trustee shall not give any notice of the assignment contained in this section "Assignment" to any person (other than the landlord of property in respect of which the Chargor is a tenant) unless and until a Default has occurred and is continuing

## Representations, Warranties and Undertakings

The Borrower shall make to the Issuer various representations in respect of the Mortgaged Properties including as to ownership, planning permissions, covenants and security interests. In addition, the Borrower has undertaken and shall undertake to the Issuer 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**

Each Security Agreement will provide that at any time after the occurrence of an Event of Default which is continuing, the security created by or pursuant to such Security Agreement will be immediately enforceable and the Security Trustee may enforce all or any part of such security.

Each Security Agreement shall 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 in good faith, of any of the powers, authorities or discretions vested in them pursuant to such Security Agreement.

### Governing law

The Security Agreements and any non-contractual obligations or matters arising out of them, are, or will be, governed by, and construed in accordance with, English law.

# **SECURITY TRUST DEED**

The benefit of the security created by the Borrower pursuant to the Security Agreements shall be held by the Security Trustee on trust for the benefit of itself, *inter alios*, the Issuer on the terms of the Security Trust Deed.

# **Division of Charged Properties and Related Security Assets**

The Security Trust Deed provides that the Security Trustee will apportion on an ongoing basis, the Properties in such number of parts between the Beneficiaries as is appropriate (each an "Apportioned Part") (with the remaining part thereof comprising Unallocated Security).

Each Secured Series Loan Agreement which on-lends the proceeds of a Series of Fully Secured Notes shall specify in the Secured Series Loan Transaction Terms (and each Pricing Supplement in respect of a Series of Fully Secured Notes shall specify) whether the Numerical Apportionment Basis or the Specific Apportionment Basis shall apply in relation to the security created by the Borrower to secure its obligations under such Secured Series Loan Agreement.

Where Numerical Apportionment Basis shall apply in respect of such Secured Series Loan Agreement, the Apportioned Part allocated to the relevant Beneficiary (each, a "NAB Beneficiary") in respect of such Secured Series Loan Agreement will initially comprise Units within the Residential Properties with a value equal to the Residual Charged Properties multiplied by the Series Security Percentage in respect of such Secured Series Loan Agreement and as agreed between the Borrower and the Issuer.

Where Numerical Apportionment Basis is specified as the apportionment basis, a Beneficiary in respect thereof is entitled to change its basis of apportionment to Specific Apportionment Basis only in the limited circumstances and in accordance with the procedures specified in the Security Trust Deed.

Where Specific Apportionment Basis shall apply in respect of such Secured Series Loan Agreement, the Apportioned Part in respect of such Secured Series Loan Agreement shall comprise the specific Charged Properties allocated to the Issuer in respect of such Secured Series Loan Agreement and as agreed between the Borrower and the Issuer.

In each case, the Borrower is required to ensure that the allocation is such to enable them to comply with the relevant Asset Cover Test in respect of such Secured Series Loan Agreement.

# **Additional Security**

Pursuant to Clause 2.1 (*Charged Properties*) of the Security Trust Deed, at the request and expense of the Borrower, the Security Trustee shall accept any Property (and Related Security Assets) into charge as may be selected by the Borrower, provided that the Borrower has, *inter alia*:

- (a) confirmed to the Security Trustee that such Properties are residential properties of a type and nature that are usually owned by a Registered Provider of Social Housing;
- (b) delivered to the Security Trustee such other documents as the Security Trustee may require as set out in paragraphs 1 to 12 of Schedule 2 (*Property Conditions Precedent*) of the Security Trust Deed in form and substance satisfactory to the Security Trustee;
- (c) executed a Security Agreement in respect of such Property (and its Related Security Assets) in a form and substance satisfactory to the Security Trustee; and
- (d) delivered to each Representative such other documents which may be required in accordance with the Finance Documents.

# Release and Reallocation of Security

Provided the Issuer is in compliance with the relevant Asset Cover Test, if the disposal or release of a Property will not result in the Issuer breaching the relevant Asset Cover Test and no Event of Default has occurred and is continuing, the Borrower may dispose of or have released to it such Property and such Property shall, upon disposal or release, be withdrawn from the Properties (except that any disposal or release pursuant to a Right-to-Buy or a sale of Share

Ownership Property in accordance with the Finance Documents shall not be subject to the above proviso).

# **Application of Proceeds**

Any moneys received by the Security Trustee pursuant to the Security Documents or by any Receiver appointed pursuant to any Security Document shall be applied by the Security Trustee in accordance with the Security Trust Deed as follows:

Application of Proceeds relating to the Residual Charged Properties

Upon the enforcement of any of the Security in respect of the Residual Charged Properties, and after satisfying claims which at law rank in priority to sums owing to the NAB Beneficiaries, the Security Trustee shall apply the Proceeds relating to the Residual Charged Properties:

- (a) first, in or towards payment of all Relevant Trustee Expenses;
- (b) secondly, by allocating the balance among the NAB Beneficiaries by reference to their NAB Security Percentages so that the amount allocated to each NAB Beneficiary is applied in satisfaction when due of the Relevant Liabilities (other than Relevant Trustee Expenses) arising under or in connection with the Relevant Finance Documents of the NAB Beneficiaries in the order set out therein (and so that any surplus remaining after payment of all such Secured Liabilities shall be re-allocated among the remaining NAB Beneficiaries *mutatis mutandis* in accordance with the foregoing provisions);
- (c) thirdly, by allocating the balance among the Beneficiaries whose Relevant Liabilities have not been fully discharged under (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 such Beneficiary's Relevant Finance Documents 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 already covered, in payment of all outstanding Trustee Expenses; and
- (e) fifthly, in payment of any surplus to the Borrower.

# Application of Proceeds relating to SAB Beneficiaries

Upon the enforcement of any of the Security in respect of a SAB Beneficiary's Apportioned Part, and after satisfying claims which rank in priority to sums owing to that SAB Beneficiary, the Security Trustee shall apply the proceeds of any enforcement relating to that Apportioned Part:

- (a) first, in or towards payment of all Relevant Trustee Expenses;
- (b) secondly, in satisfaction when due of the Relevant Liabilities (other than Relevant Trustee Expenses) arising under or in connection with the Relevant Finance Documents in the order set out therein;
- (c) thirdly, by allocating the balance among the Beneficiaries whose Relevant Liabilities have not been fully discharged under (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 such Beneficiary's Relevant Finance Documents 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 already covered, in payment of all outstanding Trustee Expenses; and
- (e) fifthly, in payment of any surplus to the Borrower.

# **Enforcement of Security**

In relation to an Apportioned Part allocated to the Issuer, pursuant to Clause 5.3 (*Duty to act as directed*) of the Security Trust Deed, the Security Trustee shall only be required to take such action (including, without limitation, the exercise of all rights, discretions or powers and the granting of consents or releases) or, as the case may be, refrain from taking such action under or pursuant to the Security Trust Deed and the other Security Documents if so instructed by the Issuer (and/or the other NAB Beneficiaries where the Series Underlying Security is apportioned to it on the Numerical Apportionment Basis) providing always that the Security Trustee has first been indemnified and/or secured and/or pre-funded to its satisfaction.

In respect of instructions given by the Issuer, the Issuer will assign its rights under, *inter alia*, the Security Trust Deed and the Security Agreements to the Note Trustee and, pursuant to Condition 7.3 (*Series Loan Agreement and Security Trust Deed Consents Covenant*), for so long as any Series of Fully Secured Notes remains outstanding 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 Note Trustee. The Note Trustee may, but is not obliged to, seek the consent of the Noteholders in accordance with the Note Trust Deed prior to giving any such consent.

In enforcing the Series Underlying Security in respect of any Series of Fully Secured Notes (including the Issuer's rights, title and interests in the Security Trust Deed and the Security Agreements insofar as they relate to the Notes of such Series) the Note Trustee may act in its discretion. It is, however, required to take action, pursuant to Condition 13.2 (*Enforcement*), where so directed by the requisite majority of the Noteholders of such Series provided, however, that it is secured and/or indemnified and/or pre-funded to its satisfaction.

#### Governing Law

The Security Trust Deed, and any non-contractual obligations or matters arising out of it, is governed by, and construed in accordance with, English law.

# DESCRIPTION OF THE ACCOUNT AGREEMENT AND THE RETAINED NOTE CUSTODY AGREEMENT

The Issuer has appointed The Bank of New York Mellon, London Branch, a banking corporation organised under the laws of the State of New York and operating through its branch in London at 160 Queen Victoria Street, London EC4V 4LA, United Kingdom, as its Account Bank pursuant to the Account Agreement and its Retained Note Custodian pursuant to the Retained Note Custody Agreement, respectively, in each case in relation to the issue of the Notes.

#### The Bank of New York Mellon

The Bank of New York Mellon, a wholly owned subsidiary of The Bank of New York Mellon Corporation, is incorporated, with limited liability by Charter, under the Laws of the State of New York by special act of the New York State Legislature, Chapter 616 of the Laws of 1871, with its head office situated at 240 Greenwich Street, New York, NY 10286, USA and having a branch registered in England and Wales with FC Number 005522 and BR Number 025038 with its principal office in the United Kingdom situated at 160 Queen Victoria Street, London EC4V 4LA.

The Bank of New York Mellon's corporate trust business services all major debt categories, including corporate and municipal debt, mortgage-backed and asset-backed securities, collateralised debt obligations, derivative securities and international debt offerings. The Bank of New York Mellon's corporate trust and agency services are delivered through The Bank of New York Mellon and The Bank of New York Mellon Trust Company, N.A.

The Bank of New York Mellon is a global investments company which helps its clients manage and service their financial assets throughout the investment lifecycle. The Bank of New York Mellon delivers investment management and investment services in 35 countries and more than 100 markets to institutions, corporations and individual investors. As of 30 June 2024, BNY oversees \$49.5 trillion in assets under custody and/or administration, and \$2.0 trillion in assets under management. BNY is the corporate brand of The Bank of New York Mellon Corporation (NYSE: BK). Additional information is available on <a href="https://www.bny.com">www.bny.com</a>.

The following description of the Account Agreement and the Retained Note Custody Agreement consists of a summary of certain provisions of the Account Agreement and the Retained Note Custody Agreement and is qualified by reference to the detailed provisions thereof. The Account Agreement and the Retained Note Custody Agreement are not, however, incorporated by reference into, and therefore do not form part of, these Programme Admission Particulars.

Definitions used in this section but not otherwise defined in these Programme Admission Particulars have the meanings given to them in the Account Agreement and the Retained Note Custody Agreement.

# **ACCOUNT AGREEMENT**

# Series Transaction Account, Series Initial Cash Security Account and Series Ongoing Cash Security Account

The Account Bank shall maintain a Series Transaction Account in respect of each Series of Notes and, in respect of each Series of Fully Secured Notes, a Series Initial Cash Security Account (if any) and a Series Ongoing Cash Security Account (if any) for the Issuer.

# **Initial Deposits**

Pursuant to the Account Agreement, the Issuer shall:

- (a) on the Issue Date in respect of each Series of Fully Secured Notes:
  - (i) credit the Series Initial Cash Security Account (if any) in respect of such Series with the Retained Proceeds (if any); and

- (ii) credit the Series Transaction Account in respect of such Series with the net issue proceeds of the Notes of such Series less the Retained Proceeds (if any) in respect of such Series to the extent that such amount is not paid directly to or to the order of the Borrower, pursuant to, and in accordance with, the Secured Series Loan Agreement entered into in connection with such Series.
- (b) on the Issue Date of each Series of Partly Secured Notes, to the extent that there will be Retained Proceeds (if any) in respect of such Series, credit the Series Transaction Account in respect of such Series with the Retained Proceeds to the extent that such amount is not paid directly to or to the order of the Borrower pursuant to, and in accordance with, the Unsecured Series Loan Agreement entered into in connection with such Series.

The Issuer shall, upon receipt, credit to the Series Ongoing Cash Security Account (if any) in respect of each Series of Fully Secured Notes all amounts received from the Borrower pursuant to Clause 11.3 (*Cash Security*) of the relevant Secured Series Loan Agreement Standard Terms in respect of the Secured Series Loan Agreement relating to such Series.

# **Retained Note Deposits**

Pursuant to the Account Agreement, the Issuer shall:

- (a) upon the sale of any Retained Notes of any Series of Fully Secured Notes, credit the Series Initial Cash Security Account (if any) in respect of such Series or, if there is no Series Initial Cash Security Account, the Series Transaction Account in respect of such Series with the net sale proceeds of such Retained Notes, to the extent that such amount is not paid directly to the Borrower pursuant to, and in accordance with, the Secured Series Loan Agreement entered into in connection with such Series; and
- (b) upon the sale of any Retained Notes of any Series of Partly Secured Notes, credit the Series Transaction Account in respect of such Series with the net sale proceeds of such Retained Notes, to the extent that such amount is not paid directly to the Borrower pursuant to, and in accordance with, the Unsecured Series Loan Agreement entered into in connection with such Series.

# **Future Deposits and Withdrawals**

The Issuer has covenanted, pursuant to the Note Trust Deed, that, in respect of each Series of Fully Secured Notes:

- (a) prior to the enforcement of the Series Security in respect of such Series, payments from the Series Initial Cash Security Account (if any) relating to such Series shall only be made to fund:
  - (i) the Commitment pursuant to, and in accordance with the terms of, the Secured Series Loan Agreement entered into in connection with such Series;
  - (ii) payment to the Borrower or another member of the Group in respect of any Notes of such Series surrendered for cancellation in accordance with the Secured Series Loan Agreement entered into in connection with such Series; or
  - (iii) redemptions of the Notes of such Series in accordance with the Conditions;
- (b) prior to the enforcement of the Series Security in respect of such Series, payments from the Series Initial Cash Security Account (if any) relating to such Series and the Series Ongoing Cash Security Account (if any) relating to such Series shall only be made to the Issuer or the Borrower pursuant to, and in accordance with, the terms of the relevant Secured Series Loan Agreement entered into in connection with such Series; and

(c) no payments from the Series Transaction Account in respect of any Series will be made other than in accordance with the Conditions of the Notes of such Series and the Issuer has undertaken to procure that amounts are paid into and out of the Secured Series Transaction Account in respect of such Series only in accordance with the Conditions of the Notes of such Series, the Account Agreement and the Agency Agreement.

The Issuer has covenanted, pursuant to the Note Trust Deed that, in respect of any Series of Partly Secured Notes, that no payments from the Series Transaction Account in respect of such Series will be made other than:

## (a) to fund:

- (i) the Commitment pursuant to, and in accordance with the terms of, the Unsecured Series Loan Agreement entered into in connection with such Series;
- (ii) payment to the Borrower or any other member of the Group (other than the Issuer) in respect of any Notes of such Series surrendered for cancellation in accordance with the Unsecured Series Loan Agreement entered into in connection with such Series; or
- (iii) redemptions of the Notes of such Series in accordance with the Conditions; and
- (b) otherwise, in accordance with the Conditions of the Notes of such Series,

and the Issuer has undertaken to procure that amounts are paid into and out of each Series Transaction Account only in accordance with the Conditions of the Notes of such Series, the Account Agreement and the Agency Agreement.

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

#### Interest

Any monies standing to the credit of the Series Transaction Account, the Series Initial Cash Security Account (if any) and the Series Ongoing Cash Security Account (if any) in respect of a Series of Notes will earn interest at the rate(s) to be notified by the Account Bank to the Issuer from time to time.

Pursuant to the Account Agreement:

- (a) interest accrued on the Series Transaction Account and the Series Initial Cash Security Account (if any) in respect of any Series of Fully Secured Notes shall be credited to, or debited from, as the case may be, the Series Transaction Account in respect of such Series and interest accrued on the Series Ongoing Cash Security Account (if any) in respect of such Series shall be credited to, or debited from, as the case may be, the Series Ongoing Cash Security Account (if any) in respect of such Series; and
- (b) Interest accrued on the Series Transaction Account in respect of any Series of Partly Secured Notes shall be credited to, or debited from, the Series Transaction Account in respect of such Series.

# Change of Account Bank

The appointment of the Account Bank in respect of a Series of Notes may, with the prior written approval of the Note Trustee, be terminated by the Issuer upon at least 45 days' written notice (subject to the appointment of a replacement Account Bank) or forthwith at any time the Account Bank is adjudged bankrupt or insolvent. The appointment of the Account Bank may also be terminated in respect of a Series of Fully Secured Notes in the event that (a) the short-term senior.

unsecured and unguaranteed indebtedness rating of the Account Bank as assigned by any relevant Rating Agency falls below the Minimum Rating Requirement or is withdrawn and (b) there are amounts standing to the credit of a Series Initial Cash Security Account (if any) and/or the Series Ongoing Cash Security Account (if any) in respect of such Series of Notes (subject to the appointment of a replacement Account Bank).

The Account Bank may resign its appointment in respect of a Series of Notes upon giving at least 60 days' prior written notice to the Issuer and the Note Trustee (subject to the appointment of a replacement Account Bank), provided that if the Account Bank shall resign due to a change in any applicable law or regulation to which the Account Bank may be subject and such change causes the performance by the Account Bank of its duties under the Account Agreement to be in violation of such law or regulation, such resignation shall take place immediately).

Pursuant to the Account Agreement, the appointment of any replacement Account Bank shall be subject to the prior written approval of the Note Trustee, be on substantially the same terms as the Account Agreement and be subject to the condition that it must have a short-term senior, unsecured and unguaranteed indebtedness rating from any relevant Rating Agency of no less than the Minimum Rating Requirement .

#### For these purposes:

"Minimum Rating Requirement" means a short-term senior, unsecured and unguaranteed indebtedness rating of "A-1", "P-1" or equivalent assigned by a Relevant Rating Agency; and

"Relevant Rating Agency" means, in respect of each Series, S&P, Moody's and/or such other rating agency which has assigned a solicited rating to the Notes of such Series at the relevant time.

#### RETAINED NOTE CUSTODY AGREEMENT

# **Retained Note Custody Account**

Pursuant to the Retained Note Custody Agreement and, in respect of a Series of Notes issued with Retained Notes, the Retained Note Custodian shall, subject to receipt of such documents as it may require, open, in the name of the Issuer, a Retained Note Custody Sub-Account and a Retained Note Cash Sub-Account (together with the corresponding Retained Note Custody Sub-Account for such Series, a "Retained Note Custody Account").

# **Payments and Delivery**

The Issuer has authorised the Retained Note Custodian to make payments and delivery out of the Retained Note Custody Account only as provided below.

Pursuant to the Retained Note Custody Agreement, the Retained Note Custodian shall not effect a transfer of any Retained Notes in respect of any Series of Notes except (in the case of Fully Secured Notes) with the prior written consent of the Note Trustee in the form of a Retained Note Consent Letter which has been countersigned on behalf of the Note Trustee. The Note Trustee agrees that it shall countersign the relevant Retained Note Consent Letter upon receipt of a signed Retained Note Issuer's Certificate in respect of such Series from the Issuer confirming, to the Note Trustee's satisfaction, that the Issuer will be in compliance with the relevant Asset Cover Test in respect of such Series immediately following such transfer.

Pursuant to the Retained Note Custody Agreement, unless otherwise instructed pursuant to Instructions to make a payment out of any Sale Proceeds to the Borrower in satisfaction of the Issuer's obligation to make an advance pursuant to the Series Loan Agreement entered into in connection with the relevant Series, the Issuer shall give Instructions to the Retained Note Custodian, forthwith upon receipt by the Retained Note Custodian of any Sale Proceeds:

(a) in respect of any Retained Notes which form part of a Series of Fully Secured Notes, to transfer all Sale Proceeds in respect of the Retained Notes of each Series to the

Series Initial Cash Security Account in respect of such Series, or, if there is no Series Initial Cash Security Account, to the Series Transaction Account in respect of such Series; and

(b) in respect of any Retained Notes which form part of a Series of Partly Secured Notes, to transfer all Sale Proceeds in respect of the Retained Notes of each Series to the Series Transaction Account in respect of such Series,

subject to any withholding as required by applicable tax laws.

#### **Payment Waiver**

Notwithstanding any other provision of the Retained Note Custody Agreement to the contrary and subject to the following paragraph, the Issuer has, pursuant to the Retained Note Custody Agreement, unconditionally and irrevocably:

- (a) waived its rights to receive payments of interest, principal or other amounts in respect of the Retained Notes 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 a Potential Event of Default in respect of the relevant Series;
- (b) authorised the Retained Note Custodian to disclose the waiver referred to in (a) above in respect of the Retained Notes (and the Retained Notes position with the Retained Note Custodian) to the Principal Paying Agent and any applicable international clearing system for the Retained Notes to ensure that the waiver of the right to receive payments of interest, principal or otherwise in respect of the Retained Notes is effected; and
- (c) directed the Retained Note Custodian, in respect of each Retained Note held by the Retained Note Custodian on behalf of the Issuer in the Retained Note Custody Sub-Account in definitive form (if applicable) (i) on each Interest Payment Date, to surrender the interest coupon for such Retained Note corresponding to such Interest Payment Date to the Principal Paying Agent for cancellation; (ii) in respect of Retained Notes where Instalment Redemption is specified as applicable in the applicable Pricing Supplement, on each Instalment Date, to surrender the principal receipt for such Retained Note corresponding to such Instalment Date to the Principal Paying Agent for cancellation; and (iii) to surrender the definitive note representing such Retained Note to the Principal Paying Agent for cancellation on any date on which the Retained Notes are to be redeemed in full.

The Retained Note Custodian and the Issuer have each acknowledged and agreed that the waiver, authorisation and direction provided by the Issuer as described above are irrevocable except with the prior written consent of the Note Trustee in the form of a Retained Note Consent Letter which has been countersigned on behalf of the Note Trustee.

#### Interest

Any monies standing to the credit of each Retained Note Cash Sub-Account will earn interest at the rate(s) set by the Retained Note Custodian in its deposit terms and conditions (which includes terms relating to negative interest), as may be issued by it from time to time.

## **Termination of Retained Note Custody Agreement**

Either the Issuer or the Retained Note Custodian may terminate the Retained Note Custody Agreement by giving at least 90 days' written notice to the other party and the Note Trustee.

Either of the Issuer or the Retained Note Custodian may further terminate the Retained Note 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.

Pursuant to the Retained Note Custody Agreement, the Issuer has covenanted for the benefit of the Note Trustee that, in the event that the Retained Note Custody Agreement is terminated, it shall appoint a successor custodian to hold the Retained Notes whereupon the Issuer and the successor custodian shall acquire and become subject to the same rights and obligations between themselves as if they had entered into an agreement in the form *mutatis mutandis* of the Retained Note Custody Agreement, save (other than payment waiver and transfer restrictions applicable to the Retained Notes, as described above) as otherwise agreed between the relevant parties.

#### **DESCRIPTION OF THE ISSUER**

# **Incorporation and Status**

Sovereign Housing Capital Plc (the "**Issuer**") is a public limited company under the Companies Act 2006 incorporated in England and Wales with registered number 06992513 on 17 August 2009.

The registered address of the Issuer is Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA. The telephone number of its registered address is 0300 5000 926. The Issuer has no subsidiaries.

# **Principal Activities of the Issuer**

The Issuer has been established as a special purpose vehicle for the purpose of issuing asset backed securities, namely Notes (and incurring other indebtedness (including other secured indebtedness but subject to the covenant set out in Condition 7.1 (*General Covenants*)) and lending the proceeds thereof to the Borrower to be applied in the achievement of the Borrower's objects.

# **Directors**

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

Name	Principal activities outside of the Issuer
Anup Dholakia	Director of Treasury of the Borrower Director of Network Homes Investments Limited Director of Network Affordable Developments Limited Director of Network New Build Limited Director of Network Treasury Services Limited Director of Sovereign Advances Limited Director of Network Homes Investments (Stockwell) Limited (in liquidation)
Graeme Gilbert	Financial Planning, Procurement and Tax Director of the Borrower Director of Network Treasury Services Limited Director of Sovereign Advances Limited
Mark Washer	Chief Executive Officer of the Borrower Board member of the Borrower Director of Sovereign Advances Limited Board member of Leadership 2025 Trustee of Pallant House Gallery Director of Bluestorm Limited
Peter Benz	Chief Financial Officer, Chair of the Investment Committee and Board member of the Borrower Director of Sovereign Housing Property Services Limited Director of Sovereign Advances Limited Director of Mayfields Africa Exports Ltd. Director of PB Housing Consultants Ltd Director of BB3 Advertising Ltd.

The business address of each of the directors is Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA.

The secretary of the Issuer is Charlotte Ferris whose business address is Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA.

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 duties. However, Mark Washer and Peter Benz are also Board members of the Borrower, Anup Dholakia is the Director of Treasury of the Borrower and Graeme Gilbert is the Financial Planning, Tax and Procurement Director of the Borrower. As such, there may be circumstances where these duties conflict with their duties as directors of the Issuer as a result of the Issuer being a lender to the Borrower under each Series Loan Agreement and, in the case of Fully Secured Notes, a beneficiary of the security created by the Borrower under the Security Trust Deed.

However, the Issuer's articles of association provide that the board of directors of the Issuer has the power to authorise any matter which would or might otherwise constitute or give rise to a breach by a director of the duty to avoid conflicts of interest set out in section 175 of the Companies Act 2006. The provisions of the Issuer's articles governing conflicts of interest may be suspended or relaxed by way of ordinary resolution of the Issuer's shareholders. The provisions of the Issuer's articles further confirm that a director is not conflicted by virtue of being a director of another member of the Group.

The Issuer has no employees but has available to it the treasury and business resources of the Borrower to enable it to administer its business and perform its obligations.

# **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.

Sovereign Advances Limited holds 49,999 of the shares in the Issuer directly, with one share being held by the Borrower as nominee for Sovereign Advances Limited. Sovereign Advances Limited is a wholly owned subsidiary of the Borrower.

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

## **Recent Developments**

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

#### **DESCRIPTION OF THE BORROWER**

# **Incorporation and Status**

Sovereign Housing Association Limited (trading as Sovereign Network Group) (the "Borrower") was incorporated with limited liability on 11 November 2016 under the Co-operative and Community Benefit Societies Act 2014 following the amalgamation of Spectrum Housing Group Limited and SHA 2016 Limited. It is a charitable community benefit society registered with registered number 7448 and a Register Provider of Social Housing with the Regulator of Social Housing with registered number 4837.

The registered address of the Borrower is Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA. The telephone number of its registered address is 0300 5000 926.

The website address of the Borrower is <a href="www.sng.org.uk">www.sng.org.uk</a>. The information on such website does not form part of these Programme Admission Particulars, except where that information has been incorporated by reference into these Programme Admission Particulars (see "Documents Incorporated by Reference" above).

#### The Group

The Borrower has a number of direct and indirect active subsidiaries, as set out below:

- Sovereign Advances Limited, a company limited by shares under the Companies Act 2006 with registration number 06927929 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;
- Sovereign Living Limited, a community benefit society with registration number 26400R and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;
- Sovereign Housing Design and Build Limited, a company limited by shares under the Companies Act 2006 with registration number 06195779 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;
- Sovereign Housing Partnerships Limited, a company limited by shares under the Companies Act 2006 with registration number 07174978 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;
- Sovereign BDW (Hutton Close) LLP, a limited liability partnership with registration number OC411620 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;
- Linden Homes Westinghouse LLP, a limited liability partnership with registration number OC355945 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;
- Tilla Sovereign LLP, a limited liability partnership with registration number OC416612 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;
- Sovereign BDW (Newbury) LLP, a limited liability partnership with registration number OC388566 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;
- Crest Sovereign (Brooklands) LLP, a limited liability partnership with registration number OC4427112 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;

- Linden Sovereign Brockwork LLP, a limited liability partnership with registration number OC424403 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;
- Homes for West Berkshire LLP, a limited liability partnership with registration number OC430099 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;
- Countryside Sovereign Swindon LLP, a limited liability partnership with registration number OC439649 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;
- Sovereign Hill Partnership LLP, a limited liability partnership with registration number OC447695 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA.
- Thornbury Pickedmoor Development LLP, a limited liability partnership with registration number OC450379 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;
- SNG BDW (Kingston Bagpuize) LLP, a limited liability partnership with registration number OC454984 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;
- Sovereign Housing Developments Limited, a company limited by shares under the Companies Act 2006 with registration number 07233624 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;
- Spectrum Premier Homes Limited, a company limited by guarantee under the Companies Act 2006 with registration number 02914932 and its registered office located at Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA;
- the Issuer;
- Sovereign Housing Property Services Ltd, a company limited by shares under the Companies Act 2006 with registration number 08758536 and its registered office located at Sovereign House Sovereign House, Basing View, Basingstoke, Hampshire, RG21 4FA;
- Sovereign Network Homes ("SNH"), a community benefit society with registration number 7326 and its registered office located at The Hive, 22 Wembley Park Boulevard, Wembley HA9 0HP;
- Network Homes Investments Limited, a company limited by shares under the Companies Act 2006 with registered number 06105444 and its registered office located at The Hive, 22 Wembley Park Boulevard, Wembley HA9 0HP;
- Network Affordable Developments Limited, a company limited by shares under the Companies Act 2006 with registered number 09038196 and its registered office located at The Hive, 22 Wembley Park Boulevard, Wembley HA9 0HP;
- Network Homes Investments (Stockwell) Limited, a company limited by shares under the Companies Act 2006 with registered number 06105693 and its registered office located at The Hive, 22 Wembley Park Boulevard, Wembley HA9 0HP (in liquidation);
- Network New Build Limited, a company limited by shares under the Companies Act 2006 with registered number 04076854 and its registered office located at The Hive, 22 Wembley Park Boulevard, Wembley HA9 0HP;

- Network Treasury Services Limited, a company limited by shares under the Companies Act 2006 with registered number 06424065 and its registered office located at The Hive, 22 Wembley Park Boulevard, Wembley HA9 0HP;
- Northwick Park Developments LLP, a limited liability partnership with registration number OC445045 and its registered office located at 11 Tower View, Kings Hill, West Malling, Kent, ME19 4UY; and
- SW9 Community Housing, a company limited by guarantee under the Companies Act 2006 with registered number 09574528 and its registered office located at 6 Stockwell Park Walk, London SW9 0FG.

In addition, the Issuer is an indirect subsidiary of the Borrower, being a subsidiary of Sovereign Advances Limited.

# **Group Restructure**

As noted in "Risk Factors – Factors which may affect the Borrower's ability to fulfil its obligations under the Series Loan Agreement in respect of each Series of Notes – Risks relating to mergers – Risks relating to the Subsidiary Relationship and Group Restructure", the Group Restructure is intended to complete on 1 April 2025 with SNH transferring its engagements to the Borrower. This is to allow time for SNH to integrate into the Group. It is intended that the integration of teams and systems will create efficiencies. As noted in "Risk Factors – Factors which may affect the Borrower's ability to fulfil its obligations under the Series Loan Agreement in respect of each Series of Notes – Risks relating to mergers – Risks relating to integration and achieving expected benefits from past and future mergers and acquisitions" there is a full time Transformation & Integration Director that has been appointed (who reports to the Deputy Chief Executive Officer) and an integration plan has been established to review progress, resources and oversee risks and consider major change initiatives and continue to operate. The Borrower's executive team also maintains a close watch on performance levels.

The following have been noted as the rationale for the merger:

- to create a stronger, more financially resilient organisation which can build more quality, affordable homes;
- to merge two strong entities the Group believes it will thrive together and be better than both associations run individually;
- to invest £6.5 billion in building 25,000 new homes and £1.8 billion of investment in its existing homes through retrofit and regeneration over the next 10 years;
- to provide excellent services for our current and future customers;
- to create a new standalone Community Fund investing £100 million over 10 years; and
- to influence local and national policy as one of the country's leading housing associations and as a member of G15.

# **Principal Activities of the Borrower**

The Borrower is a Registered Provider of Social Housing whose activities are regulated by the Regulator of Social Housing and is a community benefit society and, as such, is exempt from registration with the Charity Commission but nevertheless has charitable status.

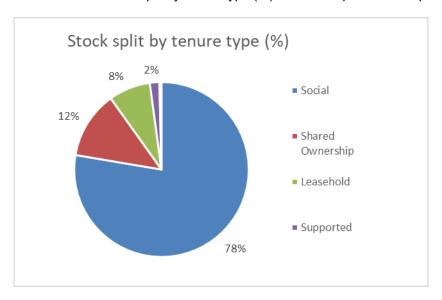
The Borrower's primary business objects are to provide a wide range of products and services in the housing sector, including the development of new homes at affordable rents. Any surpluses which result from the Borrower's operations are reinvested in the business of the Borrower. Following the Subsidiary Relationship and until the Group Restructure, the Borrower is the parent

of SNH. The Borrower and SNH together manage more than 83,000 homes across London and the south of England. The top five areas of business for the Group as at 30 September 2024 are set out in the table below:

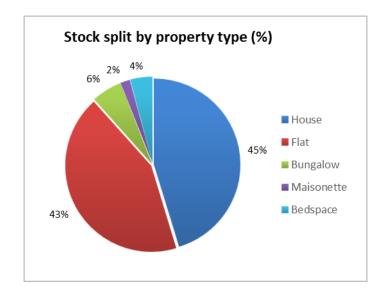
Borrower		SNH	
Local authority	Number of homes	Local authority	Number of homes
West Berkshire	8,081	London Borough of Brent	6,755
Vale of White Horse	6,677	East Hertfordshire	4,439
Basingstoke & Deane	6,602	London Borough of Lambeth	1,942
Bournemouth, Christchurch and Poole	5,696	City of Westminster	1,505
Isle of Wight	3,694	London Borough of Ealing	1,185

# **Stock and Tenant Profile**

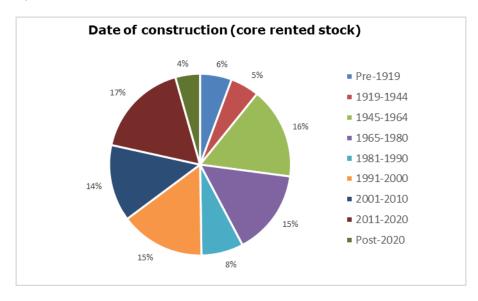
The chart below sets out the stock split by tenure type (%) of the Group as at 30 September 2024.



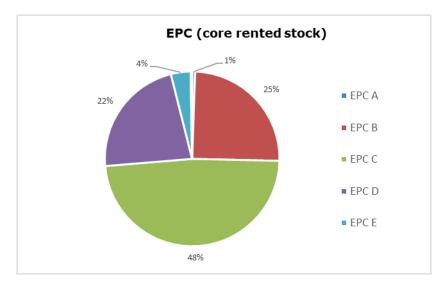
The chart below sets out the stock split by property type (%) of the Group as at 30 September 2024.



The chart below sets out the stock split by date of construction (core rented stock) of the Group as at 30 September 2024:



The chart below sets out the stock split by Energy Performance Certificate ("**EPC**") ratings (core rented stock) of the Group as at 30 September 2024.



# **Board**

The members of the Borrower's Board, and their principal activities outside the Borrower, are as follows:

Name	Principal activities outside of the Borrower
Paul Massara Chair	Chief Executive Officer of Pulse Clean Energy Advisor to Isize Technology Director of Hernes House (Oxford) Management Company Limited
Mark Washer Board member and Chief Executive Officer of the Borrower	Director of the Issuer Director of Sovereign Advances Limited Board member of Leadership 2025 Trustee of Pallant House Gallery Director of Bluestorm Limited
Ade Adebayo	Vice Chair of the Major Projects Committee Director of AOA Property Consulting Limited Non-Executive Director of Sutton Housing Partnership Non-Executive Director and Chair of the Investment Committee of Accent Housing
Peter Benz Chief Financial Officer	Director of the Issuer Director of Sovereign Housing Property Services Limited Director of Sovereign Advances Limited Director of Mayfields Africa Exports Ltd. Director of PB Housing Consultants Ltd Director of BB3 Advertising Ltd.
Barbara Brownlee	Non-Executive board member of SNG Chief Executive Officer of Soho Housing Association Chair of Westminster Builds

Name	Principal activities outside of the Borrower
Jennifer Dykes	Executive Committee member, Royal Hampshire County Hospital Nurses League Shareholder of Vivid Housing Limited
Helen Evans Deputy Chief Executive Officer	Non-Executive Director of South London and Maudsley NHS Trust Non-Executive Director of Connected Living London RP Limited
Jonathan Gooding	Member of Investment Committee, UK Affordable Housing Fund Chair of LTYD Homes Ltd.
Gareth Mostyn	Chair of the Audit and Risk Committee Director of Sovereign Living Limited Chief Executive of the Church Commissioners for England Non-Executive Director of South London and Maudsley NHS Trust
Bhavin Shah	Chair of the Treasury Committee Trustee of the Change Ahead Charity
Angela Williams	Chair of the Renumeration and Nominations Committee Non-Executive Director of AND.digital Director of Angela Williams Consulting, Advisory and Interim Services Ltd Director and Group Chair of Northcoders Group Plc Director and Chair of the Remuneration Committee of Defence Equipment and Support Chief People Officer of Corsearch Director of BMJ Publishing Group Limited

The secretary of the Borrower is Charlotte Ferris whose business address is Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA.

The business address of each of the above board members is Sovereign House, Basing View, Basingstoke, Hampshire RG21 4FA.

Subject as follows, there are no potential conflicts of interest between any duties to the Borrower of the board members of the Borrower and their private interests and/or duties. Mark Washer and Peter Benz are directors of the Issuer in addition to being Board members of the Borrower. Mark Washer and Peter Benz are also members of the executive team and employees of the Borrower. As such, there may be circumstances where these duties conflict with their duties as directors of the Issuer as a result of the Issuer being a lender to the Borrower under each Series Loan Agreement and, in the case of Fully Secured Notes, a beneficiary of the security created by the Borrower under the Security Trust Deed.

A conflict of interests could therefore arise if, for example, these board members are asked to approve any transactions between the Issuer and the Borrower, such as each Series Loan Agreement.

However, the Borrower's rules provide that board members of the Borrower are deemed not to have an interest to the extent that they are board members, directors or officers of any other member of the Group.

#### Governance and viability ratings

On 28 June 2023 the Regulator of Social Housing published its regulatory judgement for the Borrower which concluded that both the governance and viability standards were met and graded the Borrower "G1" for governance and "V2" for viability. The "G1" rating means that the Borrower meets the requirements on governance set out in the Governance and Financial Viability standard. The "V2" rating means that the Borrower meets the requirements on viability set out in the Governance and Financial Viability standard and has the financial capacity to deal with a reasonable range of adverse scenarios but needs to manage material risks to ensure continued compliance.

#### **Share Capital and Major Shareholders**

The entire issued share capital of the Borrower comprises 75 shares of £1.00 each, all of which are fully paid up. Every share carries voting rights but no rights to receive dividends or distribution on winding up.

#### Insurance

The Borrower has entered into insurance policies underwritten by AXA under policy number LP PPP 7130272 (and SNH has a Zurich Municipal policy JHA-22S126-0013) in respect of all its properties and other assets of an insurable nature against loss or damage by fire and other risks normally insured against by all persons carrying on the same class of business as that carried on by it.

#### **Recent Developments**

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

#### **Alternative Performance Measures**

The Borrower believes that certain financial measures that are not recognised by the Registered Provider of Social Housing Accounting Standards, but are derived from the information provided in the audited consolidated financial statements of the Borrower, provide additional useful information regarding its on-going operating and financial performance, as well as its ability to meet its payment obligations under each Series Loan Agreement.

These measures are not recognised measures under the Registered Provider of Social Housing Accounting Standards, do not have standardised meanings prescribed by the Registered Provider of Social Housing Accounting Standards and should not be considered in isolation or construed to be alternatives to measures pursuant to the Registered Provider of Social Housing Accounting Standards including revenues, net income (loss) and comprehensive income (loss) for the period determined in accordance with the Registered Provider of Social Housing Accounting Standards. The Borrower's method of calculating these measures may differ from the method used by other entities. Accordingly, certain of the financial performance measures presented in these Admission Particulars may not be comparable to similarly titled measures used by other entities or in other jurisdictions. Consequently, these measures should not be considered substitutes for the information contained in the Group Financial Statements and should be read in conjunction therewith. "Group Financial Statements" as used in the table below means the audited consolidated financial statements of the Borrower for the relevant financial year.

In particular, the Borrower uses financial Golden Rules set out in the table below to evaluate the financial performance of the Group against the Board's stated risk appetite.

Golden Rule	Definition	Source of data	Additional Information
Liquidity to meet the Group's Net Funding Requirement for the next 18 months	Net Funding Requirement for a given period is defined as the total of all cash inflows / outflows including all approved development spend, allowing for (a) a 25% reduction in development sales income, (b) a 25% reduction in fixed asset disposal sales income and (c) 100% reduction in fixed asset disposals sales income which relates to a portfolio sale. This also includes cash outflows for the payment of interest and principal payments on debt. For the avoidance of doubt, approved development spend is defined as the cumulative forecast cash flows arising from approvals of the appropriate Development delegated authorities.  The 18-month threshold represents a target which the Group should not be below for three consecutive months.  The absolute minimum should be 12 months, with a minimum of £500 million in undrawn facilities and cash.	Unaudited management information including cashflow forecasts and the debt facility maturity profile.	This measures the liquidity of the Group and its ability to meet its financial obligations.

# EBITDA MRI over 100%

The Board approved business plan for the Group should have an EBITDA MRI interest cover of over 100%.

EBITDA MRI is a measure of (a)
Operating Surplus inclusive of Major
Repairs expenditure (excl. retrofit) adding back Depreciation, Impairment, deducting Grant Amortisation, divided by (b) net interest paid inclusive of capitalised interest.

"Operating surplus" is taken from the Consolidated Statement of Total Comprehensive Income in the Group Financial Statements.

"Major Repairs expenditure" is taken from "major repairs capitalised" in Note 12 to the Group Financial Statements, adjusted by unaudited management information to exclude those works which relate to retrofit.

"Depreciation" is taken from "Depreciation of housing property "in Note 4b of the Group Financial Statements.

"Impairment" is taken from "Depreciation of Impairment " in Note 4b of the Group Financial Statements.

"Grant Amortisation" is taken from "Amortised government grants" in Note 4b of the Group Financial Statements.

"Net interest paid inclusive of capitalised interest" is derived from deducting "Interest receivable and similar income" in the Consolidated Statement of Total Comprehensive Income in the Group Financial Statements from "Interest and financing cost" in the

This measures the ability of the Group to cover its interest payable from its cash operating performance.

Sales as a % of Turnover no more than 35%	The Board approval business plan should not have, in any financial year, Current Asset Sales as a percentage of turnover (being income from Social Housing Lettings plus Current Asset Sales) of more than 35%.	Consolidated Statement of Total Comprehensive Income in the Group Financial Statements  "Current Asset Sales" is taken from "Shared ownership first tranche sales" in Note 4a of the Group Financial Statements, plus "Outright sales" in Note 4a of the Group Financial Statements, plus the Group's share of turnover from Joint Venture sales which is derived from unaudited management information.  "Turnover from social housing lettings" is taken from Note 4b of the Group Financial	This provides a measure of the reliance on sales in the Group's turnover.
Operating margin of 23% or above should be maintained	Operating margin performance should be a minimum of 23% in any single year exclusive of fixed asset development sales and asset management sales.  Operating margin (Group) will be calculated by dividing the operating surplus (exclusive of the surplus/deficit on the sales of fixed assets and joint ventures) by turnover (exclusive of the proceeds of the sale of fixed assets and joint venture surplus/deficit).	"Operating surplus" is as above.  "Surplus/deficit on the sale of fixed assets and joint ventures" is taken from Page 16 of the Group Financial Statements under the heading "Other costs and activities" plus "Share of operating surplus in joint ventures" in the Consolidated Statement of Total Comprehensive Income in the Group Financial Statements  "Proceeds of the sale of fixed assets" is from unaudited management information.	This is a measure of the financial operating efficiency of the Group.

Interest cover covenant headroom	Internal headroom of 25bps from the Group's tightest external interest cover covenant of 120% ensures that this covenant will not be breached (i.e. 145%).	Unaudited management information	This provides an internal buffer to the external covenants in the Group.
Gearing covenant headroom	Internal headroom of 5bps from the Group's tightest external gearing covenant of 65% ensures that this covenant will not be breached (i.e. 60%).	Unaudited management information	This provides an internal buffer to the external covenants in the Group.

# **Group Sustainability Strategy**

In its Impact and Sustainability Report 2024, the Borrower has committed to:

- (a) establishing a community foundation, enabling the investment of up to £100 million over 10 years to deliver social value into the communities that it serves;
- (b) extending the Borrower's influence, using evidence gained from customers, research and innovative solutions to inspire change across the sector in areas such as rent settlement, Homes and Place Standard and retrofit developments;
- (c) developing a meaningful, measurable and holistic approach to environmental, social, and governance issues that delivers tangible results and engages customers in the process; and
- (d) seeking ways to reduce its carbon footprint and protect the environment, including the prevention of pollution and efficient use of organisational resources.

# DESCRIPTION OF THE REGULATORY AND FUNDING ENVIRONMENT APPLICABLE TO THE BORROWER

#### Social Rental Income

As at 31 March 2024, the Group's properties (in total 83,719) comprised 66,502 social housing properties (affordable rents, sheltered and supported housing tenures), 10,439 low cost home ownership accommodation (as defined in section 70 of the Housing and Regeneration Act 2008) and 6,778 non-social housing properties (together, the "**Group Properties**").

#### Rent and service charge income

The table below illustrates the effects on rent and service charge income that the Subsidiary Relationship which completed on 1 October 2023 would have had on the historical rent and service charge income for the five financial years prior to the Subsidiary Relationship. The information in the table is reflects a hypothetical situation, has been prepared for illustrative purposes only and therefore is not representative of the rent and service charge income that could have been observed if the Subsidiary Relationship had been undertaken at an earlier date.

	2023-2024	2022-2023	2021- 2022	2020- 2021	2019- 2020	2018- 2019
		£000's				
Former Sovereign Housing Group	404,630	355,022	333,744	322,262	308,792	301,539
SNH Group	150,505	147,643	139,426	136,014	136,557	136,087
Combined Group, being the combined position of the former Sovereign Housing Group and the SNH Group	555,135	502,665	473,170	458,276	445,348	437,626

#### Rent and service charge arrears

The table below illustrates the effects on rent and service charge arrears that the Subsidiary Relationship which completed on 1 October 2023 would have had on the historical rent and service charge arrears for the five financial years prior to the Subsidiary Relationship. The information in the table is reflects a hypothetical situation, has been prepared for illustrative purposes only and therefore is not representative of the rent and service charge income that could have been observed if the Subsidiary Relationship had been undertaken at an earlier date.

	2023- 2024	2022- 2023	2021- 2022	2020- 2021	2019- 2020	2018- 2019
			£0	       		
Former Sovereign Housing Group	14,606	13,354	12,180	11,765	12,572	10,370
SNH	18,908	16,266	16,240	14,349	14,622	16,014
Combined Group, being the combined position of the former Sovereign Housing Group and the SNH Group	33,514	29,620	28,420	26,114	27,194	26,384

As at 31 March 2024, the Group, being the combined position of the former Sovereign Housing Group and the SNH Group, held housing stock predominantly in London and the south of England where household demand significantly exceeds the provision of new housing supply, increasing the demand for rented housing.

#### Social Housing Rents

As part of the 2012 spending round, the UK Government confirmed, through its policy "Guidance on Rents for Social Housing" published in May 2014, that from 2015-2016, rents in the social sector should increase by up to the Consumer Price Index ("CPI") at September of the previous year plus 1 per cent. annually, for ten years.

The relevant rent standard guidance for Registered Providers of Social Housing is contained within the Regulatory Framework.

In the 2015 Summer Budget, the UK Government announced that rents for social housing (as defined in Part 2 of the Housing and Regeneration Act 2008, as amended by the Localism Act 2011 and the HPA 2016 (as defined below) (the "HRA 2008")) in England would be reduced by 1 per cent. a year for the next four years. This change was introduced on 1 April 2016 pursuant to Section 23 of the Welfare Reform and Work Act 2016 (the "WRWA 2016"). Following concerns raised, the 1 per cent. decrease did not apply to supported housing for the first year of decreases.

In 4 October 2017, the UK Government announced that social housing rents will be restored to the CPI plus 1 per cent. formula for five years from 2020.

The Rent Standard 2020 came into force on 1 April 2020 giving effect to the UK Government's Policy Statement on Rents for Social Housing. This provides that social rented housing and affordable rented housing rents may increase by up to CPI + 1 per cent. each year. The Policy Statement on Rents for Social Housing states the intention that this should apply for at least five years.

On November 2022, in light of exceptional circumstances, the UK Government has since adjusted this policy in order to protect social housing tenants from very large nominal-terms rent increases that would otherwise have been permitted in 2023-24 due to higher than expected levels of inflation. For rent periods that begin in the 12 months from 1 April 2023 to 31 March 2024, the CPI plus 1 per cent. limit on annual rent increases is replaced by a 7 per cent. "ceiling".

For rent periods that begin from 1 April 2024 to 31 March 2025. onwards, social housing rents will be restored to the CPI plus 1 per cent. formula with rent caps increasing by CPI plus 1.5 per cent. annually.

In the Autumn budget the new Labour government proposed a consultation on a long-term rent settlement which proposes that social housing rents be increased by CPI plus 1 per cent. annually for the period from 1 April 2026 to 31 March 2031.

#### Affordable Rent

Affordable rents are rents of up to 80 per cent. of market rent which Registered Providers of Social Housing can charge for certain residential properties. This limit is set by the rent standard, which is one of the regulatory standards imposed by the Regulator of Social Housing. The Regulator of Social Housing has issued guidance on how affordable rent should be calculated, and service charges are included.

#### Household Benefit & Universal Credit

The amounts of benefits that a household can receive are currently subject to the following limits:

#### Outside Greater London

	Per week	Per month
Couples	£423.46	£1,835
Single parents with children living with them	£423.46	£1,835
Single adults	£283.71	£1,229.42

# Inside Greater London

	Per week	Per month
Couples	£486.98	£2,110.25
Single parents with children living with them	£486.98	£2,110.25
Single adults	£326.26	£1,413.92

Exemptions to the total household benefit cap can apply to those tenants: who qualify for working tax credit; who are above the qualifying age for pension's credit; who obtain certain benefits for sickness and disability; or who claim a war pension. The benefit cap will not apply in circumstances where a tenant or a tenant's partner is in receipt of, or is responsible for, a child or young person who is in receipt of benefits such as disability living allowance, personal independence payment or carer's allowance. Housing benefit will not be included when calculating total benefit income where tenants are housed in specified accommodation including supported housing.

Universal Credit, introduced under the Welfare Reform Act 2012 (the "WRA 2012"), replaces six existing means-tested benefits and tax credits for working-age families, namely income support, income-based jobseeker's allowance, income-related employment and support allowance, housing benefit, child tax credit and working tax credit with a single monthly payment and is transferred directly into a household bank account of choice, and is currently in an extended "roll out" phase across the UK which is expected to continue until 2024.

The "roll out" of the Universal Credit is "live" in all of the local authority areas in which the Group Properties are located.

There are four types of alternative payment arrangements available for claimants:

- (a) direct payment of the housing cost element to landlords where a claimant is in arrears with their rent for an amount equal to, or more than, two months of their rent, or where a claimant has continually underpaid their rent over a period of time, and they have accrued arrears of an amount equal to or more than one month's rent (known as managed payments);
- (b) direct payment of the housing cost element to landlords where the Job Centre has assessed there is a risk of financial harm and has considered that the claimant has satisfied one of their two tiers of vulnerability factors;
- (c) splitting of payments between members of a couple; and
- (d) more frequent payment of Universal Credit for a temporary period to help a claimant transit from weekly to monthly payments.

If the Department of Work and Pensions (the "**DWP**") does not set up a managed payment, the Borrower can request a managed payment and inform the DWP of other reasons why a managed payment might be needed. Landlords can request deductions from a claimant's Universal Credit to repay existing rent arrears. Deductions will be a minimum of 10 per cent. and a maximum of 20 per cent. of a claimant's Universal Credit standard allowance.

# Position as at 31 March 2024

As at 31 March 2024, the Group had a total annual debit of £558.3 million. The arrears outstanding at this date amounted to £21.9 million, representing 4 per cent. of the total annual debit.

#### 2024/2025 Q3 Results

As at 31 December 2024, the Group reported a total annual debit of £619.7 million, with arrears of £29.4 million, representing 4.99 per cent. of the total annual debit. The increase in arrears is attributable to timing factors, including:

- month-end reports generated on 31 December 2024, which included an additional week's debit for weekly customers;
- year-end service charge balancing charges applied for homeowners; and
- month-end Direct Debits yet to be applied to accounts.

As at the end of March 2024, the Group had 66,502 properties for social rented housing and no more than 25,536 tenants in such properties were in receipt of Universal Credit. The total current arrears balance as at 31 March 2024 for those tenants in receipt of Universal Credit, inclusive of alternative payment arrangements, was £6.7 million, representing 4.8 per cent. of rental income from those tenants but 1.5 per cent. of the £440 million of turnover from rent social housing lettings in respect of the properties of the Group.

As at the end of March 2024, 25,536 tenants were in receipt of Universal Credit, with a further 14,285 currently on Housing Benefit ("**HB**"), to be potentially moved to Universal Credit in the future. Therefore 39,821 of 66,502 properties for social rented housing receives either housing benefit or Universal Credit ("**UC**") (60 per cent.).

31 March 2024	Group position
No. social rent properties	66,502
Arrears UC	£6,777,834
Debit UC	£141,479,011
Debit all social rent	£440,488,466
UC arrears of UC debit	4.8%
UC arrears of all social rent debit	1.5%
Number of UC claimants	25,536
Number of HB claimants	14,285

#### Position as at 31 December 2024 - Group combined figures

As at 31 December 2024, the Group had 67,074 properties for social rented housing and no more than 30,897 tenants in such properties were in receipt of Universal Credit. The total current arrears balance as at 31 December 2024 for those tenants in receipt of Universal Credit, inclusive of alternative payment arrangements, was £12.4 million, representing 5.7 per cent. of rental income from those tenants but 2.5 per cent. of the £489 million of turnover from social housing lettings in respect of the properties of the Group.

As at the 31 December 2024, 30,897 tenants are in receipt of Universal Credit, with a further 12,342 currently on Housing Benefit, to be potentially moved to Universal Credit in the future. Therefore 43,329 of 67,074 properties for social rented housing receive either Housing benefit or Universal credit (64 per cent.).

31 December 2024	Group position
No. social rent properties	67,074
Arrears UC	£12,387,845
Debit UC	£216,323,920
Debit all social rent	£489,354,946
UC arrears of UC debit	5.7%
UC arrears of all social rent debit	2.5%
No. UC claimants	30,897
No. HB claimants	12,342

# Local Housing Allowance

The Spending Review and Autumn Statement 2015 announced that housing benefit for tenants in the social housing sector will be limited to the level of the relevant LHA. This will not include the shared accommodation rate which applies to single people, with no dependents, under the age of 35. The UK Government announced in August 2018 that all supported and sheltered

housing will continue to be fully funded by housing benefit and will not be subject to the level of the relevant LHA available.

#### Occupation Size Criteria

The WRA 2012 introduced a size criterion for working age social housing tenants in receipt of housing benefit known as the "removal of the spare room subsidy" or "bedroom tax". The 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, (f) those with a disability, and (g) a non-resident overnight carer to be entitled to one bedroom. Exemptions are applied to supported housing tenants. Where a household has one extra bedroom, housing benefit is reduced by 14 per cent. of the rent charge. Where a household has two or more extra rooms, the reduction to housing benefit is 25 per cent.

The Borrower provides its residents with short-term assistance including helping them with financial budgeting, applying for discretionary housing payments and making sure they are receiving the benefits that they are entitled to through its Tenancy Support Advisor Team. This reform was introduced in April 2013 and significant efforts were made by the Borrower in the preceding 9 months and thereafter to support tenants to downsize to smaller properties and those who do not want to move to advise how best to manage the change to their benefit.

# UK Government policy: Right to Buy

The Right to Buy is a statutory scheme governed by the Housing Act 1985 (as amended). Under the scheme eligible tenants have a right to purchase their home at a discount. A Registered Provider of Social Housing may have:

- (a) secure tenants who have a Right to Buy ("RTB");
- (b) assured tenants who have the Preserved Right to Buy ("PRTB"); and
- (c) other eligible secure and assured tenants with the Right to Acquire ("RTA").

A tenant with the RTB or PRTB carries this right with them provided they move to a property owned by the same Private Registered Provider of Social Housing (or to a group company). Under the RTA eligibility is dependent on the tenant living in a "qualifying property" as defined in the legislation.

As of 6 April 2023, the maximum discount available to tenants exercising the RTB or PRTB increased to £96,000 outside of London and £127,900 within London. This amount increased every year in April in line with the consumer prices index.

Under the RTA the maximum discount available to tenants is between £9,000 and £16,000 depending on the location of the property.

The introduction of the right to buy to assured tenants of Registered Providers of Social Housing is a manifesto commitment made by the Conservative party for the past three general elections. An announcement from the Secretary of State for Communities and Local Government on 24 September 2015 confirmed a proposal made by the NHF to introduce the right to buy voluntarily. The voluntary arrangement is based on four key principles:

- tenants would have the right to purchase a home at right to buy discounts (initially the maximum discount was £77,000 (£103,900 in London)) subject to government funding for the scheme:
- (b) Registered Providers of Social Housing will have the final decision about whether to sell an individual property;
- (c) Registered Providers of Social Housing will receive the full market value of the properties sold, with the value of the discount funded by the UK Government; and

(d) nationally, for every home sold under the agreement, a new affordable property would be built, thereby increasing supply.

The then Prime Minister confirmed on 7 October 2015 that the NHF's proposal had been accepted by the UK Government. This means that, rather than including the right to buy extension in the Housing and Planning Act 2016 (the "HPA 2016") as a statutory obligation, there is an agreement by the social housing sector to deliver the extension voluntarily. The HPA 2016 establishes a statutory framework to facilitate the implementation of the Voluntary Right to Buy scheme and makes provision for grants to be paid to private Registered Providers of Social Housing to cover the cost of selling housing assets at a discount. The HPA 2016 states that such grant may be made on any terms and conditions the Department for Levelling Up, Housing and Communities ("DLUHC") considers appropriate.

The UK Government ran an initial pilot scheme in January 2016 involving five housing associations and launched a further regional pilot in August 2018 to apply to all in the Midlands, resulting in the sale of nearly 2,000 homes from 44 Registered Providers of Social Housing. This pilot is now closed. A government evaluation of the pilot published in February 2021 identified challenges in replacing the sold social housing stock on a one-for-one basis.

The new Labour government has introduced changes which will come into effect on 21 November 2024. The right to buy discounts after this date will reduce and how much an individual is eligible for will depend on where they live in England.

If a tenant applies before 21 November 2024, the maximum discount a tenants can get is the lower of:

- 70 per cent. of the value of its property; and
- the maximum discount for the region in which the property is located, being:
  - in London boroughs, £136,400; and
  - in the rest of England, 102,400.

If a tenant applies on or after 21 November 2024, the maximum discount a tenant can obtain is set out in the table below:

Region	Maximum discount	Exceptions
North East	£22,000	
North West	£26,000	
Yorkshire and the Humber	£24,000	
East Midlands	£24,000	
West Midlands	£26,000	
Eastern	£34,000	£16,000 in the district of Watford
South East	£38,000	£16,000 in the areas of Reading Borough and West Berkshire, Hart District, Oxford and Vale of the White Horse District, the boroughs of Tonbridge and Malling, Epsom and Ewell, and Reigate and Banstead

South West	£30,000	
London	£16,000	£38,000 in the boroughs of Barking and Dagenham and Havering

The discount will also be less if the landlord has spent money building or maintaining the property. There will be no discount if the landlord has spent more than the property is worth now.

The thought behind the new discounts is to make the scheme fairer for the taxpayer but they do not intend to abolish the Right to Buy scheme yet.

#### Shared Ownership

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 "staircasing"); 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.

For the year ended 31 March 2024, shared ownership first tranche sales in respect of the Borrower amounted to £59 million, or 12.7 per cent. of the Borrower's £464 million of turnover. For the year ended 31 March 2024, shared ownership first tranche sales amounted to £28 million in respect of SNH, or 13.9 per cent. of the SNH's £202 million of turnover. For the year ended 31 March 2023, shared ownership first tranche sales in respect of the Group amounted to £87 million, or 12.3 per cent. of the Group's £708 million of turnover.

A number of significant changes were made to the shared ownership product that upon the introduction of the Affordable Homes Programme 2021 – 2026 (the "Affordable Homes Programme"). Key changes in the revised scheme are that the initial equity share purchased was reduced from 25 per cent. to 10 per cent., that a housing association retains repair and maintenance responsibilities for the first 10 years and shared ownership leaseholders can apply for a £500 contribution from their landlord each year for the cost of internal repairs for which the shared owner would otherwise be responsible. Shared owners can also purchase additional tranches of just 1 per cent., for each of the first 15 years rather than the previous per tranche minimum of 10 per cent. It remains possible to acquire the whole of a housing association's equity subject to certain exceptions as under the current scheme.

Rented units provided under the Affordable Homes Programme are subject to a right for the tenant to acquire the property on shared ownership terms reflecting the new shared ownership product.

These changes to the shared ownership product change the potential cash flow and risk profile of shared ownership from the housing association's perspective compared to the current scheme. It is not yet clear if the amount of grant available will compensate fully for this. The creation of a right to shared ownership means that units developed or acquired for rented affordable housing under the Affordable Homes Programme may convert over time into shared ownership.

#### Revised Shared Ownership Scheme and Right to Shared Ownership

In October 2023 DLUHC released new guidance changing the basis of the rent review in future shared ownership leases. This will affect new leases which are grant funded by either Homes England or GLA (and some section 106 arrangements). The change from an RPI basis to a CPI basis for rent reviews brings shared ownership rents more into line with general needs rents. This has raised some concerns within the sector about the potential impact on delivery capacity.

#### **Building Safety Act 2022**

The Building Safety Act 2022 (the "Act") received Royal Assent on 28 April 2022, following a three-year public consultation and legislative process. The Act implements many of Dame Judith

Hackitt's recommendations in her 2018 review of the building industry, in response to the Grenfell Tower fire in 2017. The Act imports a new centrally-regulated regime to govern the design, construction and maintenance of the built environment.

The Act covers all residential buildings, with an enhanced regulatory regime applying to "higher-risk buildings". The Act sets the height threshold for buildings included in the new regime as at least 18 metres in height or at least 7 storeys. The Act means that buildings meeting this height threshold with at least two residential units will be within the scope of the new regime when building work is conducted on them or when they are occupied. Further detail and other aspects of the description of higher-risk buildings are set out in various secondary regulations, including the Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023 No. 275 (the "Regulations").

The enhanced regulatory regime places legal responsibilities on those who commission building work, participate in the design and construction process and those who are responsible for managing structural and fire safety in higher-risk buildings when they are occupied. These people will be called "dutyholders" during design and construction of all buildings, including Higher-Risk Buildings, and "Accountable Persons" when Higher-Risk Buildings are occupied. Key areas which the Act covers include:

- (a) the appointment of "dutyholders" who have responsibilities for safety throughout a building's design and construction. Dutyholders include the client, designer, principal designer, contractor, and principal contractor. Dutyholders are required to plan, manage and monitor works to ensure compliance with the Building Regulations, cooperate with other duty holders, share information, communicate effectively and support each other in compliance;
- (b) the determination of "Accountable Persons" who hold the responsibility for safety during the occupation phase – they have responsibilities including registering higher-risk buildings with the new Building Safety Regulator, assessing and managing "building safety risk" within higher-risk buildings, applying for Building Assessment Certificates and preparing safety care reports. While a building may have a number of Accountable Persons, whoever owns or has a legal obligation to repair the structure and exterior of the building is regarded as the principal accountable person;
- (c) a new service charge regime for certain types of leases as well as an obligation on residents to ensure they do not undermine the fire and structural safety for the building in which they live;
- (d) a number of remedies to require landlords and associated persons to undertake and pay for remediation works for defects in "relevant buildings" (containing at least two dwellings being at least 11 metres high or having at least five storeys);
- (e) various provisions to give residents a stronger voice in the system and ensure their concerns are never ignored;
- (f) the establishment of a new Building Safety Regulator to provide oversight of the new building safety regulatory regime; and
- (g) strengthened enforcement and sanctions to deter non-compliance with the new regime.

The Act and Regulations affect many aspects of the business of a Registered Provider of Social Housing and in particular, the procurement, development, construction and management of existing and new build properties.

As at the date of these Programme Admissions Particulars, the Group has 75 properties of 18 metres and higher (measured from the ground to the highest habitable floor).

#### First Homes Scheme

First Homes are residential homes provided under a UK Government backed scheme that are intended to be sold at a discount of at least 30 per cent. below market value for first time buyers, members of the armed forces and other 'key workers' (such as teachers and nurses). This discount can be increased through a planning process with the relevant local planning authority. The UK Government intends to amend the National Planning Policy Framework so that 25 per cent. of all affordable units delivered under Section 106 Agreements will be First Homes.

# Moratorium and Housing Administration

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 day moratorium on the disposal of land (including the enforcement of any security) by a Registered Provider of Social Housing will apply upon notice being given to the Regulator of Social Housing of certain steps being taken in relation to that Registered Provider of Social Housing such as presenting a winding up petition, the appointment of an administrator or the intention to enforce security over its property. The Regulator of Social Housing may then seek to agree proposals about the future ownership and management of the Registered Provider of Social Housing's land with its secured creditors. The Security Trustee is required to notify the Regulator of Social Housing of its intention to enforce the security created pursuant to the Security Documents and it cannot enforce its security during the resulting moratorium without the consent of the Regulator of Social Housing.

The HPA 2016, the Insolvency of Registered Providers of Social Housing Regulations 2018 and the Housing Administration (England and Wales) Rules 2018 introduced a special administration regime called housing administration which was brought into force on 5 July 2018 and is available in addition to the moratorium regime. This provides for a court to appoint a qualified insolvency practitioner known as a "housing administrator" to manage the affairs, business and property of a Registered Provider of Social Housing, following an application from the Secretary of State or (with the permission of the Secretary of State) the Regulator of Social Housing.

An interim moratorium will run from the date of issue of an application for a housing administration order until the application is either dismissed or a housing administration order takes effect and, upon the making of a housing administration order, a Registered Provider of Social Housing shall become subject to a moratorium, for so long as such Registered Provider of Social Housing is subject to a housing administration order, that prevents secured creditors from enforcing their security without the consent of the housing administrator or the permission of a court.

Each housing administration order will last for 12 months (subject to certain exceptions), but may be extended. In certain circumstances a court may make an order enabling a housing administrator to dispose of property belonging to a Registered Provider of Social Housing which is subject to a fixed charge, albeit only on terms that the fixed charge holder receives the proceeds up to the value of the security and those proceeds are topped up to "market value" if the property is sold for less than this.

# Housing for sale development programme

The Group is in contract with a number of schemes with housing for sale elements, though any significant schemes are delivered through joint ventures.

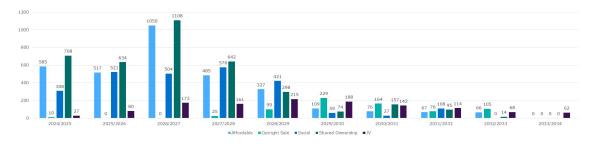
As at the date of these Programme Admission Particulars, Sovereign Housing Partnerships Limited and Network Homes Investments Limited are a party to the following joint ventures on a 50/50 basis, which are engaged in developing the following units in the below locations in England:

Joint venture	Location	Affordable units	Market units	Scheduled completion	Status
Linden Sovereign Brockworth LLP	Cheltenham	89	136	2025	Final open market units sold in December 2024.
Crest Sovereign (Brooklands) LLP	Bristol	382	475	2028	Reserved matters approval for the final phases granted in 2024.
Countryside Sovereign Swindon LLP	Swindon	695	1,372	2036	Reserved matters approval for the first phase granted in 2024. Start on site in Jan 2025.
Northwick Park Developments LLP	London	364	290	2030	Land acquisition and start of construction works in Spring 2023. First phase completion in H2 2025.
Thornbury Pickedmoor Development LLP	Bristol	297	298	2032	Land acquisition in July 2024. Start of construction works forecast for H2 2025.
SNG BDW (Kingston Bagpuize) LLP	Oxfordshire	281	379	2032	Land acquisition in December 2024. Start of construction works forecast for 2026.

The Group's ten-year development strategy to deliver circa. 25,000 homes assumes that the Group will gradually increase its direct housing for sale activity. This reflects the underlying assumption that a higher proportion of the Group's overall development programme will be delivered through joint ventures and land-led sites and that these need to include profit-making outright sale elements in order to be economically viable.

#### The Group's development strategy

The table below sets out the number of approved homes to be developed over the next 10 financial years, exclusive of speculative schemes.



The development of properties for market sale is undertaken with consideration to the risks related to market sales development (see "Risk Factors – Risks related to exposure to performance of subsidiaries – housing for sale development programme and joint ventures" above) and in accordance with the Borrower's framework for managing such risks (see "Risk Factors – Risks related to the Market and Development" above).

#### Regulation

The Borrower has adhered to the requirements of the Regulatory Framework. On 30 October 2015, the Office for National Statistics (the "ONS") announced that private Registered Providers of Social Housing (such definition including the Borrower) should be re-classified as public non-financial corporations, effectively categorising them as part of the public sector in the national accounts of the ONS. The UK Government quickly made a commitment to deregulation of the sector to reverse the classification. Subsequently, the UK Government introduced deregulatory measures through the HPA 2016 with the intention that the private sector status of Registered Providers of Social Housing be restored.

Accordingly, the HCA (as the predecessor of the Regulator of Social Housing) published new directions under the HPA 2016 that became effective from 6 April 2017 and replaced the previous "before the event" consent regime with an "after the event" notifications requirement. In connection with the introduction of the notifications requirement, the HCA provided detailed guidance on when and how to notify the HCA about:

- (a) the removal of the constitutional consents regime (meaning that HCA consent will no longer be required for Registered Providers of Social Housing to undertake certain changes such as mergers, change of status, restructuring, winding up or dissolution); and
- (b) disposals of social housing dwellings (meaning that Registered Providers of Social Housing will no longer need consent from the HCA for sales, charging for security and changes of ownership of social housing stock).

These changes were designed to persuade the ONS to reverse its reclassification judgement and take Registered Providers of Social Housing back out of the "public sector" classification. The explicit purpose of the directions notifications are:

- (i) to validate adherence to all relevant laws and compliance with the governing documents of Registered Providers of Social Housing;
- (ii) to ensure accountability to tenants and enshrine proper consultation with tenants when considering a disposal that would mean a change in the tenant's landlord or changes that affect tenant's statutory or contractual rights; and
- (iii) to promote the achievement of value for money in the delivery of social housing.

On 16 November 2017 the ONS published a notification letter confirming that English Registered Providers of Social Housing (such definition including the Borrower) have been reclassified as private non-financial corporations. The effective date for this reclassification was 16 November 2017, the date that The Regulation of Social Housing (Influence of Local Authorities) (England) Regulations 2017 came into force.

The Regulator of Social Housing's intention is to strengthen its expectations of Registered Providers of Social Housing in relation to risk management and planning for adverse events. The changes are designed to underpin the financial viability of Registered Providers of Social Housing, including the Borrower, but it is possible that compliance with on-going regulatory requirements may result in increased costs. With effect from October 2017, the Regulator of Social Housing started charging fees to Registered Providers of Social Housing for regulation, following the introduction of a new power to charge fees under the HRA 2008 and a consultation with Registered Providers of Social Housing which commenced in late 2016. Such fees amount to £5.40 per social housing unit owned by the Borrower for the year ended 31 March 2023.

The Regulator of Social Housing publishes governance and viability judgments in respect of registered providers of social housing. The judgments are benchmarked against the Governance and Financial Viability Standard. On 28 June 2023, the Regulator of Social Housing published its regulatory judgement for the Borrower which concluded that both the viability and governance standards were met and graded the Borrower "G1" for governance and "V2" for viability.

The HRA 2008 makes provision for the regulation of social housing provision in England.

Pursuant to the HRA 2008, the Regulator of Social Housing provides economic regulation for Registered Providers of Social Housing in order to ensure that they are financially viable and well governed.

The Regulator of Social Housing regulates Registered Providers of Social Housing in accordance with the regulatory framework for social housing in England (the "Regulatory Framework"), which sets out the standards that apply to Registered Providers of Social Housing (the "Standards").

The Regulator of Social Housing proactively regulates the three Standards which are classified as "economic". These are

- (a) the Governance and Financial Viability Standard;
- (b) the Value for Money Standard; and
- (c) the Rent Standard.

The Regulator of Social Housing has issued two codes of practice: one code to amplify the Governance and Financial Viability Standard and the code for the Value for Money Standard. The current Rent Standard refers to the policy statement on rents for social housing published by DLUHC in December 2022 (the "**Policy Statement**").

The remaining four standards are classified as "consumer" for which the Regulator of Social Housing's role has historically been reactive in response to referrals or other information received. However, the Regulator of Social Housing has now, after the implementation of the SHRA 2023, moved to proactive regulation of the consumer standards in the same way as for the economic standards. The current consumer standards were introduced in April 2024 and are:

- (a) the Transparency, Influence and Accountability Standard;
- (b) the Safety and Quality Standard;
- (c) the Tenancy Standard; and
- (d) the Neighbourhood and Community Standard.

These are supplemented by a code of practice. There is also a tenant satisfaction measures standard. It is anticipated that an additional two consumer standards will be introduced shortly on Competency and Conduct, and Social Tenants Access to Information Rights.

Registered Providers of Social Housing are expected to comply with the Standards and to establish arrangements to ensure that they are accountable to their tenants, the Regulator of Social Housing and relevant stakeholders.

In April 2015 the HCA (as the predecessor of the Regulator of Social Housing) published updates to the Regulatory Framework. These provide for changes in the way the Regulator of Social Housing regulates, including asset and liability registers which are aimed to ensure that social housing assets are not put at risk, to protect the public value in those assets and to ensure that Registered Providers of Social Housing can continue to attract the necessary finance to build new homes.

In March 2019, the Regulator of Social Housing updated its "Regulating the Standards" publication which outlines the Regulator of Social Housing's operational approach to assessing Registered Providers of Social Housing compliance with the economic and consumer standards. On 17 November 2020, the UK Government released a Social Housing White Paper called "The Charter for Social Housing Residents", which had the stated aim of delivering transformational change for social housing residents. A seven-point Charter was proposed setting out what every social housing resident should be able to expect. Central to the above was the proposal for a strengthened Regulator of Social Housing which would be granted additional powers and in particular would be empowered to act more proactively on consumer regulation matters than under the previous regulatory regime. The economic regulation of Registered Providers of Social Housing in relation to governance and financial viability, rents and value for money was not proposed to be changed.

On 9 December 2021 the Regulator of Social Housing issued consultation on proposals for a new Consumer Standard relating to provision of information by Registered Providers. The consultation set out 22 proposed tenant satisfaction measures ("**TSMs**") for consultation across the five themes in the UK Government's "*The Charter for Social Housing Residents*" Social Housing White Paper:

- (a) keeping properties in good repair;
- (b) maintaining building safety;
- (c) effective complaints handling;
- (d) respectful and helpful tenant engagement; and
- (e) responsible neighbourhood management.

They included both tenant perception measures, collected through landlords' surveys of tenants, and landlord management information measures. The details of the draft measures were shaped by early discussions with stakeholders, including tenants and landlords.

Alongside the proposed TSMs, and the detailed proposals for their collection and measurement, the Regulator of Social Housing also published the draft text for the consumer standard which would require landlords to collect, publish and submit information about their performance against the TSMs.

On September 2022 the consultation on the introduction on TSMs concluded, and the Tenant Satisfaction Measures Standard implementing TSMs was introduced on 1 April 2023. The Standard requires that landlords collect and report on the following data from tenant surveys and their own management information:

TSMs collected from tenant perception surveys				
TP01	Overall satisfaction			
TP02	Satisfaction with repairs			
TP03	Satisfaction with time taken to complete most			
	recent repair			
TP04	Satisfaction that the home is well maintained			
TP05	Satisfaction that the home is safe			
TP06	Satisfaction that the landlord listens to tenant			
	views and acts upon them			
TP07	Satisfaction that the landlord keeps tenants			
	informed about things that matter to them			
TP08	Agreement that the landlord treats tenants fairly			
	and with respect			
TP09	Satisfaction with the landlord's approach to			
	handling complaints			
TP10	Satisfaction that the landlord keeps communal			
	areas clean and well maintained			
TP11	Satisfaction that the landlord makes a positive			
	contribution to neighbourhoods			
TP12	Satisfaction with the landlord's approach to			
	handling anti-social behaviour			
TSMs generated from management infor				
CH01	Complaints relative to the size of the landlord			
CH02	Complaints responded to within Complaint			
NING	Handling Code timescales			
NM01	Anti-social behaviour cases relative to the size			
DD04	of the landlord			
RP01	Homes that do not meet the Decent Homes			
BBOO	Standard			
RP02	Repairs completed within target timescale			
BS01	Gas safety checks			
BS02	Fire safety checks			
BS03	Asbestos safety checks			
BS04	Water safety checks			
BS05	Lift safety checks			

On 12 January 2023 the Regulator of Social Housing published "*Reshaping consumer regulation:* our implementation plan". This set out the steps the Regulator of Social Housing was taking in preparation for the SHRA 2023.

The legislation was implemented in July 2023 has brought about one of the most fundamental changes to social housing regulation for over a decade. It sets out new expectations on the services that landlords need to provide for their tenants, introduces regular consumer inspections of Registered Providers of Social Housing and gives the Regulator of Social Housing stronger powers to hold landlords to account. The Regulator of Social Housing new approach has been effective from April 2024.

The new approach includes inspecting all large social landlords against the consumer standards, including housing associations and local authorities, every four years. These inspections will build on the Regulator of Social Housing's experience in carrying out its intensive and challenging indepth assessments for economic regulation. The Regulator of Social Housing will also now issue C grades for consumer compliance. Noteholders are indirectly exposed to the creditworthiness of the Borrower and any change in the Regulatory Framework could lead to the Borrower facing increased costs to comply with the Regulatory Framework.

In addition, The Charter for Social Housing Residents announced a review of the Decent Homes Standard with the aim of understanding if it is right for the social housing sector today. The part 1 review was concluded in Autumn 2021 and the part 2 review began in spring 2022. This was then followed by a consultation on applying the Decent Homes Standard to the private rented

sector which concluded on 14 October 2022. It is anticipated that the outcome of the consultation will be to announce an updated standard that applies to both the social housing and the private rented sectors. There will inevitably be cost implications for Registered Providers of Social Housing arising from the additional regulation that is proposed. It is not clear at the date of these Programme Admission Particulars whether any such costs will be material.

#### Fire Safety Act

The Fire Safety Act 2021 received Royal Assent on 29 April 2021. The Fire Safety Act 2021 amended the Regulatory Reform (Fire Safety) Order 2005 ("RRFO"), clarifying its ambit to include the risks posed by the external façade (and external wall system of buildings as well as individual entrance doors to flats) thereby implementing the recommendations made by Sir Martin Moore-Bick in his Phase 1 report following the Grenfell Tower Inquiry. The Fire Safety Act 2021:

- (a) amends the RRFO to require all responsible persons (i.e. the relevant dutyholder(s) under the RFFO) to assess, manage and reduce the fire risks posed by the structure and external walls of the building(s) for which they are responsible (including cladding, balconies and windows) and also individual doors opening onto common parts of the building;
- (b) applies to all multi-occupancy residential buildings (and is not subject to, or dependent on, the height of the building); and
- (c) allows the fire and rescue service to enforce against non-compliance in relation to external walls and the individual doors opening onto the common parts of the premises.

These amendments to the RRFO have a serious impact on all building owners, including Registered Providers of Social Housing and assessments are likely to lead to defects being identified and therefore necessitating rectification. Failure to carry out a sufficient risk assessment or to comply with any recommendations made as a result of the assessments could constitute an offence or become the subject of enforcement action. The Borrower and SNH have either completed remediation work in relation to fire safety or are in the process of doing so.

#### Housing Grant

The Borrower has historically received, and is expecting to receive, grant funding from a variety of sources, including from Homes England.

In July 2018, Homes England announced the creation of Strategic Partnerships, initially with 8 Registered Providers of Social Housing, and increasing to 23 Partnerships, with an allocation of £1.7 billion of funding. This was followed in September 2021 with the announcement of a new wave of 31 Partnerships with an allocation of £5.2 billion across a longer time period.

The Borrower is a Strategic Partner of Homes England and has allocations across two Strategic Partnership Programmes. Under the first, known as SP1 which was jointly awarded with another Registered Provider of Social Housing, the Borrower currently benefits from an allocation of £72 million of grant funding. All of this had been drawn by 31 March 2022. Under the second programme known as SP2, which was entered into in November 2021, the Borrower benefits from an allocation of £162 million. A total of £50 million had been drawn down by 31 December 2024. The remainder is due to be drawn down by 31 March 2026 in line with Homes England's current timescales.

In March 2021 SNH entered into a grant agreement with the Greater London Authority (the "GLA") under the Rough Sleeping Accommodation Programme. Under this programme SNH identified 5 shared ownership units at of one of the new build schemes, to be let at London Affordable Rent to individuals identified by the GLA in their Target Client Group. The total grant amount allocation of £650,000 was received in full in April 2021.

SNH also secured additional £37,376,010 from the GLA for three schemes outside the grant target rates of the Affordable Homes Programme ("AHP") 2016-21(23) under a negotiated rate.

SNH has so far drawn down 90 per cent. of the allocation and will claim the remaining 10 per cent. when the schemes will reach their completions.

In September 2022 SNH entered into a grant funding agreement under the AHP 2021-26 with the GLA to deliver 740 homes with start on site by March 2026 with a grant allocation of £122,500,000 SNH also received an allocation for £13,040,000 to deliver a further 79 homes in Wembley. In April 2024, the GLA indicative allocation was increased to £125,710,000 to deliver 756 homes.

The grant will be paid individually for each scheme as 40 per cent. at acquisition, 35 per cent. at start on site and 25 per cent. at completion. So far, SNH has claimed an acquisition milestone of £5,216,000 against one of the schemes committed to SNH.

In July 2023 SNH entered into a grant agreement with Homes England in relation to the Affordable Programme 2021-26 for Continuous Market Engagement for an initial £7,641,163 to deliver 111 homes at South Bridge Road. SNH claimed £5,730,872 for the acquisition and the start on site milestones, which is 75 per cent. of the total grant allocation.

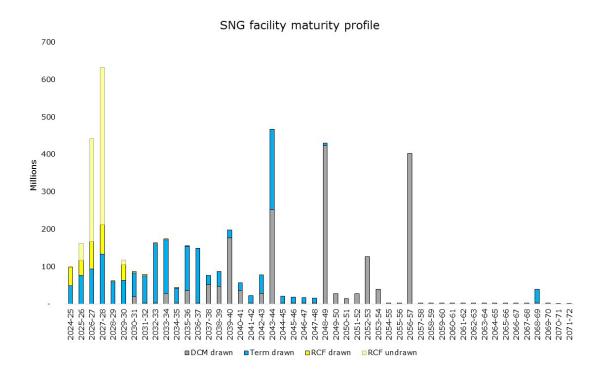
# Capital Resources and Treasury

As at 31 March 2024, the Borrower had, in aggregate, total long-term loan facilities of £3,146.9 million, of which £675 million were undrawn. The Borrower also had available cash and cash equivalents totalling £75.144 million.

As at 31 March 2024, SNH Group had cash balances of £40.5 million and total facilities of £1,371 million with drawn debt of £1,144 million and undrawn facilities of £227 million.

As at 31 December 2024, in respect of the Group, total long-term facilities were £4,720 million, of which £3,963 million were drawn, providing £757 million of available liquidity facilities and cash and cash equivalent balances totalled £44 million.

The debt facility maturity profile of the Group's debt is set out in the graph below. As at 31 March 2024, the Group had swaps with a total notional value of £245 million converting floating rate debt to fixed rate, with 88 per cent. of Group debt at fixed rate. The Group's weighted average life of debt is 14.7 years.



#### **Pensions**

The Borrower participates in five separate defined benefits schemes. The Sovereign Pension Plan (formerly the defined benefit section of the Social Housing Pension Scheme) and four separate funds within the Local Government Pension Scheme ("LGPS") structure (being, the Royal County of Berkshire Pension Fund, the Dorset County Pension Fund, the Hampshire County Council Pension Fund and the Isle of Wight Council Pension Fund). The Sovereign Pension Plan is closed to all future benefit accrual whereas the four LGPS funds have active membership but are closed to new members. The assets of these schemes are held separately to those of the Borrower. Further details can be found at pages 125 to 136 of the audited consolidated financial statements of the Borrower in respect of the financial year ended 31 March 2023. The Borrower operates a Defined Contribution scheme with Scottish Widows for the majority of its current employees and this scheme is used for automatic enrolment.

As at 31 March 2023 SNH operated two defined benefit schemes - the Social Housing Pension Scheme ("SHPS") and the LGPS administered by Hertfordshire County Council (which has since been terminated in September 2023). SNH also operates a third scheme which provides benefits based on contributions made. This scheme is also with the Social Housing Pension Scheme. Further details can be found on page 77 of the SNH audited consolidated financial statements in respect of the financial year ended 31 March 2023.

#### Legal and Compliance Obligations

Given that the Borrower owns and/or manages housing units of various tenures, including general needs and affordable use, the Borrower is aware of the need for all of its units to comply with health and safety legislation to ensure the safety of all occupying tenants. Accordingly, the Borrower is continually reviewing and updating its policies and procedures to ensure that the condition and safety of each unit is compliant with prevailing legal and regulatory requirements. The Borrower also carries out health and safety checks of its properties on an on-going basis, including, but not limited, to gas safety checks and fire risk assessments.

Following the events at Grenfell Tower in the Royal Borough of Kensington and Chelsea, the Borrower completed additional comprehensive checks on all of the blocks it owns with six storeys or more including the internal safety of such buildings and housekeeping arrangements. As at the date of these Programme Admissions Particulars, the Group has 75 properties of 18 metres and higher (measured from the ground to the highest habitable floor). The Borrower and SNH have either completed remediation work in relation to fire safety or are in the process of doing so.

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

#### **VALUATION REPORT**

### **Numerical Apportionment Basis**

Where the applicable Pricing Supplement and the Secured Series Loan Transaction Terms in respect of any Fully Secured Notes states that the Series Underlying Security is allocated on a Numerical Apportionment Basis, the obligations of the Borrower under the relevant Secured Series Loan Agreement will be secured by, *inter alia*, an allocation of charged properties from a shared security pool (the "**Charged Properties**"). On an ongoing basis, the Security Trustee will apportion such number of units of the Charged Properties between all the NAB Beneficiaries (including the Issuer in respect of each Series of Fully Secured Notes that has specified Numerical Apportionment Basis as being applicable) as is appropriate.

The following valuation report (the "Valuation Report") prepared by the Valuer therefore relates to the Charged Properties, an appropriate part of which will be allocated to secure the obligations of the Borrower under the relevant Secured Series Loan Agreement, such part (together with the Retained Proceeds (if any)) as is required to enable the Borrower to satisfy the relevant Asset Cover Test in respect of the relevant Secured Series Loan Agreement (see the section entitled "Description of the Secured Series Loan Agreement" above).

The Valuation Report was prepared by Jones Lang LaSalle Limited, Registered Chartered Surveyors of 30 Warwick Street, London W1B 5NH (the "Valuer"). The Valuation Report is included in these Programme Admission Particulars, 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 entitled "Valuation Report" relating to the Valuation Report.

The Valuer has no material interest in the Issuer or the Borrower.

#### Summary of valuations

A summary of the values of the Charged Properties set out in the Valuation Report is set out below\*:

E	Total			
Units	Valued on EUV- SH basis	Units	Valued on MV- ST basis	
1,188	£131,820,000	2,255	£431,110,000	£562,930,000

<sup>\*</sup>In addition to the properties specified in the table above, the Charged Properties will also include 106 properties which have been valued at nil value.

#### Issuer's Apportioned Part

Of the 3,443 units which comprise the total shared security pool at any time, a certain number of units will be apportioned to the Issuer as lender under each Secured Series Loan Agreement. The Series Security Percentage and the Minimum Value of the Residual Charged Properties in respect of the relevant Secured Series Loan Agreement and the corresponding Series of Fully Secured Notes on the Issue Date shall be specified in the applicable Pricing Supplement.

#### **Specific Apportionment Basis**

Where the applicable Pricing Supplement and the Secured Series Loan Agreement state that the security in respect of a Series of Fully Secured Notes is allocated on a Specific Apportionment Basis, the relevant valuation report will be set out in a drawdown admission particulars or (if permitted by the London Stock Exchange) a supplement to these Programme Admission Particulars in respect of the Series of Fully Secured Notes which funds the relevant Secured Series Loan Agreement.



# Value and Risk Advisory Valuation report

Property Valuation: 3,549 Affordable Housing properties owned by Sovereign Housing Association Limited (trading as Sovereign Network Group) in connection with the £1,500,000,000 Euro Medium Term Note Programme of Sovereign Housing Capital Plc

31 March | 2025

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Appendix 3	Photographs
Appendix 4	Market Commentary

Sovereign Housing Capital Plc Sovereign House Basing View Basingstoke Hampshire RG21 4FA

(the "Issuer")

Sovereign Housing Association Limited (trading as Sovereign Network Group) Sovereign House Basing View Basingstoke Hampshire RG21 4FA

(the "Borrower")

M&G Trustee Company Limited 10 Fenchurch Avenue London EC3M 5AG

in its capacity as note trustee (for itself and on behalf of the Noteholders and the Couponholders) (each as defined in the Note Trust Deed (as defined below)) and as trustee for the other Series Secured Parties (as defined in the Note Trust Deed) (the "Note Trustee")

M&G Trustee Company Limited 10 Fenchurch Avenue London EC3M 5AG

in its capacity as Security Trustee for and on behalf of itself and the other Beneficiaries (as defined in the security trust deed dated 16 December 2024 and made between, among others, M&G Trustee Company Limited as security trustee (the "Security Trustee") and the Borrower (as the same may be further amended, novated, supplemented, varied or restated from time to time, the "Security Trust Deed"))

ABN AMRO Bank N.V. Gustav Mahlerlaan 10 1082 PP Amsterdam The Netherlands

Barclays Bank PLC 1 Churchill Place London E14 5HP HSBC Bank plc 8 Canada Square London E14 5HQ

Lloyds Bank Corporate Markets plc 10 Gresham Street London EC2V 7AE

MUFG Securities EMEA plc Ropemaker Place 25 Ropemaker Street London EC2Y 9AJ

NatWest Markets Plc 250 Bishopsgate London EC2M 4AA

SMBC Nikko Capital Markets Limited 100 Liverpool Street London EC2M 2AT

(together the "Initial Dealers")

and any new dealers who become dealers pursuant to clause 11 of the Programme Agreement dated 31 March 2025 between, *inter alios*, the Issuer, the Borrower and the Initial Dealers (together with the Initial Dealers, the "Dealers")

(together, the "Addressees")

Job Ref: 92000000418504

**Dear Sirs** 

3,549 Affordable Housing units owned by Sovereign Housing Association Limited (trading as Sovereign Network Group) in connection with the £1,500,000,000 Euro Medium Term Note Programme of the Issuer

We are pleased to attach our report in connection with the above.

If you have any questions about this report or require any further information, please contact Tessa Boddington MRICS (tessa.boddington@jll.com; 07594 516976).

This report is issued for the benefit and use of the Addressees and for inclusion in the programme admission particulars of the Issuer in connection with its £1,500,000,000 Euro Medium Term Note Programme (the

"Programme Admission Particulars" and the "Programme") and may only be used in connection with the Programme Admission Particulars, the Programme and issues of notes under the Programme. We hereby give our consent to the publication of this report within the Programme Admission Particulars and accept responsibility for the information contained in this report.

Having taken all reasonable care to ensure that such is the case, the information given in this report is, to the best of our knowledge, in accordance with the facts and contains no omission likely to affect its import.

Before this report or any part of it is reproduced or referred to in any document, circular or statement (other than the Programme Admission Particulars in respect of the Programme and issues of notes under the Programme), our written approval as to the form and context of such publication must be obtained.

Yours faithfully

Yours faithfully

TBoddington

Tessa Boddington MRICS
Associate
For and on behalf of
Jones Lang LaSalle Limited

M 07594 516976
 T 020 7852 4769
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Yours faithfully

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Yours faithfully

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For and on behalf of
Jones Lang LaSalle

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# **Executive Summary**

This summary should be read in conjunction with the main body of our report. Section numbers are supplied where relevant.

# Introduction

The date of this report is 31 March 2025.

Jones Lang LaSalle Limited has been instructed to value a portfolio of 3,549 properties for loan security purposes.

# **Properties**

The portfolio comprises 3,443 social housing units located across the South West and South East. From our inspections, the properties are a mixture of ages and of traditional brick, concrete and steel construction.

The portfolio contains a mixture of different tenures as summarised in the table overleaf and set out in greater detail in section 3 of this report.

In addition, there are 106 units in the portfolio which either form ancillary accommodation, or have been sold on long leases or fully staircased. The Borrower's interest in these units is considered to be de minimis for the purpose of this exercise and so they have been included at nil value. Furthermore, please note that these properties have not been included in any unit counts or other statistics in this report.

We have inspected the exterior of all units in the portfolio and have seen a representative sample of 5% internally (section 2).

# **Valuations**

The valuation date is 31 March 2025.

Our valuation of the 1,188 properties being valued on the basis of Existing Use Value for Social Housing ("EUV-SH"), in aggregate, at the valuation date is:

#### £131,820,000

(one hundred and thirty-one million, eight hundred and twenty thousand pounds)

Our valuation of the 2,255 properties being valued on the basis of Market Value subject to Tenancies ("MV-T"), in aggregate, at the valuation date is:

#### £431,110,000

(four hundred and thirty-one million, one hundred and ten thousand pounds)

For information purposes only, our valuation of the 2,255 MV-T Properties valued on the basis of EUV-SH, in aggregate, at the valuation date is:

#### £256,925,000

(two hundred and fifty-six million, nine hundred and twenty-five thousand pounds)

The following table summarises our opinions of value (section 6):

# **Freehold Properties**

Category	Units Count	Basis of Valuation	EUV-SH	MV-T
GN Affordable Rent	140	EUV-SH	£26,570,000	-
GN Affordable Rent	752	MV-T	£130,000,000	£156,450,000
GN Social Rent	215	EUV-SH	£16,700,000	-
GN Social Rent	1,342	MV-T	£115,985,000	£254,685,000
HOP Affordable Rent	17	MV-T	£1,130,000	£2,500,000
HOP self-contained	84	MV-T	£4,080,000	£6,965,000
Intermediate	1	MV-T	£150,000	£210,000
Supported self-contained	7	MV-T	£800,000	£1,100,000
Temporary	2	MV-T	£270,000	£290,000
Shared Ownership	801	EUV-SH	£84,450,000	-
Total	3,361		£380,135,000	£422,200,000

# **Leasehold Properties**

Category	Units Count	Basis of Valuation	EUV-SH	MV-T
GN Affordable Rent	18	EUV-SH	£3,250,000	-
GN Social Rent	3	EUV-SH	£190,000	-
GN Social Rent	50	MV-T	£4,510,000	£8,910,000
Shared Ownership	11	EUV-SH	£660,000	-
Total	82		£8,610,000	£8,910,000

# **Portfolio Analysis**

# **Strengths:**

- given the divergence between property prices and local average earnings, demand for these properties should be sustainable in the medium to long term;
- the level of rental income for all areas is broadly in line with other Registered Providers of social housing ("RPs") in the respective areas;
- the level of rental income is, in aggregate, below the relevant levels of Local Housing Allowance (LHA) for each region;
- the EUV-SH and MV-T values per unit and percentage relationships to MV-VP, are at levels appropriate to the current climate, having regard to the portfolio's location and composition;

- we have made conservative assumptions with regard to the respective rent and sales contributions to the valuations of the shared ownership units and they are not overly dependent on proceeds from sales; and
- EUV-SH values are likely to maintain their current levels as stock transactions within the sector and access to debt markets continue to take place, albeit with more hesitancy due to market fluctuations.

There is excess demand for affordable housing properties across the localities within the portfolio as summarised by the following data.

Households on local authority waiting lists:

Region	Waiting list
South West	108,000
South East	150,000

Based on current levels of affordable housing supply (new build) across the localities within the portfolio, the following table summarises the number of households on the waiting list for every new property being built:

Region	No. of Households
South West	26
South East	28

#### Weaknesses:

- the age of the properties mean they require continued investment in order to be able to maintain the same level of rental income in the long term;
- downward pressure on house prices in the medium-term and falling transaction volumes could impact upon values going forward; and
- there are short-term risks for RPs' income not supported by housing benefit and a greater number of voids and arrears.

# **Opportunities:**

- increased efficiencies are continuing to be driven by mergers between RPs;
- rationalisation of RPs' stock allowing for more efficient asset management;
- investment of REITs and other funds into the sector as whole; and
- reactive changes to working conditions and government policy could drive further efficiencies in the sector and wider economy in the longer-term.

#### **Threats:**

 The social housing sector's financial performance is weakening due to increased spending on existing homes and higher interest rates;

- The strongest financial pressures are seen in London and other urban areas with large numbers of flats still needing building safety works.
- RPs' spending on repairs and maintenance is at record levels and development plans are being scaled back due to financial constraints;
- There is an increased focus both within the sector and the media on tenant safety and service delivery. Failure to deliver quality services or engage with tenants effectively can harm tenants and damage reputation.

# **Suitability of Security**

Your instructions require us to comment on whether the properties we have valued provide adequate security for the issue.

It is difficult for any valuer, without being asked to consider a specific credit or risk assessment policy, to make an absolute, unqualified statement that those assets will provide suitable security because our instructions do not explain what criteria the Security Trustee is applying in making this assessment.

However, we confirm that, in our opinion, should the Security Trustee become a mortgagee in possession of this portfolio of properties, then it would be possible to achieve a sale to another RP that would be at a price at least equivalent to our valuation on the basis of EUV-SH or, in principle, to a private purchaser at a price equivalent to our valuation on the basis of MV-T as set out in our report. However, the valuation assumes implicitly that a purchaser could obtain debt finance on commercially viable terms to facilitate a purchase of the portfolio.

Based on the sample of inspections undertaken as a part of this valuation exercise, we are satisfied that the properties are being maintained to an acceptable social housing standard in line with the Regulator of Social Housing ("RSH") regulatory requirements and commensurate with the likely demands of the target tenant group.

Overall, we have assumed that each property has a useful economic life of at least 50 years provided that the properties continue to be properly maintained in the future.

Unless otherwise stated in our report none of the properties are of 6 storeys or more or are subject to any remedial works in the wake of the Grenfell Tower disaster of June 2017. We have therefore assumed that the properties conform to the Fire Precaution Regulations and any other statutory requirements.

With the above factors in mind, and with specific regard to the continuing need for well-maintained social housing accommodation, we believe it reasonable to conclude an acceptable demand for a portfolio of this nature from commensurate social housing landlords and private institutional investment firms.

Subject to the information presented within this report, and at the values formally reported, we are satisfied to recommend to the Security Trustee that this portfolio is suitable for security purposes.

### Stock

The stock is summarised by count of unit type as follows:

Property Type	Units
Studio flat	11
1 bed flat	527
2 bed flat	569
3 bed flat	13
1 bed house	20
2 bed house	851
3 bed house	1,189
4 bed house	111
5 bed house	1
1 bed bungalow	85
2 bed bungalow	54
3 bed bungalow	12
Total	3,443

### Locations

The properties within the portfolio are located across South West and South East as shown in the table below:

County	Units
Avon	136
Berkshire	1,019
Buckinghamshire	52
Devon	148
Dorset	315
Gloucestershire	105
Hampshire	1,327
Oxfordshire	243
Somerset	3
West Sussex	39
Wiltshire	56
Total	3,443

### **Assumptions: Rented Properties**

The following table provides a summary of the assumptions made in our rented valuations:

Assumption	EUV-SH
Rental income growth - (Year 1)	1.0%
Bad debts and voids (Year 1)	2.0% - 2.5%
Management costs (average per unit)	£752
Management cost growth inflator	0.50%
Total repairs costs (Year 1)	£1,500 - £15,594
Repair cost growth inflator	1.00%
Discount rate (income)	5.25% - 5.50%

### **MV-T Assumptions: Rented Properties**

The following table provides a summary of the assumptions made in our rented MV-T valuations:

Assumption	MV-T
Rental income growth - houses (Year 1)	13.9% - 23.4%
Rental income growth - flats (Year 1)	14.0% - 17.1%
Sales rate (houses)	0.0% - 25.0%
Sales rate (flats)	0.0% - 25.0%
Bad debts and voids (Year 1)	9.0%
Management costs	10.0%
Total repairs costs (Year 1)	£1,736 - £10,170
Repair cost growth inflator	1.00%
Discount rate (income)	7.25%
Discount rate (sales)	7.50% - 8.00%

### **Assumptions: Shared Ownership**

The following table provides a summary of the assumptions made in our shared ownership valuation:

Assumption	EUV-SH
Discount rate (income)	5.75%
Discount rate (sales)	7.50%
Management Costs	5.0% of Gross Income
Sales rate (yrs. 0-1)	0 tranche sales p.a.
Sales rate (yrs. 2-15)	30 tranche sales p.a.
Sales rate (yrs. 16-30)	30 tranche sales p.a.
Sales rate (yrs. 31-50)	15 tranche sales p.a.
Rental growth (all years)	0.50%

This summary should be read in conjunction with the remainder of this report and must not be relied upon in isolation.

### 1 Introduction

### 1.1 Background

Jones Lang LaSalle Limited (hereafter "JLL") has been instructed to prepare a valuation of 3,549 properties owned by Sovereign Housing Association Limited (trading as Sovereign Network Group) (the "Borrower").

Under the Programme, the Issuer may issue notes and on-lend the net proceeds thereof to the Borrower pursuant to a series loan agreement (each a "Series Loan Agreement"). In respect of Series Loan Agreements which are to be funded by an issue for Fully Secured Notes (as defined in the Programme Admission Particulars), the Borrower will create security over certain housing properties used for social housing accommodation to secure its obligations under such Series Loan Agreement. Where such security is allocated on a "Numerical Apportioned Basis", the obligations of the Borrower will be secured by an allocation of charged properties from a share security pool. This report contains a valuation of such shared security pool.

### 1.2 Compliance

Our valuations have been prepared in accordance with the current RICS Valuation – Global Standards, incorporating the IVS, and the RICS Valuation – Global Standards – UK National Supplement published by the Royal Institution of Chartered Surveyors (commonly known as the "Red Book").

Our valuations may be subject to monitoring by the RICS and have been undertaken by currently Registered RICS Valuers.

This report has been prepared by Tessa Boddington MRICS (Valuer Number: #6840204).

The report is also countersigned by Marc Burns, a Director of JLL, James Massey MRICS (Valuer Number: #5036140) and Fiona Hollingworth MRICS (Valuer Number: #0099707).

In accordance with PS 2.3 of the Red Book, we confirm that we have sufficient knowledge and skills to undertake this valuation competently.

We can confirm that no conflict of interest has occurred as a result of our production of this report.

The valuation date is 31 March 2025.

For the avoidance of doubt, we confirm that it would not be appropriate or possible to compare this valuation with any values appearing in the Borrower's accounts. This report has been prepared in accordance with the Red Book. The valuations are prepared on this basis so that we can determine the value recoverable if the charges over the properties were enforced at the date of this report. We understand that values given in the Borrower's accounts are prepared on an historic cost basis which considers how much the properties have cost and will continue to cost the Borrower. This is an entirely different basis of valuation from that used for loan security purposes.

This valuation qualifies as a Regulated Purpose Valuation ("RPV") as defined by the Red Book. A RPV is a valuation which is intended for the information of third parties in addition to the Addressees. It is a requirement of UKVS 4.3 of the Red Book in relation to disclosures that we declare our prior involvement with the Borrower, or the properties being valued, to ensure that there is no conflict of interest.

We confirm that the total fee income earned from the Borrower is substantially less than 5% of the fee income earned by JLL in our last financial year (ending 31 December 2023) and that we do not anticipate this situation changing in the foreseeable future.

#### 1.3 Instructions

Our report is prepared in accordance with the Borrower's formal instructions.

We have been instructed to prepare our valuations on the following bases:

- Existing Use Value for Social Housing ("EUV-SH"); and
- Market Value subject to existing Tenancies ("MV-T").

Please note that the properties that have been valued on the basis of MV-T have also been valued on the basis of EUV-SH, for information purposes only.

#### 1.4 Status of Valuer

In preparing this report, we confirm that JLL is acting as an external valuer as defined in the Red Book. We can also confirm that we consider ourselves to be independent for the purposes of this instruction.

In accordance with RICS guidance, and our own rotation policy, we recommend that a rotation of overall responsibility within JLL is considered no later than the end of 2029.

### 1.5 The Stock Rationalisation Market – EUV-SH Transactions

As you will be aware, an active market exists for the sale of tenanted stock between RPs. This can be driven by strategic decisions about the type and location of accommodation that RPs wish to provide, and the viability of investing in properties to bring them up to the required standards.

Where competition is generated, a market has emerged in which RPs bid against one another on price. The resulting values, even though presented on an EUV-SH basis, tend to be in excess of base EUV-SH values that might be expected for balance sheet or loan security purposes.

Although this may appear hard to justify, the underlying rationale is as follows:

- the bidding price is still much less than the cost of development;
- the marginal cost of taking additional units into management, in an area where the acquiring RP already has stock, justifies a financial model based on relatively low costs for management, repairs and maintenance;
- the judgement of all-round risk formed by the acquiring RP, as reflected in the discount rate, is often lower (and the rate therefore keener) than would be acceptable to either a funder or an auditor in a balance sheet context;
- the price is worth paying to achieve strategic objectives around increasing a presence in a particular area or market; and/or
- the price may be supported by future void sales and/or changes of tenure (for example, from Social Rent to Affordable Rent).

### 1.6 Deregulatory Measures

A package of deregulatory measures for which the primary legislation was the Housing & Planning Act 2016 came into force on 6 April 2017. These are very significant for the UK social housing sector, as they give RPs greater freedom in terms of commercial decision making than they have ever previously enjoyed in terms of the reduced ability of the RSH to prevent asset management actions.

The deregulatory measures introduced, give RPs the freedom to dispose of assets without the RSH's consent, either with or without tenants in place. Disposals include the grant of leases and the creation of charges when assets are pledged as security for loan security purposes.

There are already early signs that these measures are having an effect on RPs' thinking, and on their business plans, as they begin to adopt a more commercial approach to asset management as one of the tools at their disposal to respond to the greater financial pressures and expectations upon them. For example, through our day to day work, we are beginning to see more analytical requirements in terms of asset management decisions, around investment, remodelling and sale; and an element of sales being built into some stock rationalisation bids.

To be clear this does not mean that RPs are in any way sacrificing their fundamental social ethos. Rather, it is a recognition that, as for any charitable organisation, making best use of its assets to enable it to meet its charitable objectives is an obligation rather than an option; and that commercial behaviour is not at all incompatible with a strong social ethos, within a framework of strong governance.

As mentioned, some RPs are steadily starting to build in an element of void sales into some stock rationalisation bids, however in accordance with our instructions, we have not considered or built in any rate for sales of void properties within our EUV-SH valuations.

### 2 Methodology

### 2.1 Valuation Model

We have undertaken our valuation of the portfolio using fully explicit discounted cashflow models, over a 50-year period, with the net income in the final year capitalised into perpetuity.

For the purposes of our valuation, we have split this portfolio by tenure in order to reflect the different risks and opportunities associated with each business stream.

In accordance with section 1.5, whilst we recognise that there is a growing active market for the sale of tenanted stock between RPs, we have not split the portfolio into 'lots' to reflect this and have, in accordance with our instructions, valued the properties as a single portfolio.

Against the income receivable for each property, we have made allowances for voids and bad debts; the costs of management and administration; major repairs; cyclical maintenance; day-to-day repairs; and for future staircasing. We have assumed an appropriate level of future growth in these costs (expenditure inflation).

We have then discounted the resulting net income stream at an appropriate rate which reflects our judgement of the overall level of risk associated with the long-term income. A more detailed explanation of the discount rate is included in section 4.

#### 2.2 Information Provided

The principal source of background data for the portfolio has been the rent roll for each property provided by the Borrower. This detailed the number and type of units, the rent payable, tenancy type, and equity retained by the association (where applicable).

We have also been provided with Stock Condition Survey data and a 30 year Planned Maintenance Programme for each of the properties by the Borrower and have had regard to these costs in our valuations.

This information was supplemented with our market research and other data we have gathered from similar instructions undertaken recently and involving comparable stock. From these sources we have collated information on the following:

- rents;
- bad debts, voids and arrears;
- cost of maintenance and repairs; and
- management and administration expenses.

A location plan of the portfolio is provided as Appendix 2.

### 2.3 Inspections

We derived our inspections strategy by giving full regard to:

- the geographical spread of the stock;
- the concentration (and thereby its exposure to risk); and

the property types.

We have satisfied ourselves as to the quality of location and the general condition of and level of fixtures and fittings provided to the properties, and we have derived our valuation assumptions accordingly.

In accordance with our instructions, we have inspected all schemes externally and a representative sample of 5.0% of the stock was inspected internally. Our inspections were carried out between 27 January 2025 and 21 March 2025.

A representative selection of photographs is provided as Appendix 3.

#### 2.4 Market Research

In arriving at our valuation, we have undertaken a comprehensive programme of research to supplement our knowledge and understanding of the properties. This has included:

- researching local vacant possession values through conversations with local estate agents together with internet research and using RightmovePlus, a bespoke tool for comparable evidence;
- examining local benchmark affordable rents and comparing these with the Borrower's rents; and
- analysing data provided by the Borrower.

## 3 General Commentary

Schedules summarising the following data for each property within the portfolio form Appendix 1 of this report:

- address;
- unit type;
- title number; and
- tenure.

### 3.1 Locations

The properties within the portfolio are located across the South West and South East as shown in the table below:

County	Units
Avon	136
Berkshire	1,019
Buckinghamshire	52
Devon	148
Dorset	315
Gloucestershire	105
Hampshire	1,327
Oxfordshire	243
Somerset	3
West Sussex	39
Wiltshire	56
Total	3,443

A location plan of the portfolio is provided at Appendix 2.

### 3.2 Property Types

The following table summarises the unit types within the portfolio.

Property Type	Units
Studio	11
1 bed flat	527
2 bed flat	569
3 bed flat	13
1 bed house	20

Property Type	Units
2 bed house	851
3 bed house	1,189
4 bed house	111
5 bed house	1
1 bed bungalow	85
2 bed bungalow	54
3 bed bungalow	12
Total	3,443

### 3.3 Condition

We have not carried out a condition survey, this being outside the scope of our instructions.

The properties within the portfolio are a mixture of ages as shown in the table below:

Age	House	Flat	Bungalow	Total
Pre-1919	13	-	2	15
1920-1949	77	-	-	77
1950-1979	414	143	95	652
1980s	74	84	13	171
1990s	269	21	4	294
2000s	192	44	22	258
2010s	386	180	10	576
Post 2020	747	648	5	1,400
Total	2,172	1,120	151	3,443

The property ages and construction methodology have been factored into the assumptions we have made regarding voids, discount rates and repairs and maintenance.

Based on our inspections, we are satisfied that the properties we inspected internally, are being maintained to an acceptable social housing standard, in line with RSH regulatory requirements and commensurate with the likely demands of the target tenant group.

Overall, we have assumed that each property has a useful economic life of at least 50 years provided that the properties continue to be properly maintained in the future.

### 3.4 Fire Safety

Our valuations have been provided in accordance with the RICS' Guidance Note: "Valuation of properties in multi-storey, multi-occupancy residential buildings with cladding, 1st Edition March 2021" (the 'Guidance Note'), effective from 5 April 2021.

The purpose of the Guidance Note is to help valuers undertaking valuations of domestic residential blocks of flats in the UK for secure lending purposes. It sets out criteria for buildings of different heights that can be used to identify where possible remediation work to cladding for fire safety purposes is likely to be required and may materially affect the value of the property.

From our inspections there no blocks of six storeys or above in the portfolio and no further blocks under six storeys where we have queried the construction of the external wall system and whether potentially combustible cladding or timber balconies are present.

During these assessments, there were no remedial works required and no costs budgeted for any potential works. We have therefore not included any additional cost in our valuations.

### 3.5 Energy Performance Certificates (EPCs)

We have not been provided with copies of any Energy Performance Certificates by the Borrower. The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 make it unlawful for landlords in the private rented sector to let properties that have an EPC rating of F or G, from 1 April 2018. The Regulations do not apply to the majority of properties owned by RPs.

However, the Borrower has confirmed the EPC rating applicable for 1,210 properties in the portfolio which are summarised in the table below:

EPC Rating	Units
Α	16
В	1,189
С	1,009
D	380
E	33
F	1
Unknown	815
Total	3,443

### 3.6 Climate Change Risk and Net Zero Carbon

Global warming targets set in the Paris Agreement are 1.5-2.0° Celsius above pre-industrial levels. Even the lower end of this range will produce significant changes to global climate systems, including extreme heat or cold events, higher frequency and severity of precipitation or drought, and sea level rise. Therefore, the level of physical climate-

related risk of the subject property is likely to fluctuate over its useful life. High levels of climate risk could affect occupier and investor demand, as well as ability to obtain building insurance.

There is an increased focus on Environmental, Social & Governance (ESG) criteria for investment across all asset classes, including real estate. There are also various new, ESG-focused funds entering the real estate market. As a result, the value of property assets of all types is likely to be increasingly affected over time by long term, sustainability challenges. We note that, under the Paris Agreement, the 2050 vision is for all buildings, both new and existing, to be net zero carbon across the whole life cycle. As an interim ambition, the agreement envisages that all new buildings should be able to achieve zero carbon in operations, and aim to reduce carbon emissions by 40%, by 2030.

To achieve the best sustainability credentials and, in particular, to achieve Net Zero Carbon specification, the cost of a refurbishment of a building is currently higher than it would be for a refurbishment which fell short of the standards. However, given the speed at which both the legislation and ESG requirements are advancing, there is a risk that, within the next ten years, further capital expenditure will be required. However, such costs may be mitigated in the future through the principles of the Circular Economy, with a greater focus on recycling materials, and the development of more flexible buildings which can be refurbished and adapted to alternative uses more economically.

Therefore, in terms of cashflow, we anticipate that the technological advances, combined with the increased supply of products and competition, will lower these costs over time and we have not, at this stage, included in our valuation any additional allowance for costs to support the move to net zero carbon over the period covered by our valuation models.

## 4 Valuation Commentary – Rented Stock

### 4.1 Introduction

There are 2,631 rented affordable housing properties in the portfolio. These are summarised in the table below.

Category	Units	% of the Portfolio
GN Affordable Rent	910	34.5%
GN Social Rent	1,610	61.5%
HOP Affordable Rent	17	0.5%
HOP self-contained	84	3.0%
Intermediate Rent	1	0.05%
Supported self-contained	7	0.4%
Temporary Accommodation	2	0.05%
Total	2,631	100%

#### 4.2 Tenancies

All of the rented properties are let on assured tenancies. We have assumed that these are 'standard' assured tenancies although we have not seen example tenancy agreements.

### 4.3 Rental Income

The following table summarises the total income that the Borrower receives from the portfolio annually:

Category	Annual Income	Average Rent
GN Affordable Rent	£10,192,114	£215.39
GN Social Rent	£12,092,787	£144.44
HOP Affordable Rent	£124,331	£140.65
HOP self-contained	£517,894	£118.57
Intermediate Rent	£10,560	£203.08
Supported self-contained	£58,902	£161.82
Temporary Accommodation	£20,120	£193.46
Total	£23,016,707	£168.24

The Statistical Data Return ("SDR") is an annual online survey completed by all private RPs of social housing in England. The latest return for 2023/24 provides the average social rents charged by all RPs for general needs and

sheltered/supported properties. The following table compares the Borrower's average rents with the average sector rents in the same localities:

Region	Average Sector Rent - General Needs	Borrower General Needs	Average Sector Rent – Affordable Rent	Borrower Affordable Rent	Average Sector Rent - Supported	Borrower Sheltered & Supported
South East	£109.77	£148.75	£172.23	£216.66	£101.06	£121.89
South West	£94.93	£132.59	£134.87	£193.74	£92.28	-

According to the Valuation Office Agency, LHA is set at the 30th centile point between what in the local Rent Officer's opinion are the highest and lowest non-exceptional rents in a given Broad Rental Market Area. This analysis looks at local properties and differentiates by bedroom number but not by property type (i.e. houses and flats). These statistics are used as a reference for housing benefit and are a good indication of rent levels which are affordable in a given area.

The following table sets out a comparison of the Borrower's average rents with the average LHA in the portfolio and also our opinion of Market Rents for comparable properties in the same areas (rents are shown on the basis of 52 weeks).

Category	Average Passing Rent	Average LHA	% of LHA	Average Market Rent	% of Market Rent
GN Affordable Rent	£215.39	£217.28	99.1%	£290.57	74.1%
GN Social Rent	£144.44	£151.07	95.6%	£314.70	45.9%
HOP Affordable Rent	£140.65	£191.96	86.8%	£214.03	65.7%
HOP self-contained	£118.57	£176.30	67.3%	£179.26	66.1%
Intermediate Rent	£203.08	£304.93	66.6%	£360.00	56.4%
Supported self-contained	£161.82	£49.31	328.1%	£239.01	67.7%

We are unable to verify the accuracy of the rent roll provided to us by the Borrower.

### 4.4 Affordability

In addition, we have looked at the passing rents as a proportion of local net weekly earnings as reported by the Office of National Statistics in its provisional 2023 Annual Survey of Hours and Earnings. The results for each of the regions in our valuations are shown in the table below and, in our opinion, demonstrate that the rents being charged by the Borrower are affordable.

Region	Average Weekly Earnings	General Needs	General Needs as %age	Affordable Rent	Affordable Rent as %	Sheltered & Supported	Sheltered/Supp as %
South East	£534.51	£148.75	27.8%	£216.66	40.5%	£121.89	22.8%
South West	£490.41	£132.59	27.0%	£193.74	39.5%	-	-

### 4.5 EUV-SH Rental Growth

We have modelled rental growth of 1.0% in the first year of our cashflow, and rental growth of CPI plus 1% in all years thereafter into perpetuity.

#### 4.6 MV-T Rental Growth

Passing rents are currently below market levels, resulting in good prospects for future rental growth when considering the market value of the portfolio.

We have assumed that it will take between 2 and 7 years for assured rents to increase to market levels and thereafter for rents to rise at 1% (real) per annum. In making our assumptions regarding the number of years and annual increases, we have had regard to typical gross and net yields on private residential portfolios of a similar age profile and in comparable locations.

The average increases we have modelled per year for houses in each of our valuations range from 13.9% to 23.4% and from 14.0% to 17.1% for flats.

### 4.7 Sales Rates

In accordance with section 1.6, we have not included the sale of any void units under the deregulatory measures introduced by the Housing and Planning Act 2016 in any of our EUV-SH valuations.

In our MV-T cashflows we have assumed that some of the units which become void are sold on the open market. In establishing the sales rates, we have had regard to Land Registry's information on the number of sales and average prices across the same localities over the past 12 months.

The average sales rates we have applied per annum for houses and flats are shown in the table below:

Category	Annual Sales Rates	Sales (Year 1)
Sales rate (houses)	4.0% - 25.0%	50
Sales rate (flats)	4.0% - 25.0%	31

The above figures equate 1,851 sales in total over 50 years. This, in our view, is a sustainable level of sales which would not adversely impact local house prices or marketability.

### 4.8 Right to Buy

We anticipate that the tenants of some of the properties within the portfolio may have either the Right to Buy ("RTB") or the Right to Acquire ("RTA"). However, we consider it imprudent to reflect additional value from capital receipts and we have therefore assumed that neither RTB nor RTA will be available to exercise at the date of valuation.

### 4.9 Outgoings

In forming our opinion of the net rental income generated by the portfolio, we have considered the following outgoings:

- bad debts, voids and arrears;
- cost of maintenance and repairs; and
- management and administration expenses.

We emphasise that, under the definitions of the bases of valuation we have been instructed to adopt, we are not valuing the Borrower's stewardship of the stock, rather we are assessing what a hypothetical purchaser in the market would pay for the stock, based on the market's judgement of the capabilities of the portfolio.

The assumptions we have made in our appraisal reflect our opinion of the view the market would adopt on the future performance of the portfolio. In forming our opinion, we have had regard to other recent valuations we have undertaken of comparable stock.

### 4.10 Bad Debts and Voids

We have incorporated into our valuations the potential for future voids and bad debts. Any loss of income for both void properties and bad debts is reflected in a deduction made from the gross rental income.

The rates applied take into consideration the figures in the 2023 Global Accounts data provided by the RSH and are similar to allowances used by other RPs providing a management and maintenance service in the areas where the properties are situated.

The 2023 Global Accounts data shows that across the whole affordable housing sector, RPs have lost approximately 0.66% of their gross income through bad debts and 1.77% through void losses. The void losses reflect an increase from 0.55% in the 2022 data whilst bad debts have remained at similar levels over the same period.

In our MV-T valuations we are assuming greater increases in rents than a social landlord would impose. In our opinion, these rent increases would inevitably be reflected in a higher level of voids and bad debts than would otherwise be the case. The associated risk has been factored into our MV-T discount rate.

The rates we have adopted for bad debts and voids as a percentage of gross income for each of our EUV-SH and MV-T valuations are summarised in the table below:

Category	Units Count	Bad debts & voids Year 1 (EUV-SH)	Bad debts & voids Year 1 (MV-T)
GN Affordable Rent	910	2.5%	9.0%
GN Social Rent	1,610	2.0%	9.0%
HOP Affordable Rent	17	2.5%	9.0%
HOP self-contained	84	2.0%	9.0%
Intermediate Rent	1	2.5%	9.0%
Supported self-contained	7	2.0%	9.0%
Temporary Accommodation	2	2.5%	9.0%

### 4.11 Management Costs

We have adopted rates for management and administration based on our experience of other RPs operating in similar areas to the Borrower. Our rates are subject to an annual inflator of 1.0% (real) for the duration of the cashflow reflecting long-term earnings, growth predictions and potential management savings.

From the information provided in the 2023 Global Accounts, the average cost of management across the sector is £1,191 per unit and the average management cost for the Borrower is £1,773 per unit.

In arriving at our opinion of value, we are assessing what a hypothetical purchaser in the market would pay for the properties, and in our experience, bids are likely to reflect a marginal approach to management costs. That is, the incremental cost to the organisation of managing the acquired stock is likely to be significantly less than the organisation's overall unit cost. Furthermore, a growth in stock numbers could give rise to potential economies of scale, rationalisation of services and other efficiencies which would reduce unit costs.

Taking the above into account, we have adopted an average rate of £752 per unit for management and administration in our valuations on the basis of EUV-SH.

We have assumed that a mortgagee in possession would expect to spend 10.0% of rental income on management and administration in our valuations on the basis of MV-T.

### 4.12 Repairs and Maintenance

Although the majority of the properties are generally in a reasonable or good condition, renewal, day-to-day and cyclical maintenance will be required to keep the stock in its present condition.

We have been provided with Stock Condition Survey data and a 30 year Planned Maintenance Programme for each of the properties by the Borrower and have incorporated these costs into our valuations.

From the information provided in the 2024 Global Accounts, the total average cost of carrying out major repairs, planned and routine maintenance across the sector is £3,029 per unit and the average maintenance cost for the Borrower is £2,751 per unit. The Global Accounts average figure for the sector is an increase of 13.8% on the 2023 Edition.

The above figures are broad averages; costs will vary according to a property's age, type, size and form of construction. In particular, the profile of expenditure will be different for a newly built property compared to an older property. The former should only require modest routine maintenance over the first 5 to 10 years of its life, with major repairs only arising from years 15 to 20. Hence there is a low start cost profile, rising steeply in the medium term, whilst an older property is likely to have a flatter profile with a higher starting point.

In accordance with section 3.3 we have had due consideration to the age and construction type for each of the tenure types in our valuations.

The following table sets out the average cost assumptions we have made in the first year of our EUV-SH cashflows. All of our appraisals assume that these costs will inflate at 1.0% (real) per annum.

Category of Expenditure	Period	Rented Properties
Major repairs and renewals	Year 1	£5,184
Cyclical repairs	Year 1	£400
Day-to-day repairs	Year 1	£550
<b>Total Average Costs</b>	Year 1	£6,134

We have adopted higher costs for major repairs in the first 2 years of our MV-T valuations as some of the properties will require refurbishment and redecoration in order to attract buyers or to be let in the private residential market. After this initial period, our costs settle to a lower level similar to the costs used in our EUV-SH valuation.

#### 4.13 Discount Rate

Our cashflow valuations are based on constant prices and therefore explicitly exclude inflation. The chosen discount rate reflects our judgement of the economic conditions at the time of the valuation and the level of risk involved in each cashflow, taking all factors and assumptions into account. To determine the risk involved we have looked at:

- the sustainability of the existing rental income;
- the likely rate of future rental growth;
- the condition of the portfolio;
- the level of outgoings required to maintain the maximum income stream;
- the likely performance of the portfolio in relation to its profile and location;
- the real cost of borrowing; and
- the long-term cost of borrowing.

For our EUV-SH valuations of the rented properties we have adopted real discount rates of between 5.25% and 5.50% on net rental income.

In our MV-T model we have adopted a higher rate on rental income to reflect additional risk resulting from the significant rental growth that we have assumed during the first 2 to 7 years. In addition, we have adopted a higher rate on income from sales to reflect the additional premium on the yield which an investor would expect from a sales income stream.

We have adopted real discount rates of 7.25% (rental income), and 7.50% (sales) for our MV-T cashflows.

## 5 Valuation Commentary - Shared Ownership

### 5.1 Introduction

There are 812 shared ownership properties within the portfolio. The Borrower currently owns 55.6% of the equity in the units and a rent is charged on this percentage.

#### 5.2 Rental Levels

According to the information provided by the Borrower, the average gross weekly rental level is £95.55 against the average retained equity. All rents are expressed on the basis of 52 rent weeks per year.

We have not included the value of any current or future ground rent income in our valuations.

#### 5.3 Rental Growth

The RSH's restriction on future rental growth through section 2.4.5 of the Capital Funding Guide allows a maximum of 0.5% real growth per annum only. The imposition of this formula effectively constrains the net present value of the cashflow to the basis of EUV-SH.

It should also be noted that although, in general, rents in the sector will be linked to CPI, the rents for shared ownership properties will grow as set out in the signed leases for each property. We have not had sight of these leases and assume that they have the standard rent review provisions (upwards only, indexed linked at RPI plus 0.5%) set out in the model shared ownership lease, published by the National Housing Federation.

We have grown rents at a rate of RPI plus 0.5% in line with this guidance and the terms of the existing leases.

### 5.4 Outgoings

In forming an opinion of the net rental income generated by the portfolio, we have allowed 5.0% of gross rental income for management.

#### 5.5 Voids and Bad Debts

We understand that all of the properties are now let and so we would not expect any voids going forward. We have allowed for the incidence of bad debts in the discount rate.

### 5.6 Repairs and Maintenance

We have assumed any repair obligations will lie with the leaseholders. We would expect that repair/renewal, day-to-day and cyclical maintenance would be required to keep the stock in its present condition. However, we have assumed that, where appropriate, service charge income fully covers expenditure.

#### 5.7 Discount Rate

For our EUV-SH valuation we have adopted a discount rate of 5.75% on the rental income and 7.5% on sales.

### 5.8 Market Value subject to Vacant Possession (MV-VP)

The average MV-VP of the retained equity in the shared ownership properties in the portfolio is £171,677.

#### 5.9 Rate of Sales

We have adopted what we would expect to be a long-term sustainable rate of sales of further tranches over the 50 years of our cashflow model. We have assumed that equity is sold in 25.0% tranches.

The rates we have adopted in our cashflow are as follows:

Years	Tranche Sales p.a.
Sales rate (yrs. 0-1)	0
Sales rate (yrs. 2-15)	30
Sales rate (yrs. 16-30)	30
Sales rate (yrs. 31-50)	15

It is difficult to judge when tenants will purchase additional tranches so the income from sales proceeds has been discounted at a higher rate, in line with section 5.7, to reflect the additional risk of realising the value. However, it should be noted that in our valuation, the majority of the value (circa 64.2%) is attributed to the rental income.

### 6 Valuation

### 6.1 Background

We have prepared our valuations on the following bases:

- Existing Use Value for Social Housing ("EUV-SH"); and
- Market Value subject to existing Tenancies ("MV-T)

Our valuations have been prepared in accordance with the RICS Red Book.

Apportionments of the valuations have been calculated as arithmetic apportionments and are included in the schedules at Appendix 1. This is a portfolio valuation, and no valuation of individual properties has been performed.

In forming our opinion of the value of the portfolio as a whole, we have neither applied a discount for quantum nor added a premium to reflect break-up potential.

The definitions of the bases of valuation are set out in full in section 7 of this report.

### 6.2 Asset Value for Loan Security Purposes

Our valuation of the 1,188 properties being valued on the basis of Existing Use Value for Social Housing ("EUV-SH"), in aggregate, at the valuation date is:

#### £131,820,000

(one hundred and thirty-one million, eight hundred and twenty thousand pounds)

Our valuation of the 2,255 properties being valued on the basis of Market Value subject to Tenancies ("MV-T" and the "MV-T Properties"), in aggregate, at the valuation date is:

#### £431,110,000

(four hundred and thirty-one million, one hundred and ten thousand pounds)

For information purposes only, our valuation of the 2,255 MV-T Properties valued on the basis of EUV-SH, in aggregate, at the valuation date is:

### £256,925,000

(two hundred and fifty-six million, nine hundred and twenty-five thousand pounds)

#### **Freehold Properties**

Our valuation of the 1,156 freehold properties being valued on the basis of Existing Use Value for Social Housing ("EUV-SH"), in aggregate, at the valuation date is:

#### £127,720,000

(one hundred and twenty-seven million, seven hundred and twenty thousand pounds)

Our valuation of the 2,205 freehold properties being valued on the basis of Market Value subject to Tenancies ("MV-T"), in aggregate, at the valuation date is:

## £422,200,000 (four hundred and twenty-two million, two hundred thousand pounds)

### **Leasehold Properties**

Our valuation of the 32 leasehold properties being valued on the basis of Existing Use Value for Social Housing ("EUV-SH"), in aggregate, at the valuation date is:

## £4,100,000 (four million, one hundred thousand pounds)

Our valuation of the 50 leasehold properties being valued on the basis of Market Value subject to Tenancies ("MV-T"), in aggregate, at the valuation date is:

## £8,910,000 (eight million, nine hundred and ten thousand pounds)

### 6.3 Asset Value by Tenure

Our valuation of each individual tenure is shown in the following table:

Category	Units Count	Basis of Valuation	EUV-SH	MV-T
GN Affordable Rent	158	EUV-SH	£29,820,000	-
GN Affordable Rent	752	MV-T	£130,000,000	£156,450,000
GN Social Rent	218	EUV-SH	£16,890,000	-
GN Social Rent	1,392	MV-T	£120,495,000	£263,595,000
HOP Affordable Rent	17	MV-T	£1,130,000	£2,500,000
HOP self-contained	84	MV-T	£4,080,000	£6,965,000
Intermediate Rent	1	MV-T	£150,000	£210,000
Supported self-contained	7	MV-T	£800,000	£1,100,000
Temporary Accommodation	2	MV-T	£270,000	£290,000
Shared Ownership	812	EUV-SH	£85,110,000	-
Total	3,443		£388,745,000	£431,110,000

### 7 Bases of Valuation

Our valuations have been prepared in accordance with the RICS Red Book.

### 7.1 Existing Use Value for Social Housing

The basis of Existing Use Value for Social Housing is defined in UK VPGA 7 of the RICS Valuation Global Standards – UK National Supplement as follows:

"Existing use value for social housing (EUV-SH) is an opinion of the best price at which the sale of an interest in a property would have been completed unconditionally for a cash consideration on the valuation date, assuming:

- a willing seller;
- that prior to the valuation date there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest for the agreement of the price and terms and for the completion of the sale;
- that the state of the market, level of values and other circumstances were on any earlier assumed date of exchange of contracts, the same as on the date of valuation;
- that no account is taken of any additional bid by a prospective purchaser with a special interest;
- that both parties to the transaction had acted knowledgeably, prudently and without compulsion;
- that the property will continue to be let by a body pursuant to delivery of a service for the existing use;
- the vendor would only be able to dispose of the property to organisations intending to manage their housing stock in accordance with the regulatory body's requirements;
- that properties temporarily vacant pending re-letting should be valued, if there is a letting demand, on the basis that the prospective purchaser intends to re-let them, rather than with vacant possession; and
- that any subsequent sale would be subject to all the same assumptions above."

#### 7.2 Market Value

The basis of Market Value is defined in VPS 4.4 of the Red Book as follows:

"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."

Market Value subject to Tenancies is in accordance with the above definition, with the addition of the point below:

"That the properties would be subject to any secure or assured tenancies that may prevail, together with any other conditions or restrictions to which property may be subject."

### 7.3 Expenses

No allowance is made in our valuations for any expenses of realisation.

### 7.4 Tax

No allowance is made in our valuations for any liability for payment of Corporation Tax, or for any liability for Capital Gains Tax, whether existing or which may arise in the future.

The transfer of properties between RPs is exempt from Stamp Duty Land Tax ("SDLT"). Our MV-T valuations include fees of 3.0% on individual unit sales, however we have not included SDLT or other costs of acquisition within our valuation.

### 7.5 VAT

Our valuations are exclusive of VAT on disposal.

### 8 Sources of Verification of Information

### 8.1 General

We have relied upon the description, tenancy type and current rental income provided to us by the Borrower and we have been unable to verify the accuracy of that data.

### 8.2 Tenure

Unless otherwise stated in this Report, the Borrower holds a freehold interest or long leasehold interest with not less than 80 years unexpired in respect of its properties. We confirm that there will be no material difference in the MV-T and EUV-SH cashflow valuations between these two holding interests.

#### 8.3 Title

We have reviewed the certificate of title prepared by Bevan Brittan dated 13 February 2025 and 11 March 2025, Penningtons dated 28 March 2025, Trowers & Hamlins LLP dated 28 March 2025 (x2) and Wright Hassall LLP dated 26 March 2025 (the "Certificates") and can confirm that our valuations fully reflect the disclosures contained therein.

In respect of each property that we have valued on the basis of MV-T we confirm that we have reviewed the Certificates and confirm that each such property can be disposed of on an unfettered basis (subject only to existing tenancies disclosed in the Certificates but not subject to any security interest, option of other encumbrance or to any restriction preventing or restricting its sale to or use by any person for residential use).

### 8.4 Nomination Agreements

Our valuations are prepared on the basis that there are no nomination agreements. If any nomination rights are found to be in existence, they are assumed not to be binding on a mortgagee in possession unless otherwise stated in this report.

### 8.5 Measurements/Floor Areas

We have not measured the properties, this being outside the scope of a valuation of a portfolio of this nature, unless otherwise stated in this report.

However, where measurements have been undertaken, we have adhered to the RICS Code of Measuring Practice, 6th edition, except where we specifically state that we have relied on another source. The areas adopted are purely for the purpose of assisting us in forming an opinion of capital value. They should not be relied upon for other purposes nor used by other parties without our written authorisation.

Where floor areas have been provided to us, we have relied upon these and have assumed that they have been properly measured in accordance with the Code of Measuring Practice referred to above.

### 8.6 Structural Surveys

Unless expressly instructed, we do not carry out a structural survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. We seek to reflect in our valuations any readily apparent defects or items of disrepair, which we note during our inspections, or costs of repair which are brought

to our attention. Otherwise, we assume that each building is structurally sound and that there are no structural, latent or other material defects.

In our opinion the economic life of each property should exceed 50 years providing the properties are properly maintained.

### 8.7 Deleterious Materials

We do not normally carry out or commission investigations on site to ascertain whether any building was constructed or altered using deleterious materials or techniques (including, by way of example high alumina cement concrete, woodwool as permanent shuttering, calcium chloride or asbestos). Unless we are otherwise informed, our valuations are on the basis that no such materials or techniques have been used.

### 8.8 Reinforced Autoclaved Aerated Concrete ("RAAC")

The presence of RAAC in buildings and its potential to fail with little or no warning is receiving media attention at the moment following the closure of schools which are considered to be at risk.

RAAC is a lightweight form of concrete commonly used in construction between the 1950s and mid-1990s. It is predominantly found as precast panels in roofs, commonly flat roofs, and occasionally in floors and walls.

Although the majority of reported cases are within education and public sector buildings, there is potential for RAAC to be present in other property types and sectors. Whether this poses a risk will depend on several factors including location, condition and quality of the original installation and each case will need to be assessed on its own merits.

Within the residential sector, the RICS advise that they expect the exposure to be low. The RSH has also said that it believes RAAC is not widespread in social housing.

We have not carried out or commissioned investigations on site to ascertain whether any building was constructed using RAAC. Unless we are otherwise informed, our valuations are provided on the basis that no such material has been used.

#### 8.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

#### 8.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with you.

### 8.11 Japanese Knotweed

Our inspections are for valuation purposes only and carried out on an external and internal sample basis only, therefore we cannot confirm whether invasive vegetation has been or is present on the site, our valuation assumes that none exists within the demise or proximity of any of the properties.

### 8.12 Energy Performance Certificates (EPCs)

We have not been provided with copies of any Energy Performance Certificates by the Borrower. The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 make it unlawful for landlords in the private rented sector to let properties that have an EPC rating of F or G, from 1 April 2018. The Regulations do not apply to the majority of properties owned by RPs.

Based on our inspections and our wider knowledge of energy ratings within the social housing sector, we do not consider this issue to present a material valuation risk.

#### 8.13 Market Rental Values

Our assessment of rental values is formed purely for the purposes of assisting in the formation of an opinion of MV-T and is generally on the basis of Market Rent, as defined in the "the Red Book". Such figures should not be used for any other purpose other than in the context of this valuation.

#### 8.14 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms.

### 8.15 Planning

We have prepared our valuations on the basis that each property exists in accordance with a valid planning permission.

### 8.16 The Equality Act

We have assumed the properties appear to comply with the requirements of the Equality Act 2010.

### 8.17 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favour of contractors, subcontractors or any members of the professional or design team.

#### 8.18 Services

We do not normally carry out or commission investigations into the capacity or condition of services. Therefore, we assume that the services, and any associated controls or software, are in working order and free from defect. We also assume that the services are of sufficient capacity to meet current and future needs.

### 8.19 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under licence and may include mapping data from Ordnance Survey © Crown Copyright. All rights are reserved.

### 8.20 Compliance with Building Regulations and Statutory Requirements

Our valuations have been provided in accordance with the RICS' Guidance Note: "Valuation of properties in multi-storey, multi-occupancy residential buildings with cladding, 1st Edition March 2021", effective from 5 April 2021.

Unless otherwise stated in our report none of the properties are of 18m or 6 storeys or more or are subject to any remedial works in the wake of the Grenfell Tower disaster of June 2017. We have therefore assumed that the properties conform to the Fire Precaution Regulations and any other statutory requirements.



# **Appendix 1**

**Property Schedule** 

UPRN	Title	FH/LH	Address 1	Address 2 Address 3	County	Postcode r	operty Tyr Bedi	rooms	Business Stream	EPC	Basis of Valuation	1 EUV-SH	MV-T
159180 159181	WT453010 WT453010	Freehold Freehold	2 Jennings Road 4 Jennings Road		Berkshire Berkshire	SN8 4WL SN8 4WL	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£122,017 £122.017	£126,400 £126.400
159182	WT453010	Freehold	6 Jennings Road		Berkshire	SN8 4WL	Flat	1	GN Affordable Rent	В	MV-T	£122,017	£126,400
159183 159184	WT453010 WT453010	Freehold Freehold	8 Jennings Road 10 Jennings Road		Berkshire Berkshire	SN8 4WL SN8 4WL	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£122,017 £122,017	£126,400 £126,400
159185	WT453010	Freehold	12 Jennings Road		Berkshire	SN8 4WL	Flat	1	GN Affordable Rent	В	MV-T	£122,017	£126,400
159186 159187	WT453010 WT453010	Freehold Freehold	14 Jennings Road 16 Jennings Road		Berkshire Berkshire	SN8 4WL SN8 4WL	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£119,196 £122,017	£126,400 £126,400
159188	WT453010	Freehold	18 Jennings Road		Berkshire	SN8 4WL		1	GN Affordable Rent	В	MV-T	£119,196	£126,400
159199 159200	WT453010 WT453010	Freehold Freehold	11 Elsie Knocker Grove 10 Elsie Knocker Grove		Berkshire Berkshire	SN8 4YN SN8 4YN	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£174,034 £198,896	£252,800 £288,914
159201 159202	WT453010 WT453010	Freehold Freehold	9 Etsie Knocker Grove 8 Etsie Knocker Grove		Berkshire Berkshire	SN8 4YN SN8 4YN	House	2	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£174,034 £174,034	£252,800 £252,800
156163	WT438922	Freehold	8 Eric Leader Close		Berkshire	SN8 4YP		2	Shared Ownership	Not Available	EUV-SH	£110,900	£252,800 -
156105 156106	WT438922 WT438922	Freehold Freehold	7 Eric Leader Close 6 Eric Leader Close		Berkshire	SN8 4YP	House	3	Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£114,300 £119,000	
156107	WT438922	Freehold	5 Eric Leader Close		Berkshire Berkshire	SN8 4YP SN8 4YP		2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH	£121,000	
156108 156109	WT438922 WT438922	Freehold Freehold	4 Eric Leader Close 3 Eric Leader Close		Berkshire Berkshire	SN8 4YP SN8 4YP	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£174,034 £210,389	£252,800 £288,914
156110	WT438922	Freehold	2 Eric Leader Close		Berkshire	SN8 4YP	House	2	GN Affordable Rent	В	MV-T	£187,119	£252,800
156111 157261	WT438922 WT440211	Freehold Freehold	1 Eric Leader Close 10 Garside Way		Berkshire Berkshire	SN8 4YP SN8 4YR		2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£187,119 £189.007	£252,800 £252.800
157262	WT440211	Freehold	12 Garside Way		Berkshire	SN8 4YR	House	3	Shared Ownership	Not Available	EUV-SH	£137,100	-
157263 157269	WT440211 WT440211	Freehold Freehold	14 Garside Way 21 Garside Way		Berkshire Berkshire	SN8 4YR SN8 4YR		3	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£119,000 £218,257	£288,914
157270	WT440211	Freehold	19 Garside Way		Berkshire	SN8 4YR		2	GN Affordable Rent	В	MV-T	£189,007	£252,800
157271 157272	WT440211 WT440211	Freehold Freehold	17 Garside Way 15 Garside Way		Berkshire Berkshire	SN8 4YR SN8 4YR		3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£198,896 £218,257	£288,914 £288,914
156433 156434	WT440211 WT440211	Freehold Freehold	9 Garside Way 7 Garside Way		Berkshire Berkshire	SN8 4YR SN8 4YR		2	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£189,007 £187,119	£252,800
157265	WT440212	Freehold	20 Garside Way		Berkshire	SN8 4YR		2	Shared Ownership	Not Available	EUV-SH	£119,000	£252,800
157266 157267	WT440212 WT440212	Freehold Freehold	22 Garside Way 24 Garside Way		Berkshire Berkshire	SN8 4YR SN8 4YR	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£137,100 £119,000	
157268	WT440212	Freehold	26 Garside Way		Berkshire	SN8 4YR	House	3	Shared Ownership	Not Available	EUV-SH	£144,200	-
159190 159204	WT446445 WT449649	Freehold Freehold	37 Jennings Road 4 William Merriman Road		Berkshire Berkshire	SN8 4WL SN8 4YW	House Flat	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£58,100 £122,017	£126,400
159207	WT449649	Freehold	6 William Merriman Road		Berkshire	SN8 4YW	Flat	1	GN Affordable Rent	В	MV-T	£122,017	£126,400
159210 159211	WT449649 WT449649	Freehold Freehold	8 William Merriman Road 10 William Merriman Road		Berkshire Berkshire	SN8 4YW SN8 4YW	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£207,648 £184,670	£288,914 £252,800
159212 159213	WT449649 WT449649	Freehold Freehold	12 William Merriman Road 14 William Merriman Road		Berkshire	SN8 4YW		2	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£184,670 £184,670	£252,800 £252,800
159214	WT449649	Freehold	16 William Merriman Road		Berkshire Berkshire	SN8 4YW SN8 4YW		2	GN Affordable Rent	B B	MV-T	£174,034	£252,800
159215 159208	WT449649 WT449649	Freehold Freehold	18 William Merriman Road 20 William Merriman Road		Berkshire Berkshire	SN8 4YW SN8 4YW		3 1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£207,648 £119,196	£288,914 £126,400
159209	WT449649	Freehold	22 William Merriman Road		Berkshire	SN8 4YW		1	GN Affordable Rent	В	MV-T	£122,017	£126,400
159216 159217	WT452130 WT452130	Freehold Freehold	26 William Merriman Road 28 William Merriman Road		Berkshire Berkshire	SN8 4YW SN8 4YW		2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£174,034 £174.034	£252,800 £252.800
159218	WT452130	Freehold	30 William Merriman Road		Berkshire	SN8 4YW	House	2	GN Affordable Rent	В	MV-T	£174,034	£252,800
159219 159220	WT452130 WT452130	Freehold Freehold	32 William Merriman Road 34 William Merriman Road		Berkshire Berkshire	SN8 4YW SN8 4YW		2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£174,034 £174.034	£252,800 £252.800
159221	WT452130	Freehold	36 William Merriman Road		Berkshire	SN8 4YW	House	2	GN Affordable Rent	В	MV-T	£174,034	£252,800
159227 159228	WT458053 WT458053	Freehold Freehold	46 William Merriman Road 48 William Merriman Road		Berkshire Berkshire	SN8 4YW SN8 4YW		2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£116,300 £114,300	
159229	WT458053	Freehold Freehold	50 William Merriman Road		Berkshire	SN8 4YW	House	3	Shared Ownership	Not Available	EUV-SH	£129,800	
159230 159222	WT458053 WT458053	Freehold	52 William Merriman Road 54 William Merriman Road		Berkshire Berkshire	SN8 4YW SN8 4YW		2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£111,700 £174,034	£252,800
159223 159224	WT458053 WT458053	Freehold Freehold	56 William Merriman Road 58 William Merriman Road		Berkshire Berkshire	SN8 4YW SN8 4YW	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£198,896	£288,914 £288,914
159224	WT458053 WT458053	Freehold	60 William Merriman Road		Berkshire	SN8 4YW		2	GN Affordable Rent	В	MV-T	£198,896 £174,034	£252,800
159225 161548	WT458053 BK242380	Freehold Freehold	62 William Merriman Road 179 Station Road		Berkshire Berkshire	SN8 4YW RG19 4QL		3	GN Affordable Rent Supported self-contained	В	MV-T MV-T	£198,896 £111,238	£288,914 £130,855
161546	BK242380	Freehold	181 Station Road		Berkshire	RG194QL	Flat	2	GN Affordable Rent	В	MV-T	£132,476	£137,234
161545 161541	BK242380 BK242380	Freehold Freehold	183 Station Road 185 Station Road		Berkshire Berkshire	RG194QL RG194QL		2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£132,476 £111,558	£137,234 £115,566
161544	BK242380	Freehold	187 Station Road		Berkshire	RG194QL	Flat	1	GN Affordable Rent	В	MV-T	£111,558	£115,566
161547 161537	BK242380 BK242380	Freehold Freehold	189 Station Road 24 Langford Way		Berkshire Berkshire	RG194QL RG194AW		2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£132,476 £132,476	£137,234 £137,234
161535	BK242380	Freehold	25 Langford Way		Berkshire	RG194AW	Flat	2	GN Affordable Rent	В	MV-T	£132,476	£137,234
161536 161538	BK242380 BK242380	Freehold Freehold	26 Langford Way 27 Langford Way		Berkshire Berkshire	RG19 4AW RG19 4AW		2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£132,476 £132,476	£137,234 £137,234
161348	BK242380	Freehold	1 Langford Way		Berkshire	RG194AW	Flat	2	GN Affordable Rent	В	MV-T	£132,476	£137,234
161349 161350	BK242380 BK242380	Freehold Freehold	2 Langford Way 3 Langford Way		Berkshire Berkshire	RG19 4AW RG19 4AW		2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£132,476 £132,476	£137,234 £137,234
161351	BK242380	Freehold	4 Langford Way		Berkshire	RG194AW		2	GN Affordable Rent	В	MV-T	£132,476	£137,234
161352 161353	BK242380 BK242380	Freehold Freehold	5 Langford Way 6 Langford Way		Berkshire Berkshire	RG19 4AW RG19 4AW		2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£132,476 £132,476	£137,234 £137,234
161354 161355	BK242380 BK242380	Freehold Freehold	7 Langford Way		Berkshire Berkshire	RG19 4AW RG19 4AW		2	Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£96,900 £96.900	-
161355 161356	BK242380 BK242380	Freehold	8 Langford Way 9 Langford Way		Berkshire	RG194AW		2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH	£96,900 £77,400	
161357 161358	BK242380 BK242380	Freehold Freehold	10 Langford Way 11 Langford Way		Berkshire Berkshire	RG19 4AW RG19 4AW		2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£96,900	
161359	BK242380 BK242380	Freehold	12 Langford Way		Berkshire	RG194AW		2	Shared Ownership	Not Available Not Available	EUV-SH	£96,900	
161360 161361	BK242380 BK242380	Freehold Freehold	13 Langford Way		Berkshire Berkshire	RG19 4AW RG19 4AW	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£96,900 £88,800	
161339	BK242380	Freehold	14 Langford Way 15 Langford Way		Berkshire	RG194AW	House	3	Shared Ownership	Not Available	EUV-SH	£139,500	
161340 161341	BK242380 BK242380	Freehold Freehold	16 Langford Way 17 Langford Way		Berkshire Berkshire	RG19 4AW RG19 4AW	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£111,400 £108,800	
161337	BK242380	Freehold	18 Langford Way		Berkshire	RG194AW		3	GN Affordable Rent	В	MV-T	£235,686	£281,691
161338 161342	BK242380 BK242380	Freehold Freehold	19 Langford Way 20 Langford Way		Berkshire Berkshire	RG19 4AW RG19 4AW		4	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£263,963 £108,400	£325,028
161343	BK242380	Freehold	21 Langford Way		Berkshire	RG194AW	House	2	Shared Ownership	Not Available	EUV-SH	£104,800	
161344 161345	BK242380 BK242380	Freehold Freehold	22 Langford Way 23 Langford Way		Berkshire Berkshire	RG19 4AW RG19 4AW		2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£104,800 £111,000	
158087	BK501905	Freehold	1 Violet Court	3 Morris Close	Berkshire	RG41 1AU	Flat	1	Shared Ownership	Not Available	EUV-SH	266,000	
158088 158090	BK501905 BK501905	Freehold Freehold	2 Violet Court, 28 Morris Close 4 Violet Court, 28 Morris Close		Berkshire Berkshire	RG41 1AU RG41 1AU		2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£68,300 £76,700	
158091 158092	BK501905 BK501905	Freehold Freehold	5 Violet Court, 28 Morris Close 6 Violet Court, 28 Morris Close		Berkshire Berkshire	RG41 1AU RG41 1AU	Flat Flat	1 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£68,300 £80,600	
158093	BK501905	Freehold	7 Violet Court, 28 Morris Close		Berkshire	RG41 1AU	Flat	2	Shared Ownership	Not Available	EUV-SH	£76,700	
158094 158095	BK501905 BK501905	Freehold Freehold	8 Violet Court, 28 Morris Close 9 Violet Court, 28 Morris Close		Berkshire Berkshire	RG41 1AU RG41 1AU		2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH FUV-SH	£60,500 £72.600	
157572	BK494888	Freehold	21 Imperial Way		Berkshire	RG2 ORA	House	3	Shared Ownership	Not Available	EUV-SH	£174,700	
155378 155379	BK494888 BK494888	Freehold Freehold	19 Imperial Way 17 Imperial Way		Berkshire Berkshire	RG2 0RA RG2 0RA		3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£152,700 £166,600	
155385	BK494889	Freehold	15 Imperial Way		Berkshire	RG2 ORA	House	3	GN Affordable Rent	В	MV-T	£231,398	£274,468
155390 155391	BK494889 BK494889	Freehold Freehold	11 Imperial Way 9 Imperial Way		Berkshire Berkshire	RG2 ORA RG2 ORA		3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£232,743 £240,062	£274,468 £274,468
155392	BK494889	Freehold	7 Imperial Way		Berkshire	RG2 ORA		3	GN Affordable Rent	В	MV-T	£240,062	£274,468
155393 155394	BK494889 BK494889	Freehold Freehold	5 Imperial Way 3 Imperial Way		Berkshire Berkshire	RG2 0RA RG2 0RA	House House	3	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£240,062 £240,062	£274,468 £274,468
155395 155637	BK494889 BK486921	Freehold Freehold	1 Imperial Way Flat 2, 7 Tidman Road		Berkshire Berkshire	RG2 0RA RG2 0DB	House Flat	3 2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£240,062 £122,000	£274,468
155638	BK486921	Freehold	Flat 1, 7 Tidman Road		Berkshire	RG2 0DB	Flat	2	Shared Ownership	Not Available	EUV-SH	£122,000	
155639 155640	BK486921 BK486921	Freehold Freehold	Flat 4, 7 Tidman Road Flat 3, 7 Tidman Road		Berkshire Berkshire	RG2 0DB RG2 0DB		2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£122,000 £122,000	
155641	BK486921	Freehold	Flat 6, 7 Tidman Road		Berkshire	RG2 0DB	Flat	2	Shared Ownership	Not Available	EUV-SH	£83,900	-
155642 161775	BK486921 BK509042	Freehold Freehold	Flat 5, 7 Tidman Road 1 Popes Place		Berkshire Berkshire	RG2 0DB RG19 8FW		2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£126,000 £49,000	
161776	BK509042	Freehold	2 Popes Place		Berkshire	RG198FW		2	Shared Ownership Shared Ownership	Not Available	EUV-SH	£119,500	
161777 161778	BK509042 BK509042	Freehold Freehold	3 Popes Place 4 Popes Place		Berkshire Berkshire	RG198FW RG198FW		3	Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£128,100 £118,000	-
161779	BK509042	Freehold	5 Popes Place		Berkshire	RG198FW		2	GN Social Rent GN Social Rent	В	MV-T	£102,946	£213,518
161780 161781	BK509042 BK509042	Freehold Freehold	6 Popes Place 7 Popes Place		Berkshire Berkshire	RG19 8FW RG19 8FW	House	2	GN Social Rent	B B	MV-T MV-T	£102,946 £102,946	£213,518 £213,518
161782 161783	BK509042 BK509042	Freehold Freehold	8 Popes Place 8 Rendel Close		Berkshire Berkshire	RG198FW RG198FX		2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£102,148 £113,591	£213,518 £254.307
161784	BK509042	Freehold	9 Rendet Close		Berkshire	RG198FX	House	2	GN Social Rent	В	MV-T	£97,879	£213,518
161785 161786	BK509042 BK509042	Freehold Freehold	10 Rendel Close 11 Rendel Close		Berkshire Berkshire	RG198FX RG198FX		3	GN Social Rent GN Social Rent	B B	MV-T MV-T	£111,002 £97,879	£254,307 £213.518
161787	BK509042	Freehold	12 Rendel Close		Berkshire	RG198FX	House	2	GN Social Rent	В	MV-T	£97,879	£213,518
161788 158978	BK509042 HP845541	Freehold Freehold	14 Rendel Close 15 Whitethorn Road		Berkshire Hampshire	RG198FX SP116QN		2	GN Social Rent GN Affordable Rent	B B	MV-T MV-T	£100,118 £177,610	£213,518 £234,743
158979	HP845541	Freehold	11 Whitethorn Road		Hampshire	SP116QN	House	2	GN Affordable Rent	В	MV-T	£177,610	£234,743
158980 158981	HP845541 HP845541	Freehold Freehold	9 Whitethorn Road 7 Whitethorn Road		Hampshire Hampshire	SP116QN SP116QN		2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£177,610 £177,610	£234,743 £234,743
158982	HP845541	Freehold	17 Whitethorn Road		Hampshire	SP116QN	House	2	Shared Ownership	Not Available	EUV-SH	£61,700	
158963 158966	HP845541 HP839550	Freehold Freehold	19 Whitethorn Road 30 Thicket Road		Hampshire Hampshire	SP116QN SP116RW		2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£97,500 £205,667	£252,800
158967	HP839550	Freehold	28 Thicket Road		Hampshire	SP116RW	House	3	GN Affordable Rent	В	MV-T	£205,667	£252,800
158968 158969	HP839550 HP839550	Freehold Freehold	26 Thicket Road 24 Thicket Road		Hampshire Hampshire	SP116RW SP116RW		3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£177,610 £205,667	£216,685 £252,800
158970 158971	HP839550 HP839550	Freehold Freehold	22 Thicket Road 20 Thicket Road		Hampshire	SP116RW SP116RW	House	4	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£244,828 £214,130	£306,971 £306,971
158972	HP839550	Freehold	18 Thicket Road		Hampshire Hampshire	SP116RW	House	2	GN Affordable Rent	В	MV-T	£177,610	£216,685
158974 158975	HP839550 HP839550	Freehold Freehold	12 Thicket Road 10 Thicket Road		Hampshire Hampshire	SP116RW SP116RW		2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£139,448 £139,448	£144,457 £144,457
158976	HP839550	Freehold	8 Thicket Road		Hampshire	SP116RW	Flat	2	GN Affordable Rent	В	MV-T	£139,448	£144,457
158977 158963	HP839550 HP835056	Freehold Freehold	6 Thicket Road 26 Mulberry Road		Hampshire Hampshire	SP116RW SP116RP		2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£139,448 £112.900	£144,457
158962	HP835056	Freehold	24 Mulberry Road		Hampshire	SP116RP	House	3	Shared Ownership	Not Available	EUV-SH	£90,200	-
158964 158965	HP835056 HP835056	Freehold Freehold	22 Mulberry Road 20 Mulberry Road		Hampshire Hampshire	SP116RP SP116RP		3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£99,300 £110,300	
160038	BK507740	Freehold	52 Nightingale Way		Berkshire	RG30 1FF	House	3	Shared Ownership	Not Available	EUV-SH	£181,500	
160040	BK507740	Freehold	48 Nightingale Way		Berkshire	RG30 1FF	House	3	Shared Ownership	Not Available	EUV-SH	£161,500	-

UPRN	Title	FH/LH	Address 1 Address 2 Address	3 County	Dostando	romentu Tur D	drooms	Business Stream	EDC 1	Basis of Valuatio	n EUV-SH	MV-T
160041	BK507740	Freehold	50 Valentia Road	Berkshire	RG30 1DH	House	3	Shared Ownership	Not Available	EUV-SH	£191,900	WV-I
160042 160043	BK507740 BK507740	Freehold Freehold	48 Valentia Road 46 Valentia Road	Berkshire Berkshire	RG30 1DH RG30 1DH	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£174,200 £190,700	
160044 161630	BK507740 BK519544	Freehold Freehold	44 Valentia Road 22 Portman Way	Berkshire Berkshire	RG30 1DH RG30 1AN	House House	3	Shared Ownership GN Social Rent	Not Available R	EUV-SH MV-T	£163,400 £118.122	£248.739
161631	BK519544	Freehold	21 Portman Way	Berkshire	RG30 1AN	House	3	GN Social Rent	В	MV-T	£118,122	£248,739
161632 161800	BK519544 BK519546	Freehold Freehold	20 Portman Way 19 Portman Way	Berkshire Berkshire	RG30 1AN RG30 1AN	House Flat	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£118,122 £102,317	£248,739 £133,169
161626 161627	BK519544 BK519544	Freehold Freehold	28 Nightingale Way	Berkshire Berkshire	RG30 1FF RG30 1FF	House	3	GN Social Rent GN Social Rent	B B	MV-T MV-T	£113,468 £113,468	£248,739 £248,739
161628	BK519544	Freehold	26 Nightingale Way 24 Nightingale Way	Berkshire	RG30 1FF	House House	3	GN Social Rent	В	MV-T	£113,468	£248,739
161799 161807	BK519546 BK519546	Freehold Freehold	18 Portman Way 42 Nightingale Way	Berkshire Berkshire	RG30 1AN RG30 1FF	House House	3	GN Social Rent GN Social Rent	B R	MV-T MV-T	£118,122 £127,208	£248,739 £289,529
161806	BK519546	Freehold	40 Nightingale Way	Berkshire	RG30 1FF	House	4	GN Social Rent	В	MV-T	£127,208	£289,529
161805 161804	BK519546 BK519546	Freehold Freehold	38 Nightingale Way 36 Nightingale Way	Berkshire Berkshire	RG30 1FF RG30 1FF	House House	4	GN Social Rent GN Social Rent	B B	MV-T MV-T	£127,208 £127,208	£289,529 £289,529
160865 161803	BK519546 BK519546	Freehold Freehold	34 Nightingale Way 32 Nightingale Way	Berkshire Berkshire	RG30 1FF RG30 1FF	House House	3	Shared Ownership GN Social Rent	Not Available B	EUV-SH MV-T	£207,100 £118,122	£248,739
161802	BK519546	Freehold	30 Nightingale Way	Berkshire	RG30 1FF	House	3	GN Social Rent	В	MV-T	£118,122	£248,739 £248,739
160785 160786	BK506709 BK506709	Freehold Freehold	Flat 1 5 Nightingale Way Flat 2 5 Nightingale Way	Berkshire Berkshire	RG30 1FB RG30 1FB	Flat Flat	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£126,000 £120,200	
160787	BK506709	Freehold	Flat 3 5 Nightingale Way	Berkshire	RG30 1FB	Flat	2	Shared Ownership	Not Available	EUV-SH	£51,700	
160789 160790	BK506709 BK506709	Freehold Freehold	Flat 5 5 Nightingale Way Flat 8 5 Nightingale Way	Berkshire Berkshire	RG30 1FB RG30 1FB	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£120,200 £120,200	
160791	BK506709	Freehold	Flat 6 5 Nightingale Way	Berkshire	RG30 1FB	Flat	2	Shared Ownership	Not Available	EUV-SH	£110,100	
160792 160793	BK506709 BK506709	Freehold Freehold	Flat 7 5 Nightingale Way Flat 10 5 Nightingale Way	Berkshire Berkshire	RG30 1FB RG30 1FB	Flat Flat	1	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£96,900 £96,900	
160794 160795	BK506709 BK506709	Freehold Freehold	Flat 9 5 Nightingale Way Flat 11 5 Nightingale Way	Berkshire Berkshire	RG30 1FB RG30 1FB	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£90,100 £110.100	
160796	BK506709	Freehold	Flat 115 Nightingale Way	Berkshire	RG30 1FB	Flat	2	Shared Ownership	Not Available	EUV-SH	£120,200	
160797 160798	BK506709 BK506709	Freehold Freehold	Flat 12 5 Nightingale Way Flat 14 5 Nightingale Way	Berkshire Berkshire	RG30 1FB RG30 1FB	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£103,300 £96.900	
160799	BK506709	Freehold	Flat 17 5 Nightingale Way	Berkshire	RG30 1FB	Flat	2	Shared Ownership	Not Available	EUV-SH	£120,200	
160800 160801	BK506709 BK506709	Freehold Freehold	Flat 16 5 Nightingale Way Flat 18 5 Nightingale Way	Berkshire Berkshire	RG30 1FB RG30 1FB	Flat Flat	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£126,000 £126,000	
160802	BK506709	Freehold	Flat 19 5 Nightingale Way	Berkshire	RG30 1FB	Flat	2	Shared Ownership	Not Available	EUV-SH	£120,200	-
160867 160868	BK511173 BK511173	Freehold Freehold	Flat 1 Leonardo House 7 Nightingale Way Flat 2 Leonardo House 7 Nightingale Way	Berkshire Berkshire	RG30 1FD RG30 1FD	Flat Flat	1	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£127,000 £125,400	
160869 160870	BK511173 BK511173	Freehold Freehold	Flat 4 Leonardo House 7 Nightingale Way Flat 3 Leonardo House 7 Nightingale Way	Berkshire Berkshire	RG30 1FD RG30 1FD	Flat Flat	1	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£80,800 £114,900	
160871	BK511173	Freehold	Flat 5 Leonardo House 7 Nightingale Way	Berkshire	RG30 1FD	Flat	1	Shared Ownership	Not Available	EUV-SH	£114,900	
160872 160873	BK511173 BK511173	Freehold Freehold	Flat 8 Leonardo House 7 Nightingale Way Flat 6 Leonardo House 7 Nightingale Way	Berkshire Berkshire	RG30 1FD RG30 1FD	Flat Flat	1	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£116,900 £125,400	
160874	BK511173	Freehold	Flat 7 Leonardo House 7 Nightingale Way	Berkshire	RG30 1FD	Flat	1	Shared Ownership	Not Available	EUV-SH	£96,900	-
160875 160876	BK511173 BK511173	Freehold Freehold	Flat 10 Leonardo House 7 Nightingale Way Flat 9 Leonardo House 7 Nightingale Way	Berkshire Berkshire	RG30 1FD RG30 1FD	Flat House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£96,900 £127,500	
160877	BK511173	Freehold	Flat 11 Leonardo House 7 Nightingale Way Flat 15 Leonardo House 7 Nightingale Way	Berkshire	RG30 1FD	House	3	Shared Ownership	Not Available	EUV-SH	£127,500	-
160878 160879	BK511173 BK511173	Freehold Freehold	Flat 15 Leonardo House 7 Nightingale Way Flat 12 Leonardo House 7 Nightingale Way	Berkshire Berkshire	RG30 1FD RG30 1FD	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£125,400 £94,000	
160880 160881	BK511173 BK511173	Freehold Freehold	Flat 14 Leonardo House 7 Nightingale Way Flat 18 Leonardo House 7 Nightingale Way	Berkshire Berkshire	RG30 1FD RG30 1FD	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£96,900 £138,600	
160882	BK511173	Freehold	Flat 17 Leonardo House 7 Nightingale Way	Berkshire	RG30 1FD	House	2	Shared Ownership	Not Available	EUV-SH	£138,600	
160883 161178	BK511173 BK512545	Freehold Freehold	Flat 16 Leonardo House 7 Nightingale Way Flat 19 Nightingale Way	Berkshire Berkshire	RG30 1FD RG30 1FE	House Flat	2	Shared Ownership GN Affordable Rent	Not Available R	EUV-SH MV-T	£103,900 £216.144	£187.120
161179	BK512545	Freehold	Flat 2 9 Nightingale Way	Berkshire	RG30 1FE	Flat	2	GN Affordable Rent	В	MV-T	£174,310	£143,783
161180 161181	BK512545 BK512545	Freehold Freehold	Flat 4 9 Nightingale Way Flat 5 9 Nightingale Way	Berkshire Berkshire	RG30 1FE RG30 1FE	Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£132,476 £174.310	£100,446 £143.783
161182	BK512545	Freehold	Flat 3 9 Nightingale Way	Berkshire	RG30 1FE	Flat	2	GN Affordable Rent	В	MV-T	£174,310	£143,783
161183 161184	BK512545 BK512545	Freehold Freehold	Flat 6 9 Nightingale Way Flat 8 9 Nightingale Way	Berkshire Berkshire	RG30 1FE RG30 1FE	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£174,310 £174,310	£143,783 £143,783
161185 161186	BK512545 BK512545	Freehold Freehold	Flat 7 9 Nightingale Way	Berkshire Berkshire	RG30 1FE RG30 1FE	Flat Flat	1 3	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£132,476 £216,144	£100,446 £187,120
161187	BK512545	Freehold	Flat 11 9 Nightingale Way Flat 10 9 Nightingale Way	Berkshire Berkshire	RG30 1FE	Flat	2	GN Affordable Rent	В	MV-T	£174,310	£143,783
161188 159935	BK512545 ON359812	Freehold Freehold	Flat 9 9 Nightingale Way 5 Bowsher Way	Berkshire Gloucestershire	RG30 1FE OX18 2FP	Flat House	3	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£216,144 £95,200	£187,120
159937	ON359812	Freehold	1 Pound Field Road	Gloucestershire	OX18 2FR	House	2	Shared Ownership	Not Available	EUV-SH	£114,200	
159938 159939	ON359812 ON359812	Freehold Freehold	3 Pound Field Road 5 Pound Field Road	Gloucestershire Gloucestershire	OX18 2FR OX18 2FR	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£189,466 £169,689	£209,463 £209,463
159940	ON359812	Freehold	7 Pound Field Road	Gloucestershire	OX18 2FR	House	2	GN Affordable Rent	В	MV-T	£189,466	£209,463
159941 159943	ON361781 ON361781	Freehold Freehold	1 Luckett Close 3 Luckett Close	Gloucestershire Gloucestershire	OX18 2FS OX18 2FS	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£197,745 £189,466	£209,463 £209,463
159944	ON361781	Freehold	5 Luckett Close	Gloucestershire	OX18 2FS	House	2	GN Affordable Rent	В	MV-T	£189,466	£209,463
159945 159946	ON361781 ON361781	Freehold Freehold	7 Luckett Close 9 Luckett Close	Gloucestershire Gloucestershire	OX18 2FS OX18 2FS	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£189,466 £217,211	£209,463 £252,800
159947 159948	ON361781 ON361781	Freehold	11 Luckett Close	Gloucestershire	OX18 2FS	House	3	GN Affordable Rent	В	MV-T	£217,211	£252,800 £252,800
159948	ON361781	Freehold Freehold	13 Luckett Close 15 Luckett Close	Gloucestershire Gloucestershire	OX18 2FS OX18 2FS	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£223,684 £221,869	£252,800 £252,800
159950 159951	ON363353 ON363353	Freehold Freehold	4 Pound Field Road 2 Pound Field Road	Gloucestershire Gloucestershire	OX18 2FR OX18 2FR	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£186,660 £212.113	£209,463 £252,800
159951	ON363353	Freehold	4 Florey Place	Gloucestershire	OX18 2FR	House	3	Shared Ownership	Not Available	EUV-SH	£129,800	£252,800 -
159954 159955	ON363353 ON363353	Freehold Freehold	3 Florey Place 2 Florey Place	Gloucestershire Gloucestershire	OX18 2FT OX18 2FT	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£129,800 £112,400	
159956	ON363353	Freehold	1 Florey Place	Gloucestershire	OX18 2FT	House	2	Shared Ownership	Not Available	EUV-SH	£112,400	
100037 100038	HP798250 HP798250	Freehold Freehold	13 Redshank Crescent 15 Redshank Crescent	Hampshire Hampshire	RG248HS RG248HS	Flat Flat	1 2	GN Affordable Rent GN Affordable Rent	B R	MV-T MV-T	£111,558 £139,448	£115,566 £144,457
100039	HP798250	Freehold	17 Redshank Crescent	Hampshire	RG248HS	Flat	1	GN Affordable Rent	В	MV-T	£111,558	£115,566
100040 100041	HP798250 HP798250	Freehold Freehold	19 Redshank Crescent 21 Redshank Crescent	Hampshire Hampshire	RG248HS RG248HS	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£139,448 £111,558	£144,457 £115,566
100042	HP798250	Freehold	23 Redshank Crescent	Hampshire	RG248HS	Flat	2	GN Affordable Rent	В	MV-T	£139,448	£144,457
100043 100044	HP798250 HP798250	Freehold Freehold	25 Redshank Crescent 27 Redshank Crescent	Hampshire Hampshire	RG248HS RG248HS	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£111,558 £139,448	£115,566 £144,457
100045 100046	HP798250 HP798250	Freehold Freehold	29 Redshank Crescent 31 Redshank Crescent	Hampshire Hampshire	RG248HS RG248HS	Flat Flat	1	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£111,558 £139,448	£115,566 £144,457
100046	HP798250	Freehold	33 Redshank Crescent	Hampshire	RG248HS	Flat	1	GN Affordable Rent	В	MV-T	£139,448 £111,558	£144,457 £115,566
100048 100049	HP798250 HP798250	Freehold Freehold	35 Redshank Crescent 37 Redshank Crescent	Hampshire Hampshire	RG248HS RG248HS	Flat House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£139,448 £174.034	£144,457 £252.800
100050	HP798250	Freehold	39 Redshank Crescent	Hampshire	RG248HS	House	2	GN Affordable Rent	В	MV-T	£174,034	£252,800
100051 100052	HP798250 HP798250	Freehold Freehold	41 Redshank Crescent 43 Redshank Crescent	Hampshire Hampshire	RG248HS RG248HS	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£174,034 £174,034	£252,800 £252,800
100053	HP798250	Freehold	45 Redshank Crescent	Hampshire	RG248HS	House	4	Shared Ownership	Not Available	EUV-SH	£161,900	-
100054 100055	HP798250 HP798250	Freehold Freehold	47 Redshank Crescent 49 Redshank Crescent	Hampshire Hampshire	RG248HS RG248HS	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£175,328 £174,034	£252,800 £252,800
100056 100057	HP798250 HP798250	Freehold Freehold	51 Redshank Crescent 53 Redshank Crescent	Hampshire Hampshire	RG248HS RG248HS	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£174,034 £174.034	£252,800 £252.800
100058	HP798250	Freehold	55 Redshank Crescent	Hampshire	RG248HS	Flat	1	GN Affordable Rent	В	MV-T	£111,558	£115,566
100059 155292	HP798250 HP798250	Freehold Freehold	57 Redshank Crescent 14 Dovecote Way	Hampshire Hampshire	RG248HS RG248HU	Flat House	2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£111,558 £42,300	£115,566
155293	HP798250	Freehold	16 Dovecote Way	Hampshire	RG248HU	House	2	Shared Ownership	Not Available	EUV-SH	£118,700	-
155294 155295	HP798250 HP798250	Freehold Freehold	18 Dovecote Way 20 Dovecote Way	Hampshire Hampshire	RG248HU RG248HU	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£116,600 £116,600	
155296 155311	HP798250 HP798250	Freehold Freehold	22 Dovecote Way 24 Dovecote Way	Hampshire Hampshire	RG248HU RG248HU	House House	2 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£118,700 £120,800	
155312	HP798250	Freehold	26 Dovecote Way	Hampshire	RG248HU	House	2	Shared Ownership	Not Available	EUV-SH	£118,700	
100062 100063	HP798250 HP798250	Freehold Freehold	2 Gallery Road 4 Gallery Road	Hampshire Hampshire	RG248HX RG248HX	Bungalow Bungalow	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£175,328 £175,328	£252,800 £252,800
155324	HP798250	Freehold	6 Gallery Road 7 Gallery Road	Hampshire	RG248HX	Flat	1	GN Affordable Rent	B Not to a literature	MV-T	£111,558	£115,566
100064 155323	HP798250 HP798250	Freehold Freehold	8 Gallery Road	Hampshire Hampshire	RG248HX RG248HX	House Flat	1	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£119,900 £111,558	£115,566
100065 155322	HP798250 HP798250	Freehold Freehold	9 Gallery Road 10 Gallery Road	Hampshire Hampshire	RG24 8HX RG24 8HX	House Flat	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£119,900 £111,558	£115,566
100216	HP798250	Freehold	11 Gallery Road	Hampshire	RG248HX	Flat	2	GN Social Rent	-	MV-T	£79,892	£135,965
155327 100378	HP798250 HP798250	Freehold Freehold	12 Gallery Road 13 Gallery Road	Hampshire Hampshire	RG248HX RG248HX	Flat Flat	1	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£111,558 £81,600	£115,566
155326 100379	HP798250 HP798250	Freehold Freehold	14 Gallery Road 15 Gallery Road	Hampshire	RG248HX RG248HX	Flat	1	GN Affordable Rent	B Not Available	MV-T EUV-SH	£111,558 £81,200	£115,566
155325	HP798250	Freehold	16 Gallery Road	Hampshire Hampshire	RG248HX	Flat	1	Shared Ownership GN Affordable Rent	В	MV-T	£111,558	£115,566
100380 155329	HP798250 HP798250	Freehold Freehold	17 Gallery Road 18 Gallery Road	Hampshire Hampshire	RG248HX RG248HX	Flat Flat	1	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£79,100 £111.558	£115.566
100381	HP798250	Freehold	19 Gallery Road	Hampshire	RG248HX	Flat	1	Shared Ownership	Not Available	EUV-SH	£67,500	-
155328 100382	HP798250 HP798250	Freehold Freehold	20 Gallery Road 21 Gallery Road	Hampshire Hampshire	RG248HX RG248HX	Flat Flat	1	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£111,558 £81,600	£115,566
155337 155338	HP798250 HP798250	Freehold Freehold	7 Lattimo Walk 9 Lattimo Walk	Hampshire Hampshire	RG24 8HW RG24 8HW	Flat	1 2	GN Affordable Rent Shared Ownership	Not Available	MV-T EUV-SH	£111,558	£115,566
155339	HP798250	Freehold	11 Lattimo Walk	Hampshire Hampshire	RG248HW	House House	3	Shared Ownership	Not Available	EUV-SH	£150,000 £150,000	
155357 155358	HP798250 HP798250	Freehold Freehold	13 Lattimo Walk 15 Lattimo Walk	Hampshire Hampshire	RG24 8HW RG24 8HW	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£211,327 £211,327	£306,971 £306,971
155359	HP798250	Freehold	17 Lattimo Walk	Hampshire	RG248HW	House	3	GN Affordable Rent	В	MV-T	£211,327	£306,971
155360 155361	HP798250 HP798250	Freehold Freehold	19 Lattimo Walk 21 Lattimo Walk	Hampshire Hampshire	RG24 8HW RG24 8HW	House House	3	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£211,327 £137,500	£306,971
160857	HP839190	Freehold	2 Gable Rise	Hampshire	RG248HE	Flat	1	Shared Ownership	Not Available	EUV-SH	£65,000	
161156 160856	HP839190 HP839190	Freehold Freehold	3 Gable Rise 4 Gable Rise	Hampshire Hampshire	RG248HE RG248HE	Flat Flat	1	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£111,558 £79,500	£115,566
161157 160858	HP839190 HP839190	Freehold	5 Gable Rise 6 Gable Rise	Hampshire	RG248HE	Flat	1 2	GN Affordable Rent	В	MV-T EUV-SH	£111,558 £109,500	£115,566
161159	HP839190	Freehold Freehold	7 Gable Rise	Hampshire Hampshire	RG248HE RG248HE	House Flat	1	Shared Ownership GN Affordable Rent	Not Available B	MV-T	£111,558	£115,566
160859 161158	HP839190 HP839190	Freehold Freehold	8 Gabte Rise 9 Gabte Rise	Hampshire Hampshire	RG24 8HE RG24 8HE	House Flat	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£45,600 £111,558	£115,566
160855	HP839190	Freehold	10 Gable Rise	Hampshire	RG248HE	Flat	1	Shared Ownership	Not Available	EUV-SH	£79,500	
161160 161162	HP839190 HP839190	Freehold Freehold	11 Gable Rise 13 Gable Rise	Hampshire Hampshire	RG248HE RG248HE	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£111,558 £111,558	£115,566 £115,566
161161	HP839190	Freehold	15 Gable Rise	Hampshire	RG248HE	Flat	1	GN Affordable Rent	В	MV-T	£111,558	£115,566
161163 161164	HP839190 HP839190	Freehold Freehold	17 Gable Rise 19 Gable Rise	Hampshire Hampshire	RG248HE RG248HE	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£236,189 £211,327	£343,085 £306,971
161165 161003	HP839190 HP839190	Freehold Freehold	21 Gable Rise 23 Gable Rise	Hampshire Hampshire	RG248HE RG248HE	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£211,327 £236.189	£306,971 £343.085
161004	HP839190	Freehold	25 Gable Rise	Hampshire	RG248HE	House	2	GN Affordable Rent	В	MV-T	£183,949	£252,800
161005 161006	HP839190 HP839190	Freehold Freehold	27 Gable Rise 29 Gable Rise	Hampshire Hampshire	RG24 8HE RG24 8HE	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£183,949 £236,189	£252,800 £343,085
158712 158713	HP823190 HP823190	Freehold Freehold	1 Cornice Road	Hampshire	RG24 8BP RG24 8BP	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£187,966	£252,800 £306,971
100/13	HL873120	rreenold	3 Cornice Road	Hampshire	no∠4 dBP	nouse	3	GIV ATTORDABLE HERIT	В	PIV-I	£211,327	z.3U0,9/1

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UPRN 158691 158711	Title HP823190 HP823190	FH / LH Freehold Freehold	Address 1 4 Cornice Road 5 Cornice Road	Address 2 Addre	Hampshire Hampshire	RG24 8BP RG24 8BP	House Bungalow	3 2	Shared Ownership GN Affordable Rent	Not Available B	Basis of Valuation EUV-SH MV-T	£139,100 £181.037	£252.800
158693 158696	HP823190 HP823190	Freehold	8 Cornice Road 12 Cornice Road		Hampshire	RG24 8BP RG24 8BP	House	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£127,500 £111.558	£232,600 - £115.566
158696 158697 158694	HP823190	Freehold	14 Cornice Road		Hampshire Hampshire	RG248BP	Flat	2	GN Affordable Rent	В	MV-T	£139,448	£144,457
158699	HP823190 HP823190	Freehold Freehold	16 Cornice Road 18 Cornice Road		Hampshire Hampshire	RG24 8BP RG24 8BP	Flat Flat	1	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£111,558 £111,558	£115,566 £115,566
158700 158702	HP823190 HP823190	Freehold Freehold	20 Cornice Road 21 Corbel Rise		Hampshire Hampshire	RG248BP RG248BT	Flat Flat	1	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£139,448 £59,400	£144,457 -
158698 158703	HP823190 HP823190	Freehold Freehold	22 Cornice Road 23 Corbel Rise		Hampshire Hampshire	RG248BP RG248BT	Flat Flat	2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£139,448 £47,100	£144,457
158705 158706	HP823190 HP823190	Freehold Freehold	20 Mansard Crescent 18 Mansard Crescent		Hampshire Hampshire	RG248BN RG248BN	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£111,558 £111,558	£115,566 £115,566
158707 158708	HP823190 HP823190	Freehold Freehold	22 Mansard Crescent 24 Mansard Crescent		Hampshire Hampshire	RG248BN RG248BN	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£111,558 £111,558	£115,566 £115,566
160949 160950	HP833723 HP833723	Freehold Freehold	6 Mansard Crescent 2 Mansard Crescent		Hampshire Hampshire	RG248BP RG248BP	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£111,558 £111,558	£115,566 £115,566
160951 160952	HP833723 HP833723	Freehold Freehold	4 Mansard Crescent 12 Mansard Crescent		Hampshire Hampshire	RG248BP RG248BP	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£111,558 £111,558	£115,566 £115,566
160953 160954	HP833723 HP833723	Freehold Freehold	8 Mansard Crescent 10 Mansard Crescent		Hampshire Hampshire	RG248BP RG248BP	Flat	1	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£111,558 £111,558	£115,566 £115,566
160844	HP833723	Freehold	14 Mansard Crescent		Hampshire	RG248BP	Flat	1	Shared Ownership	Not Available	EUV-SH	£75,600	-
160845 160829	HP833723 HP833723	Freehold Freehold	16 Mansard Crescent 3 Mansard Crescent		Hampshire Hampshire	RG248BP RG248BP	Flat	1	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£66,200 £63,000	
160831 160832	HP833723 HP833723	Freehold Freehold	5 Mansard Crescent 7 Mansard Crescent		Hampshire Hampshire	RG248BT RG248BT	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£70,200 £77,500	
160833 160834	HP833723 HP833723	Freehold Freehold	9 Mansard Crescent 11 Mansard Crescent		Hampshire Hampshire	RG248BN RG248BN	Flat Flat	1	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£71,500 £76,500	
160835 160836	HP833723 HP833723	Freehold Freehold	13 Mansard Crescent 15 Mansard Crescent		Hampshire Hampshire	RG248BN RG248BN	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£69,800 £46,100	
160837 160838	HP833723 HP833723	Freehold Freehold	17 Mansard Crescent 19 Mansard Crescent		Hampshire Hampshire	RG248BP RG248BP	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£111,400 £109,500	
160839 160747	HP833723 HP833723	Freehold Freehold	21 Mansard Crescent 23 Mansard Crescent		Hampshire Hampshire	RG24 8BP RG24 8BP	House House	3	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£89,100 £211,327	£306,971
160749 160750	HP833723 HP833723	Freehold Freehold	25 Mansard Crescent 27 Mansard Crescent		Hampshire Hampshire	RG248BP RG248BP	House House	2 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£183,949 £191,293	£252,800 £252,800
160748 160625	HP833723 HP833723	Freehold Freehold	29 Mansard Crescent 31 Mansard Crescent		Hampshire Hampshire	RG248BP RG248BP	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£211,327 £211,327	£306,971 £306,971
160629 160630	HP833723 HP833723	Freehold Freehold	33 Mansard Crescent 35 Mansard Crescent		Hampshire Hampshire	RG24 8BP	House House	2	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£186,711 £186,711	£252,800 £252,800
160626 160627	HP833723 HP833723	Freehold Freehold	37 Mansard Crescent 38 Mansard Crescent		Hampshire Hampshire	RG248BP RG248BP	House House	3	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£211,327 £211,327	£306,971 £306,971
160627 160631 160632	HP833723 HP833723	Freehold	41 Mansard Crescent		Hampshire	RG248BP	House	2	GN Affordable Rent	В	MV-T MV-T	£186,711	£252,800 £252,800
160628	HP833723	Freehold Freehold	43 Mansard Crescent 45 Mansard Crescent		Hampshire Hampshire	RG248BP RG248BP	House House	3	GN Affordable Rent GN Affordable Rent	В	MV-T	£186,711 £211,327	£306,971
160621 160622	HP833723 HP833723	Freehold Freehold	47 Mansard Crescent 49 Mansard Crescent		Hampshire Hampshire	RG24 8BP RG24 8BP	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£113,200 £114,800	
160623 160624	HP833723 HP833723	Freehold Freehold	51 Mansard Crescent 53 Mansard Crescent		Hampshire Hampshire	RG248BP RG248BP	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£114,800 £113,200	
94438 94437	ON321797 ON321797	Freehold Freehold	22 Tamina Close 21 Tamina Close		Gloucestershire Gloucestershire	OX18 1DH OX18 1DH	House House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£191,432 £166,766	
94436 94435	ON321797 ON321797	Freehold Freehold	20 Tamina Close 19 Tamina Close		Gloucestershire Gloucestershire	OX18 1DH OX18 1DH	House House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£166,766 £164,909	-
94434 94433	ON321797 ON321797	Freehold Freehold	18 Tamina Close 17 Tamina Close		Gloucestershire Gloucestershire	OX18 1DH OX18 1DH	House House	2 2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£164,832 £157,288	-
94432 94431	ON321797 ON321797	Freehold Freehold	16 Tamina Close 15 Tamina Close		Gloucestershire Gloucestershire	OX18 1DH OX18 1DH	House House	3	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£200,054 £189,911	-
94430 94429	ON321797 ON321797	Freehold Freehold	14 Tamina Close 13 Tamina Close		Gloucestershire Gloucestershire	OX18 1DH OX18 1DH	House House	3	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£189,911 £189,911	
94428 94427	ON321797 ON321797	Freehold Freehold	12 Tamina Close 11 Tamina Close		Gloucestershire Gloucestershire	OX18 1DH OX18 1DH	House House	3	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£195,308 £211,511	:
94426 94425	ON321797 ON321797	Freehold Freehold	6 Tamina Close 5 Tamina Close		Gloucestershire Gloucestershire	OX18 1DH OX18 1DH	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£109,100 £109,100	
94424 94423	ON321797 ON321797	Freehold Freehold	4 Tamina Close 3 Tamina Close		Gloucestershire Gloucestershire	OX18 1DH OX18 1DH	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£109,100 £109,100	
94422 94113	ON321797 ON322912	Freehold Freehold	2 Tamina Close 44 Empire Drive		Gloucestershire Gloucestershire	OX18 1DH OX18 1BY	House House	2 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£109,100 £111,500	
94114 94115	ON322912 ON322912	Freehold Freehold	46 Empire Drive 48 Empire Drive		Gloucestershire Gloucestershire	OX18 1BY OX18 1BY	House House	2 2	Shared Ownership GN Affordable Rent	Not Available	EUV-SH EUV-SH	£128,300 £166,766	
94116 94117	ON322912 ON322912	Freehold Freehold	50 Empire Drive 52 Empire Drive		Gloucestershire Gloucestershire	OX18 1BY OX18 1BY	House	2 2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£185,567 £161,282	-
94118 94119	ON322912 ON322912 ON322912	Freehold Freehold	54 Empire Drive 56 Empire Drive		Gloucestershire Gloucestershire	OX18 1BY OX18 1BY	House House	3	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£209,102 £189,911	
94120 94121	ON322912 ON324914	Freehold Freehold	58 Empire Drive 60 Empire Drive		Gloucestershire Gloucestershire	OX18 1BY OX18 1BY	House House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£166,766 £190,526	-
94122 94123	ON324914 ON324914	Freehold	62 Empire Drive 64 Empire Drive		Gloucestershire	OX18 1BY OX18 1BY	House	3	GN Affordable Rent GN Affordable Rent	B B	EUV-SH FUV-SH	£189,911 £189,911	
94124	ON324914 ON324914 ON324914	Freehold	66 Empire Drive		Gloucestershire	OX18 1BY	House	3	GN Affordable Rent GN Affordable Rent	В	EUV-SH	£189,911	
94125 94126	ON324914	Freehold Freehold Freehold	68 Empire Drive 70 Empire Drive		Gloucestershire Gloucestershire	OX18 1BY OX18 1BY	House	2	GN Affordable Rent	В	EUV-SH EUV-SH EUV-SH	£184,920 £166,766	
95376 95384	ON324914 ON329088	Freehold	57 Swinbrook Road 165 Elmhurst Way		Gloucestershire Gloucestershire	OX18 1DY OX18 1BW	House House	3	GN Affordable Rent Shared Ownership	Not Available	EUV-SH	£190,526 £122,900	
95383 95382	ON329088 ON329088	Freehold Freehold	163 Elmhurst Way 161 Elmhurst Way		Gloucestershire Gloucestershire	OX18 1BW OX18 1BW	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£122,900 £102,500	
95381 95379	ON329088 ON329088	Freehold Freehold	159 Elmhurst Way 155 Elmhurst Way		Gloucestershire Gloucestershire	OX18 1BW OX18 1BW	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£102,500 £122,900	
95378 95377	ON329088 ON329088	Freehold Freehold	153 Elmhurst Way 151 Elmhurst Way		Gloucestershire Gloucestershire	OX18 1BW OX18 1BW	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£69,500 £79,000	:
164049 164048	BK518106 BK518108	Freehold Freehold	1 The Warehouse 2 The Warehouse	morial Avenue morial Avenue	Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1	GN Social Rent GN Social Rent	C	MV-T MV-T	£85,271 £85,271	£156,360 £156,360
164050 164051	BK518106 BK518106	Freehold Freehold	3 The Warehouse 4 The Warehouse	morial Avenue morial Avenue	Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1	GN Social Rent GN Social Rent	В В	MV-T MV-T	£85,271 £85,271	£156,360 £156,360
164052 164053	BK518106 BK518106	Freehold Freehold	5 The Warehouse, Memorial Avenue 6 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1 2	GN Social Rent GN Social Rent	C	MV-T MV-T	£85,271 £103,899	£156,360 £197,150
164055 164054	BK518106 BK518106	Freehold Freehold	7 The Warehouse, Memorial Avenue 8 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1 2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£85,271 £103,899	£156,360 £197,150
164332 164333	BK518107 05, BK518106, BK518107, BK	Freehold Freehold	9 The Warehouse, Memorial Avenue 10 The Warehouse		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1	GN Social Rent GN Social Rent	C C	MV-T MV-T	£85,271 £85,271	£156,360 £156,360
164334 164335	BK518107 05. BK518106. BK518107. BK	Freehold Freehold	11 The Warehouse, Memorial Avenue 12 The Warehouse		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	2	GN Social Rent GN Social Rent	C	MV-T MV-T	£103,899 £85.271	£197,150 £156,360
164056 164057	BK518106 BK518106	Freehold Freehold	14 The Warehouse 15 The Warehouse		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£85,271 £85,271	£156,360 £156,360
164058 164059	BK518106 BK518106	Freehold Freehold	16 The Warehouse, Memorial Avenue 17 The Warehouse		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1 2	GN Social Rent GN Social Rent	c	MV-T MV-T	£85,271 £103,899	£156,360 £197,150
164061 164060	BK518106 BK518106	Freehold Freehold	18 The Warehouse, Memorial Avenue 19 The Warehouse		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat	1 2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£85,271 £103,899	£156,360 £197,150
164336 164337	BK518107 BK518107	Freehold Freehold	20 The Warehouse, Memorial Avenue 21 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat	1	GN Social Rent GN Social Rent	В	MV-T MV-T	£85,271 £85,271	£156,360 £156,360
164338 164339	BK518107 BK518107 BK518107	Freehold Freehold	21 The Warehouse, Memorial Avenue 23 The Warehouse. Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	2	GN Social Rent GN Social Rent	В	MV-T MV-T	£85,271 £103,899 £85,271	£197,150 £156,360
164062 164063	BK518107 BK518106 BK518106	Freehold Freehold	24 The Warehouse, Memorial Avenue 25 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1	GN Social Rent GN Social Rent	В	MV-T MV-T	£85,271 £85,271 £85,271	£156,360 £156,360
164064	BK518106	Freehold	26 The Warehouse, Memorial Avenue		Berkshire	SL1 3HG	Flat	1	GN Social Rent	c	MV-T	£85,271	£156,360
164065 164067	BK518106 BK518106	Freehold Freehold	27 The Warehouse 28 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat	1	GN Social Rent GN Social Rent	C B	MV-T MV-T	£103,899 £85,271	£197,150 £156,360
164066 164340	BK518106 BK518107	Freehold Freehold	29 The Warehouse, Memorial Avenue 30 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£103,899 £85,271	£197,150 £156,360
164341 164342	BK518107 BK518107	Freehold Freehold	31 The Warehouse 32 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£85,271 £103,899	£156,360 £197,150
164343 164068	BK518107 BK518106	Freehold Freehold	33 The Warehouse 34 The Warehouse		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1	GN Social Rent GN Social Rent	B C	MV-T MV-T	£85,271 £85,271	£156,360 £156,360
164069 164070	BK518106 BK518106	Freehold Freehold	35 The Warehouse, Memorial Avenue 36 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1	GN Social Rent GN Social Rent	C C	MV-T MV-T	£85,271 £85,271	£156,360 £156,360
164071 164073	BK518106 BK518106	Freehold Freehold	37 The Warehouse 38 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	2	GN Social Rent GN Social Rent	C B	MV-T MV-T	£103,899 £85,271	£197,150 £156,360
164072 164344	BK518106 BK518107	Freehold Freehold	39 The Warehouse 40 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	2	GN Social Rent GN Social Rent	C B	MV-T MV-T	£103,899 £85,271	£197,150 £156,360
164345 164346	BK518107 BK518107	Freehold Freehold	41 The Warehouse, Memorial Avenue 42 The Warehouse		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1 2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£85,271 £103,899	£156,360 £197,150
164347 164074	BK518107 BK518106	Freehold Freehold	43 The Warehouse, Memorial Avenue 44 The Warehouse		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1 2	GN Social Rent GN Social Rent	B C	MV-T MV-T	£85,271 £103,899	£156,360 £197,150
164076 164075	BK518106 BK518106	Freehold Freehold	45 The Warehouse, Memorial Avenue 46 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1 2	GN Social Rent GN Social Rent	c	MV-T MV-T	£85,271 £103,899	£156,360 £197,150
164348 164349	BK518107 BK518107	Freehold Freehold	47 The Warehouse, Memorial Avenue 48 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1	GN Social Rent GN Social Rent	c c	MV-T MV-T	£85,271 £85,271	£156,360 £156,360
164350 164351	BK518107 BK518107	Freehold Freehold	49 The Warehouse, Memorial Avenue 50 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	2	GN Social Rent GN Social Rent	c	MV-T MV-T	£103,899 £85,271	£197,150 £156,360
163642 163640	BK518105 BK518105	Leasehold Leasehold	51 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat	1	GN Social Rent GN Social Rent	c	MV-T MV-T	£85,271 £93,954	£156,360 £156,360
163640 163657 163649	BK518105 BK518105 BK518105	Leasehold Leasehold Leasehold	52 The Warehouse 53 The Warehouse, Memorial Avenue 54 The Warehouse		Berkshire Berkshire	SL1 3HG SL1 3HG SL1 3HG	Flat Flat Flat	1 2 1	GN Social Rent GN Social Rent GN Social Rent	C B	MV-T MV-T	£103,901 £85,271	£156,360 £197,150 £156,360
163649 163648 163647	BK518105 BK518105 BK518105	Leasehold Leasehold Leasehold	55 The Warehouse		Berkshire Berkshire	SL1 3HG SL1 3HG SL1 3HG	Flat Flat	1 1	GN Social Rent GN Social Rent GN Social Rent	B C	MV-T MV-T	£85,271 £85,271 £85,271	£156,360 £156,360 £156,360
163646	BK518105	Leasehold	56 The Warehouse 57 The Warehouse, Memorial Avenue		Berkshire	SL1 3HG	Flat	2	GN Social Rent	С	MV-T	£103,899	£197,150
163644 163645	BK518105 BK518105	Leasehold Leasehold	58 The Warehouse, Memorial Avenue 59 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat	2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£85,271 £103,899	£156,360 £197,150
164352 164353	BK518108 BK518108	Freehold Freehold	60 The Warehouse, Memorial Avenue 61 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat	1	GN Social Rent GN Social Rent	C C	MV-T MV-T	£85,271 £85,271	£156,360 £156,360
164354 164355	BK518108 BK518108	Freehold Freehold	62 The Warehouse, Memorial Avenue 63 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1	GN Social Rent GN Social Rent	c c	MV-T MV-T	£103,899 £85,271	£197,150 £156,360
163650 163656	BK518105 BK518105	Leasehold Leasehold	64 The Warehouse, Memorial Avenue 65 The Warehouse		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	2 1	GN Social Rent GN Social Rent	C B	MV-T MV-T	£103,899 £85,271	£197,150 £156,360
163655 163654	BK518105 BK518105	Leasehold Leasehold	66 The Warehouse 67 The Warehouse		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1	GN Social Rent GN Social Rent	B C	MV-T MV-T	£85,271 £85,271	£156,360 £156,360
163653 163651	BK518105 BK518105	Leasehold Leasehold	68 The Warehouse, Memorial Avenue 69 The Warehouse		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	2	GN Social Rent GN Social Rent	C B	MV-T MV-T	£103,899 £85,271	£197,150 £156,360
163659 164356	BK518105 BK518108	Leasehold Freehold	70 The Warehouse 71 The Warehouse, Memorial Avenue		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	2	GN Social Rent GN Social Rent	C B	MV-T MV-T	£103,899 £79,694	£197,150 £156,360
164357 164358	BK518108 BK518108	Freehold Freehold	72 The Warehouse, Memorial Avenue 73 The Warehouse		Berkshire Berkshire	SL1 3HG SL1 3HG	Flat Flat	1 2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£85,271 £103,899	£156,360 £197,150

UPRN	Title	FH/LH	Address 1 Address 2	2 Address 3 County	Postcode				EPC	Basis of Valuatio	n EUV-SH	MV-T
164359	BK518108	Freehold	74 The Warehouse, Memorial Avenue	Berkshire	SL1 3HG	roperty Typ E Flat	1	GN Social Rent	В	MV-T	£85,271	£156,360
163664 163663	BK518105 BK518105	Leasehold Leasehold	75 The Warehouse 76 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat	1	GN Social Rent GN Social Rent	C B	MV-T MV-T	£103,899 £85,271	£197,150 £156,360
163662 163661	BK518105 BK518105	Leasehold Leasehold	77 The Warehouse, Memorial Avenue 78 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat Flat	1	GN Social Rent GN Social Rent	B C	MV-T MV-T	£85,271 £85,271	£156,360 £156,360
163660	BK518105	Leasehold	79 The Warehouse	Berkshire	SL1 3HY	Flat	2	GN Social Rent	С	MV-T	£103,899	£197,150
163658 163652	BK518105 BK518105	Leasehold Leasehold	80 The Warehouse 81 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat Flat	1 2	GN Social Rent GN Social Rent	B C	MV-T MV-T	£85,271 £103,899	£156,360 £197,150
164360 164361	BK518108 BK518108	Freehold Freehold	82 The Warehouse 83 The Warehouse	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£85,271 £85,271	£156,360 £156,360
164362	BK518108	Freehold	84 The Warehouse, Memorial Avenue	Berkshire	SL1 3HY	Flat	2	GN Social Rent	В	MV-T	£103,899	£197,150
164363 163671	BK518108 BK518105	Freehold Leasehold	85 The Warehouse 86 The Warehouse	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat Flat	1 2	GN Social Rent GN Social Rent	B C	MV-T MV-T	£85,271 £110,273	£156,360 £197,150
163670 163669	BK518105 BK518105	Leasehold Leasehold	87 The Warehouse, Memorial Avenue 88 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat	1	GN Social Rent GN Social Rent	C	MV-T MV-T	£85,271 £85,271	£156,360 £156,360
163668	BK518105	Leasehold	89 The Warehouse, Memorial Avenue	Berkshire	SL1 3HY	Flat	1	GN Social Rent	С	MV-T	£85,271	£156,360
163667 163665	BK518105 BK518105	Leasehold Leasehold	90 The Warehouse 91 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat Flat	2	GN Social Rent GN Social Rent	C B	MV-T MV-T	£103,899 £85,271	£197,150 £156,360
163666 164364	BK518105 BK518108	Leasehold Freehold	92 The Warehouse 93 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat Flat	2	GN Social Rent GN Social Rent	С	MV-T MV-T	£103,899 £85,271	£197,150 £156,360
164365	BK518108	Freehold	94 The Warehouse, Memorial Avenue	Berkshire	SL1 3HY	Flat	1	GN Social Rent	В	MV-T	£85,271	£156,360
164366 164367	BK518108 BK518108	Freehold Freehold	95 The Warehouse 96 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat Flat	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£103,899 £85,271	£197,150 £156,360
163674 163672	BK518105 BK518105	Leasehold Leasehold	97 The Warehouse, Memorial Avenue 98 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat Flat	2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£103,899 £85,271	£197,150 £156,360
163673	BK518105	Leasehold	99 The Warehouse	Berkshire	SL1 3HY	Flat	2	GN Social Rent	c	MV-T	£103,899	£197,150
164368 164369	BK518108 BK518108	Freehold Freehold	100 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat	1	GN Social Rent GN Social Rent	C	MV-T MV-T	£85,271 £85.271	£156,360 £156,360
164370 164371	BK518108 BK518108	Freehold Freehold	102 The Warehouse 103 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat	2	GN Social Rent GN Social Rent	C	MV-T MV-T	£103,899 £85,271	£197,150
164372	BK518107	Freehold	104 The Warehouse	Berkshire	SL1 3HY	Flat	2	Shared Ownership	C Not Available	EUV-SH	£151,200	£156,360
164378 164384	BK518107 BK518107	Freehold Freehold	110 The Warehouse, Memorial Avenue 116 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£145,200 £126.700	
164386 164389	BK518107 BK518107	Freehold Freehold	118 The Warehouse, Memorial Avenue 121 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£132,400 £130,000	-
164391	BK518107	Freehold	123 The Warehouse, Memorial Avenue	Berkshire	SL1 3HY	Flat	2	Shared Ownership	Not Available	EUV-SH	£172,300	
164393 164394	BK518107 BK518107	Freehold Freehold	125 The Warehouse, Memorial Avenue 126 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£140,200 £108,300	-
164396 164401	BK518107 BK518108	Freehold Freehold	128 The Warehouse, Memorial Avenue 129 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat Flat	2	Shared Ownership GN Social Rent	Not Available C	EUV-SH MV-T	£176,700 £107,879	£197,150
164400	BK518108	Freehold	130 The Warehouse, Memorial Avenue	Berkshire	SL1 3HY	Flat	2	GN Social Rent	C	MV-T	£107,879	£197,150
164399 164398	BK518108 BK518108	Freehold Freehold	131 The Warehouse, Memorial Avenue 132 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat Flat	1 2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£85,388 £107,879	£156,360 £197,150
164397 164406	BK518108 BK518108	Freehold Freehold	133 The Warehouse, Memorial Avenue 134 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat Flat	2 2	GN Social Rent GN Social Rent	C	MV-T MV-T	£107,879 £107,879	£197,150 £197,150
164405	BK518108	Freehold	135 The Warehouse, Memorial Avenue	Berkshire	SL1 3HY	Flat	2	GN Social Rent	C	MV-T	£107,879	£197,150
164404 164403	BK518108 BK518108	Freehold Freehold	136 The Warehouse, Memorial Avenue 137 The Warehouse	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat Flat	1 2	GN Social Rent GN Social Rent	C	MV-T MV-T	£85,388 £107,879	£156,360 £197,150
164402 164411	BK518108 BK518108	Freehold Freehold	138 The Warehouse 139 The Warehouse	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat	2 2	GN Social Rent GN Social Rent	c	MV-T MV-T	£107,879 £107,879	£197,150 £197,150
164410	BK518108	Freehold	140 The Warehouse	Berkshire	SL1 3HY	Flat	2	GN Social Rent	C	MV-T	£107,879	£197,150
164409 164408	BK518108 BK518108	Freehold Freehold	141 The Warehouse, Memorial Avenue 142 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat	1 2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£85,388 £107,879	£156,360 £197,150
164407 164416	BK518108 BK518108	Freehold Freehold	143 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat	2 2	GN Social Rent GN Social Rent	c	MV-T MV-T	£107,879 £107.879	£197,150 £197,150
164415	BK518108	Freehold	145 The Warehouse, Memorial Avenue	Berkshire	SL1 3HY	Flat	2	GN Social Rent	С	MV-T	£107,879	£197,150
164414 164413	BK518108 BK518108	Freehold Freehold	146 The Warehouse, Memorial Avenue 147 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat	1 2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£85,388 £107,879	£156,360 £197,150
164412 164421	BK518108 BK518108	Freehold Freehold	148 The Warehouse, Memorial Avenue 149 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat	2	GN Social Rent GN Social Rent	c	MV-T MV-T	£107,879 £107,879	£197,150 £197,150
164420	BK518108	Freehold	150 The Warehouse, Memorial Avenue	Berkshire	SL1 3HY	Flat	2	GN Social Rent	С	MV-T	£107,879	£197,150
164419 164418	BK518108 BK518108	Freehold Freehold	151 The Warehouse, Memorial Avenue 152 The Warehouse, Memorial Avenue	Berkshire Berkshire	SL1 3HY SL1 3HY	Flat Flat	1 2	GN Social Rent GN Social Rent	C	MV-T MV-T	£85,388 £107,879	£156,360 £197,150
164417	BK518108	Freehold	153 The Warehouse, Memorial Avenue	Berkshire	SL1 3HY	Flat	2	GN Social Rent	C	MV-T	£107,879	£197,150
161083 161084	WT455524 WT455524	Freehold Freehold	14 Defroscia Close 15 Defroscia Close	Wiltshire Wiltshire	SN118HU SN118HU	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£96,800 £80,900	
161076 161079	WT455865 WT455865	Freehold Freehold	16 Defroscia Close 17 Defroscia Close	Wittshire Wittshire	SN118HU SN118HU	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£110,960 £110,960	£122,788 £122,788
161080 161081	WT455865 WT455865	Freehold Freehold	18 Defroscia Close 19 Defroscia Close	Wiltshire Wiltshire	SN118HU SN118HU	Flat	1	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£110,960 £118,531	£122,788 £122,788
161082	WT455406	Freehold	23 Defroscia Close	Witshire	SN118HU	House	3	GN Affordable Rent	В	MV-T	£166,831	£122,788 £227,520
161085 96120	WT455406 ON333029	Freehold Freehold	24 Defroscia Close 22 Roman Way	Wiltshire Buckinghamshire	SN118HU OX92FP	House House	3	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH EUV-SH	£119,100 £234,964	-
96121	ON333029	Freehold	24 Roman Way	Buckinghamshire	OX9 2FP	House	2	GN Affordable Rent	В	EUV-SH	£176,223	
99696 99697	ON333029 ON333029	Freehold Freehold	26 Roman Way 28 Roman Way	Buckinghamshire Buckinghamshire	OX9 2FP OX9 2FP	House House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£176,223 £176,223	
99698 99699	ON333029 ON333029	Freehold Freehold	30 Roman Way 32 Roman Way	Buckinghamshire Buckinghamshire	OX9 2FP OX9 2FP	House House	2 2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£176,223 £176.223	
99700	ON333029	Freehold	34 Roman Way	Buckinghamshire	OX9 2FP	House	3	GN Affordable Rent	В	EUV-SH	£234,964	
99809 99811	ON333029 ON333029	Freehold Freehold	36 Roman Way 38 Roman Way	Buckinghamshire Buckinghamshire	OX9 2FP OX9 2FP	House House	3	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£234,964 £234,964	
99812 99813	ON333029 ON333029	Freehold Freehold	40 Roman Way 42 Roman Way	Buckinghamshire Buckinghamshire	OX9 2FP OX9 2FP	House House	4	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£278,381 £234,964	-
99814	ON333029	Freehold	44 Roman Way	Buckinghamshire	OX9 2FP	House	2	GN Affordable Rent	В	EUV-SH	£176,223	
99815 100165	ON333029 ON333029	Freehold Freehold	46 Roman Way 11 Weavers Branch	Buckinghamshire Buckinghamshire	OX9 2FP OX9 2FQ	House Flat	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£176,223 £134,734	-
100166 100167	ON333029 ON333029	Freehold	15 Weavers Branch	Buckinghamshire Buckinghamshire	OX9 2FQ	Flat Flat	1	GN Affordable Rent GN Affordable Rent	В	EUV-SH EUV-SH	£134,734	-
100168	ON333029	Freehold Freehold	17 Weavers Branch 19 Weavers Branch	Buckinghamshire	OX9 2FQ OX9 2FQ	Flat	1	GN Affordable Rent	В	EUV-SH	£140,179 £134,734	
100169 100170	ON333029 ON333029	Freehold Freehold	21 Weavers Branch 23 Weavers Branch	Buckinghamshire Buckinghamshire	OX9 2FQ OX9 2FQ	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£145,841 £134,734	-
100171	ON333029	Freehold	25 Weavers Branch	Buckinghamshire	OX9 2FQ	Flat	1	GN Affordable Rent GN Affordable Rent	В	EUV-SH	£134,734	-
100172 100003	ON333029 ON333029	Freehold Freehold	27 Weavers Branch 29 Weavers Branch	Buckinghamshire Buckinghamshire	OX9 2FQ OX9 2FQ	Flat Flat	1	GN Affordable Rent	В	EUV-SH EUV-SH	£141,591 £145,841	-
96122 96123	ON331605 ON331605	Freehold Freehold	31 Weavers Branch	Buckinghamshire Buckinghamshire	OX9 2FQ OX9 2FO	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£161,972 £161.972	
96124 96125	ON331605 ON331605	Freehold Freehold	35 Weavers Branch 37 Weavers Branch	Buckinghamshire Buckinghamshire	OX9 2FQ OX9 2FQ	House	2	GN Affordable Rent GN Affordable Rent	В	EUV-SH EUV-SH	£176,223 £234,964	-
96126	ON331605	Freehold	39 Weavers Branch	Buckinghamshire	OX9 2FQ	House House	3	GN Affordable Rent	B B	EUV-SH	£234,964	
96127 158193	ON331605 HP824245	Freehold Freehold	41 Weavers Branch 3 Meadowland Close	Buckinghamshire Berkshire	OX9 2FQ RG26 5WF	House House	2	GN Affordable Rent Shared Ownership	B Not Available	EUV-SH EUV-SH	£176,223 £125.200	
158197 158194	HP824245 HP824245	Freehold Freehold	4 Meadowland Close 5 Meadowland Close	Berkshire Berkshire	RG26 5WF RG26 5WF	House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£120,600 £122,300	-
158198	HP824245	Freehold	6 Meadowland Close	Berkshire	RG265WF	House	3	Shared Ownership	Not Available	EUV-SH	£148,200	
158195 158199	HP824245 HP824245	Freehold Freehold	7 Meadowland Close 8 Meadowland Close	Berkshire Berkshire	RG26 5WF RG26 5WF	House House	3	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£148,200 £182,406	£238,354
158196 158200	HP824245 HP824245	Freehold Freehold	9 Meadowland Close 10 Meadowland Close	Berkshire Berkshire	RG26 5WF RG26 5WF	House House	3 2	Shared Ownership GN Affordable Rent	Not Available	EUV-SH MV-T	£144,700 £182,406	£238.354
158201	HP824245	Freehold	12 Meadowland Close	Berkshire	RG265WF	House	3	GN Affordable Rent	В В	MV-T	£216,531	£278,080
158202 158204	HP824245 HP832847	Freehold Freehold	14 Meadowland Close 19 Centenary Fields	Berkshire Berkshire	RG26 5WF RG26 5GU	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£216,531 £216,531	£278,080 £278,080
158205 158206	HP832847 HP832847	Freehold Freehold	21 Centenary Fields 23 Centenary Fields	Berkshire Berkshire	RG26 5GU RG26 5GU	House House	3 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£216,531 £182,406	£278,080 £238,354
158207	HP832847	Freehold	25 Centenary Fields	Berkshire	RG26 5GU	House	2	GN Affordable Rent	В	MV-T	£182,406	£238,354
158226 158225	HP832847 HP832847	Freehold Freehold	27 Centenary Fields 29 Centenary Fields	Berkshire Berkshire	RG26 5GU RG26 5GU	Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£94,127 £94,127	£97,508 £97,508
158224 158223	HP832847 HP832847	Freehold Freehold	31 Centenary Fields 33 Centenary Fields	Berkshire Berkshire	RG26 5GU RG26 5GU	Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£94,127 £94,127	£97,508 £97,508
158209 158208	HP832847 HP832847	Freehold	35 Centenary Fields	Berkshire	RG26 5GU	House	2	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£182,406	£238,354
161937	SY874243	Freehold Freehold	37 Centenary Fields Flat 1 14 Gainsford Drive	Berkshire Hampshire	RG26 5GU GU12 6TN	House Flat	2	GN Social Rent	B B	MV-T	£182,406 £90,172	£238,354 £193,751
161941 161944	SY874243 SY874243	Freehold Freehold	Flat 2 14 Gainsford Drive Flat 3 14 Gainsford Drive	Hampshire Hampshire	GU12 6TN GU12 6TN	Flat Flat	1 2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£74,848 £90,983	£142,764 £193,751
161943 161938	SY874243 SY874243	Freehold Freehold	Flat 4 14 Gainstord Drive Flat 1 15 Gainstord Drive	Hampshire Hampshire	GU12 6TN GU12 6TN	Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£74,848 £74,848	£142,764 £142,764
161942	SY874243	Freehold	Flat 2 15 Gainsford Drive	Hampshire	GU126TN	Flat	2	GN Social Rent	В	MV-T	£90,172	£193,751
161940 161939	SY874243 SY874243	Freehold Freehold	Flat 3 15 Gainsford Drive Flat 4 15 Gainsford Drive	Hampshire Hampshire	GU12 6TN GU12 6TN	Flat Flat	1 2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£74,848 £90,884	£142,764 £193,751
162072 162074	SY874243 SY874243	Freehold Freehold	Flat 1 19 Gainsford Drive Flat 2 19 Gainsford Drive	Hampshire Hampshire	GU12 6TN GU12 6TN	Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£74,848 £74.848	£142,764 £142,764
162073	SY874243	Freehold	Flat 3 19 Gainsford Drive	Hampshire	GU126TN	Flat	1	GN Social Rent	В	MV-T	£75,659	£142,764
162075 161766	SY874243 SY874242	Freehold Freehold	Flat 4 19 Gainsford Drive Flat 1 8 Thomas Manory Close	Hampshire Hampshire	GU12 6TN GU12 6TG	Flat Flat	1	GN Social Rent Shared Ownership	B Not Available	MV-T EUV-SH	£74,848 £75,900	£142,764
161767 161768	SY874242 SY874242	Freehold Freehold	Flat 2 8 Thomas Manory Close Flat 3 8 Thomas Manory Close	Hampshire Hampshire	GU12 6TG GU12 6TG	Flat Flat	1 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£75,900 £84,000	-
161769	SY874242	Freehold	Flat 4 8 Thomas Manory Close	Hampshire	GU126TG	Flat	2	Shared Ownership	Not Available	EUV-SH	£95,900	-
161890 161891	SY874243 SY874242	Freehold Freehold	1 Gainsford Drive 2 Gainsford Drive	Hampshire Hampshire	GU12 6TN GU12 6TN	House House	3	GN Social Rent Shared Ownership	B Not Available	MV-T EUV-SH	£130,016 £131,600	£373,905
161892 161893	SY874242 SY874242	Freehold Freehold	3 Gainsford Drive 4 Gainsford Drive	Hampshire Hampshire	GU12 6TN GU12 6TN	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£131,600 £157,900	-
161894	SY874242	Freehold	5 Gainsford Drive	Hampshire	GU126TN	House	2	Shared Ownership	Not Available Not Available	EUV-SH	£92,300	
161895 161896	SY874243 SY874243	Freehold Freehold	6 Gainsford Drive 7 Gainsford Drive	Hampshire Hampshire	GU12 6TN GU12 6TN	House House	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£102,688 £101,874	£275,330 £275,330
161897 161898	SY874243 SY874243	Freehold Freehold	8 Gainsford Drive 9 Gainsford Drive	Hampshire	GU12 6TN GU12 6TN	House House	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£103,494 £118,411	£275,330 £339.913
161948	SY874243	Freehold	10 Gainsford Drive	Hampshire Hampshire	GU126TN	House	3	GN Social Rent	A	MV-T	£118,285	£339,913 £339,913
161949 161950	SY874242 SY874242	Freehold Freehold	11 Gainsford Drive 12 Gainsford Drive	Hampshire Hampshire	GU12 6TN GU12 6TN	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£139,900 £157,000	-
161951 161933	SY874242 SY874242	Freehold Freehold	13 Gainsford Drive 16 Gainsford Drive	Hampshire	GU12 6TN GU12 6TN	House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£67,800 £148.300	-
161934	SY874242	Freehold	17 Gainsford Drive	Hampshire Hampshire	GU126TN	House	2	Shared Ownership	Not Available	EUV-SH	£120,400	-
161935 161952	SY874242 SY874243	Freehold Freehold	18 Gainsford Drive 20 Gainsford Drive	Hampshire Hampshire	GU12 6TN GU12 6TN	House House	2	Shared Ownership GN Social Rent	Not Available B	EUV-SH MV-T	£111,000 £101,135	£275,330
161953	SY874243	Freehold	21 Gainsford Drive	Hampshire	GU126TN	House	2	GN Social Rent	В	MV-T	£100,322	£275,330
161954 161672	SY874243 SY874242	Freehold Freehold	22 Gainsford Drive 23 Gainsford Drive	Hampshire Hampshire	GU12 6TN GU12 6TN	House House	3	GN Social Rent Shared Ownership	B Not Available	MV-T EUV-SH	£114,228 £148,300	£339,913 -
161673 161674	SY874242 SY874242	Freehold Freehold	24 Gainsford Drive 25 Gainsford Drive	Hampshire Hampshire	GU12 6TN GU12 6TN	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£138,900 £156,000	-
161675	SY874242	Freehold	26 Gainsford Drive	Hampshire	GU126TN	House	2	Shared Ownership	Not Available	EUV-SH	£138,900	-
161676	SY874242	Freehold	27 Gainsford Drive	Hampshire	GU12 6TN	House	2	Shared Ownership	Not Available	EUV-SH	£138,900	-

UPRN 161677	Title SY874242	FH / LH Freehold	28 Gainsford Drive	2 Address 3 County Hampshire	Postcode GU12 6TN	roperty Tyr E House	edrooms 3	Business Stream Shared Ownership	EPC Not Available	Basis of Valuation EUV-SH	EUV-SH £143,000	MV-T
161658 161661	SY874242 SY874242	Freehold Freehold	29 Gainsford Drive 1 Henry Close	Hampshire Hampshire	GU126TN GU126TP	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£154,100 £137,000	
161662 161663	SY874242 SY874242	Freehold Freehold	2 Henry Close 3 Henry Close	Hampshire Hampshire	GU126TP GU126TP	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£129,400 £129,400	
161664 161665	SY874242 SY874242	Freehold Freehold	4 Henry Close 5 Henry Close	Hampshire Hampshire	GU126TP GU126TP	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£86,000 £126,900	
161666 161667	SY874243 SY874243	Freehold Freehold	1 Meade Walk 2 Meade Walk	Hampshire Hampshire	GU126TF GU126TF	House House	3	GN Social Rent GN Social Rent	B B	MV-T MV-T	£117,598 £117,598	£339,913 £339,913
161668	SY874243	Freehold	3 Meade Walk	Hampshire	GU126TF	House	4	GN Social Rent	A	MV-T	£130,016	£373,905
161669 161670	SY874243 SY874242	Freehold Freehold	4 Meade Walk 5 Meade Walk	Hampshire Hampshire	GU12 6TF GU12 6TF	House House	2	GN Social Rent Shared Ownership	B Not Available	MV-T EUV-SH	£130,016 £104,700	£373,905
161671 161762	SY874242 SY874242	Freehold Freehold	6 Meade Walk 1 Thomas Manory Close	Hampshire Hampshire	GU12 6TF GU12 6TG	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£125,600 £130,000	
161763 161764	SY874242 SY874242	Freehold Freehold	2Thomas Manory Close 3Thomas Manory Close	Hampshire Hampshire	GU12 6TG GU12 6TG	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£138,900 £115,800	
161765 161770	SY874242 SY874243	Freehold Freehold	4 Thomas Manory Close 5 Thomas Manory Close	Hampshire	GU126TG	House House	2	Shared Ownership GN Social Rent	Not Available B	EUV-SH MV-T	£138,900 £102,688	£275,330
161771	SY874243	Freehold	6 Thomas Manory Close	Hampshire Hampshire	GU12 6TG GU12 6TG	House	2	GN Social Rent	В	MV-T	£101,874	£275,330
161772 160570	SY874243 HP833804	Freehold Freehold	7 Thomas Manory Close 5 Upper Wheatfield	Hampshire Berkshire	GU12 6TG RG27 9YR	House House	2	GN Social Rent Shared Ownership	B Not Available	MV-T EUV-SH	£115,972 £138,400	£339,913 -
160571 160572	HP833804 HP833804	Freehold Freehold	7 Upper Wheatfield 9 Upper Wheatfield	Berkshire Berkshire	RG27 9YR RG27 9YR	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£112,000 £136,400	-
160573 160574	HP833804 HP833804	Freehold Freehold	11 Upper Wheatfield 13 Upper Wheatfield	Berkshire Berkshire	RG279YR RG279YR	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£56,800 £89,600	
160575 160576	HP833804 HP833804	Freehold Freehold	15 Upper Wheatfield 17 Upper Wheatfield	Berkshire Berkshire	RG279YR RG279YR	House House	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£138,400 £243,648	£353,920
160577	HP833804	Freehold	19 Upper Wheatfield	Berkshire	RG279YR	House	2	GN Affordable Rent	В	MV-T	£196,539	£270,857
160578 160579	HP833804 HP833804	Freehold Freehold	21 Upper Wheatfield 23 Upper Wheatfield	Berkshire Berkshire	RG27 9YR RG27 9YR	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£196,539 £186,465	£270,857 £270,857
160580 163939	HP833804 HP845089	Freehold Freehold	25 Upper Wheatfield 3 Brick Work Lane	Berkshire Berkshire	RG279YR RG279YT	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£196,539 £191,293	£270,857 £270,857
163970 163940	HP845089 HP845089	Freehold Freehold	4 Brick Work Lane 5 Brick Work Lane	Berkshire Berkshire	RG279YT RG279YT	House House	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£126,500 £191,293	£270,857
163969 163941	HP845089 HP845089	Freehold Freehold	6 Brick Work Lane 7 Brick Work Lane	Berkshire Berkshire	RG279YT RG279YT	House House	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£138,000 £191,293	£270,857
163968 163942	HP845089 HP845089	Freehold Freehold	8 Brick Work Lane 9 Brick Work Lane	Berkshire Berkshire	RG279YT RG279YT	House House	3 2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£123,500 £191,293	£270.857
163596	HP845089	Freehold	10 Brick Work Lane	Berkshire	RG279YT	House	3	Shared Ownership	Not Available	EUV-SH	£157,900	-
163738 163595	HP845089 HP845089	Freehold Freehold	11 Brick Work Lane 12 Brick Work Lane	Berkshire Berkshire	RG279YT RG279YT	House House	3	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£243,648 £157,900	£353,920
163739 163590	HP845089 HP845089	Freehold Freehold	13 Brick Work Lane 14 Brick Work Lane	Berkshire Berkshire	RG279YT RG279YT	House House	3	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£191,293 £121,300	£270,857
163740 162097	HP845089 HP845089	Freehold Freehold	15 Brick Work Lane 16 Brick Work Lane	Berkshire Berkshire	RG279YT RG279YT	House House	3	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£243,648 £161,800	£353,920
163593 163594	HP845089 HP845089	Freehold Freehold	17 Brick Work Lane 19 Brick Work Lane	Berkshire Berkshire	RG279YT RG279YT	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£243,648 £243,648	£353,920 £353,920
163591 163592	HP845089 HP845089	Freehold Freehold	21 Brick Work Lane 23 Brick Work Lane	Berkshire Berkshire	RG279YT RG279YT	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£191,293 £243,648	£270,857 £353,920
162096	HP845089	Freehold	6 Maufe Close 1 Postchaise Close	Berkshire	RG279YB	House	3	Shared Ownership	Not Available	EUV-SH	£156,000	-
162098 163432	HP845089 HP845089	Freehold Freehold	1 Postchaise Close 2 Postchaise Close	Berkshire Berkshire	RG279SN RG279SN	House House	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£135,100 £243,648	£353,920
162099 163431	HP845089 HP845089	Freehold Freehold	3 Postchaise Close 4 Postchaise Close	Berkshire Berkshire	RG279SN RG279SN	House House	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£132,300 £191,293	£270,857
162100 163430	HP845089 HP845089	Freehold Freehold	5 Postchaise Close 6 Postchaise Close	Berkshire Berkshire	RG279SN RG279SN	House House	3	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£78,000 £243,648	£353,920
162094 163427	HP845089 HP845089	Freehold Freehold	7 Postchaise Close 8 Postchaise Close	Berkshire Berkshire	RG279SN RG279SN	House House	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£167,700 £289,848	£400,868
162095	HP845089	Freehold	9 Postchaise Close	Berkshire	RG279SN	House	2	Shared Ownership	Not Available	EUV-SH	£134,200	
163426 163428	HP845089 HP845089	Freehold Freehold	10 Postchaise Close 12 Postchaise Close	Berkshire Berkshire	RG279SN RG279SN	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£191,293 £191,293	£270,857 £270,857
163429 162380	HP845089 HP845089	Freehold Freehold	14 Postchaise Close 16 Postchaise Close	Berkshire Berkshire	RG279SN RG279SN	House House	2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£191,293 £155,100	£270,857
162379 162378	HP845089 HP845089	Freehold Freehold	18 Postchaise Close 20 Postchaise Close	Berkshire Berkshire	RG279SN RG279SN	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£131,300 £157,000	
161550 164307	HP848806 HP848806	Freehold Freehold	3 Deepford Crescent 4 Deepford Crescent	Berkshire Berkshire	RG279YU RG279YU	House Bungalow	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£199,127 £208,841	£270,857 £303.360
161551 164306	HP848806 HP848806	Freehold Freehold	5 Deepford Crescent 6 Deepford Crescent	Berkshire	RG279YU	House	2	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£199,127	£270,857
161552	HP848806	Freehold	7 Deepford Crescent	Berkshire Berkshire	RG279YU RG279YU	House House	2	GN Affordable Rent	B B	MV-T	£191,293 £199,127	£270,857 £270,857
164305 164304	HP848806 HP848806	Freehold Freehold	8 Deepford Crescent 10 Deepford Crescent	Berkshire Berkshire	RG279YU RG279YU	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£191,293 £191,293	£270,857 £270,857
164302 164505	HP848806 HP848806	Freehold Freehold	12 Deepford Crescent 14 Deepford Crescent	Berkshire Berkshire	RG279YU RG279YU	House House	2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£191,293 £135,200	£270,857
164504 164523	HP848806 HP848806	Freehold Freehold	16 Deepford Crescent 18 Deepford Crescent	Berkshire Berkshire	RG279YU RG279YU	House House	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£155,600 £243,648	£353,920
164850 164522	HP848806 HP848806	Freehold	19 Deepford Crescent	Berkshire Berkshire	RG279YU	House	3	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£243,648 £191,293	£353,920 £270,857
164851	HP848806	Freehold Freehold	20 Deepford Crescent 21 Deepford Crescent	Berkshire	RG279YU RG279YU	House House	2	GN Affordable Rent	B B	MV-T	£186,465	£270,857
164554 164852	HP848806 HP848806	Freehold Freehold	22 Deepford Crescent 23 Deepford Crescent	Berkshire Berkshire	RG279YU RG279YU	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£191,293 £186,465	£270,857 £270,857
164553 164853	HP848806 HP848806	Freehold Freehold	24 Deepford Crescent 25 Deepford Crescent	Berkshire Berkshire	RG279YU RG279YU	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£243,648 £243,648	£353,920 £353,920
164620 164724	HP848806 HP848806	Freehold Freehold	26 Deepford Crescent 27 Deepford Crescent	Berkshire Berkshire	RG279YU RG279YU	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£243,648 £243.648	£353,920 £353.920
164619 164725	HP848806 HP848806	Freehold Freehold	28 Deepford Crescent 29 Deepford Crescent	Berkshire Berkshire	RG279YU RG279YU	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£191,293 £186,465	£270,857 £270.857
164618	HP848806	Freehold	30 Deepford Crescent	Berkshire	RG279YU	House	2	GN Affordable Rent	В	MV-T	£186,465	£270,857
164726 164637	HP848806 HP848806	Freehold Freehold	31 Deepford Crescent 32 Deepford Crescent	Berkshire Berkshire	RG279YU RG279YU	House Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£186,465 £135,962	£270,857 £140,846
164655 164638	HP848806 HP848806	Freehold Freehold	33 Deepford Crescent 34 Deepford Crescent	Berkshire Berkshire	RG279YU RG279YU	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£135,962 £135,962	£140,846 £140,846
164654 164301	HP848806 HP848806	Freehold Freehold	35 Deepford Crescent 3 Ostler Close	Berkshire Berkshire	RG279YU RG279YW	Flat House	1 2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£135,962 £127,300	£140,846
164444 164445	HP848806 HP848806	Freehold Freehold	7 Ostler Close 9 Ostler Close	Berkshire Berkshire	RG279YW RG279YW	House	3	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£243,648 £243,648	£353,920 £353,920
160095	DT455327	Freehold	1 Bagber Road	Dorset	DT10 2FL	House	3	GN Social Rent	В	EUV-SH	£88,022	-
160097 160098	DT455327 DT455327	Freehold Freehold	3 Bagber Road 5 Bagber Road	Dorset Dorset	DT10 2FL DT10 2FL	House House	2	GN Social Rent GN Social Rent	B B	EUV-SH EUV-SH	£76,840 £75,707	
160099 160100	DT455327 DT453532	Freehold Freehold	7 Bagber Road 9 Bagber Road	Dorset Dorset	DT10 2FL DT10 2FL	House House	3	GN Social Rent GN Social Rent	B B	EUV-SH EUV-SH	£88,022 £76,840	
160101 160102	DT453532 DT453532	Freehold Freehold	11 Bagber Road 13 Bagber Road	Dorset Dorset	DT10 2FL DT10 2FL	House House	2	GN Social Rent GN Social Rent	B B	EUV-SH EUV-SH	£76,840 £76,840	
160103 160125	DT453532 DT462299	Freehold Freehold	15 Bagber Road 21 Bagber Road	Dorset Dorset	DT10 2FL DT10 2FL	House House	2	GN Social Rent Shared Ownership	B Not Available	EUV-SH EUV-SH	£76,127 £132,100	
160124 160117	DT462299 DT462299	Freehold Freehold	23 Bagber Road 25 Bagber Road	Dorset Dorset	DT10 2FL DT10 2FL	House House	2	Shared Ownership GN Social Rent	Not Available B	EUV-SH EUV-SH	£109,900 £57,459	-
160123	DT462299	Freehold	27 Bagber Road	Dorset	DT10 2FL	House	1	GN Social Rent	В	EUV-SH	£57,459	
160105 160106	DT458945 DT458945	Freehold Freehold	4 Barnes Close 6 Barnes Close	Dorset Dorset	DT10 2FN DT10 2FN	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£107,600 £73,000	
160107 160108	DT458945 DT458945	Freehold Freehold	8 Barnes Close 10 Barnes Close	Dorset Dorset	DT10 2FN DT10 2FN	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£99,000 £119,000	
160109 160052	DT458945 DT453532	Freehold Freehold	12 Barnes Close 1 Glovers Road	Dorset Dorset	DT10 2FN DT10 2FP	House House	3	Shared Ownership GN Social Rent	Not Available B	EUV-SH EUV-SH	£122,700 £90,924	
160053 160054	DT453532 DT453532	Freehold Freehold	3 Glovers Road 5 Glovers Road	Dorset Dorset	DT10 2FP DT10 2FP	House House	3	GN Social Rent GN Social Rent	B B	EUV-SH EUV-SH	£87,303 £87,303	-
160055 160116	DT453532 DT458262	Freehold Freehold	7 Glovers Road 13 Glovers Road	Dorset Dorset	DT10 2FP DT10 2FP	House House	3	GN Social Rent Shared Ownership	B Not Available	EUV-SH EUV-SH	£90,924 £129,300	-
160115	DT458262	Freehold	15 Glovers Road	Dorset	DT10 2FP	House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH	£119,300	-
160114 160113 160112	DT458262 DT458262 DT458262	Freehold Freehold Freehold	17 Glovers Road 19 Glovers Road 21 Glovers Road	Dorset Dorset Dorset	DT10 2FP DT10 2FP DT10 2FP	House House	3 2 2	Shared Ownership Shared Ownership Shared Ownership	Not Available Not Available Not Available	EUV-SH EUV-SH EUV-SH	£99,400 £40,400 £113,500	
160111	DT458262	Freehold	23 Glovers Road	Dorset	DT10 2FP	House	2	Shared Ownership	Not Available	EUV-SH	£81,100	
160110 160130	DT458262 DT465134	Freehold Freehold	25 Glovers Road 8 Railway Crescent	Dorset Dorset	DT10 2FP DT10 2FQ	House House	3	Shared Ownership GN Social Rent	Not Available B	EUV-SH EUV-SH	£129,300 £88,027	
160132 160133	DT465134 DT465134	Freehold Freehold	10 Railway Crescent 12 Railway Crescent	Dorset Dorset	DT10 2FQ DT10 2FQ	House House	3	GN Social Rent GN Social Rent	B B	EUV-SH EUV-SH	£88,027 £79,786	
160134 160135	DT465134 DT465134	Freehold Freehold	14 Railway Crescent 16 Railway Crescent	Dorset Dorset	DT10 2FQ DT10 2FQ	House House	2	GN Social Rent GN Social Rent	B B	EUV-SH EUV-SH	£76,127 £76,127	-
160136	DT465134	Freehold	18 Railway Crescent	Dorset	DT10 2FQ	House	3	GN Social Rent	В	EUV-SH	£87,298	
160137 160138	DT465134 DT465134	Freehold Freehold	20 Railway Crescent 22 Railway Crescent	Dorset Dorset	DT10 2FQ DT10 2FQ	House	3	GN Social Rent GN Social Rent	B B	EUV-SH EUV-SH	£88,027 £88,027	-
160139 160140	DT465134 DT465134	Freehold Freehold	24 Railway Crescent 26 Railway Crescent	Dorset Dorset	DT10 2FQ DT10 2FQ	House House	2	GN Social Rent GN Social Rent	B B	EUV-SH EUV-SH	£76,127 £76,127	
160141 160142	DT465134 DT465134	Freehold Freehold	28 Railway Crescent 30 Railway Crescent	Dorset Dorset	DT10 2FQ DT10 2FQ	House House	2	GN Social Rent GN Social Rent	B B	EUV-SH EUV-SH	£79,040 £88,027	
160122 160121	DT462299 DT462299	Freehold Freehold	1 Sparrow Close 3 Sparrow Close	Dorset Dorset	DT10 2FS DT10 2FS	House House	1	GN Social Rent GN Social Rent	B B	EUV-SH EUV-SH	£57,459 £57,459	-
160120 160119	DT462299 DT462299	Freehold Freehold	5 Sparrow Close 7 Sparrow Close	Dorset Dorset	DT10 2FS DT10 2FS	House House	1	GN Social Rent GN Social Rent	B B	EUV-SH EUV-SH	£57,459 £57,459	-
160129	DT462299 DT462299	Freehold	9 Sparrow Close	Dorset	DT10 2FS	House	3	GN Social Rent GN Social Rent GN Social Rent	В В В	EUV-SH	£87,459 £88,027 £87,298	
160128 160127	DT462299	Freehold Freehold	11 Sparrow Close 13 Sparrow Close	Dorset Dorset	DT10 2FS DT10 2FS	House House	3	GN Social Rent	B B	EUV-SH	£87,298	-
160126 157190	DT462299 BK500207	Freehold Freehold	15 Sparrow Close 11 Hitch Hill Close	Dorset Berkshire	DT10 2FS RG6 1FT	House House	3 2	GN Social Rent Shared Ownership	B Not Available	EUV-SH EUV-SH	£88,027 £86,600	
157191 163798	BK500207 DT450779	Freehold Freehold	15 Hitch Hill Close Flat 1 1 Brambling Gardens	Berkshire Dorset	RG6 1FT BH17 7FY	House Flat	2	Shared Ownership GN Social Rent	Not Available B	EUV-SH MV-T	£43,300 £77,924	£125,458
163802 163803	DT450779 DT450779	Freehold Freehold	Flat 10 1 Brambling Gardens Flat 11 1 Brambling Gardens	Dorset Dorset	BH177FY BH177FY	Flat Flat	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£78,333 £65,483	£125,458 £91,466
163804 163805	DT450779 DT450779	Freehold Freehold	Flat 12 1 Brambling Gardens Flat 13 1 Brambling Gardens	Dorset Dorset	BH177FY BH177FY	Flat	2 2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£77,924 £79,144	£125,458 £125,458
163492	DT450779	Freehold	Flat 14 1 Brambling Gardens	Dorset	BH177FY	Flat	2	GN Social Rent	В	MV-T	£79,144	£125,458
163494 163496	DT450779 DT450779	Freehold Freehold	Flat 15 1 Brambling Gardens Flat 16 1 Brambling Gardens	Dorset Dorset	BH177FY BH177FY	Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£77,924 £65,483	£125,458 £91,466
163493 163497	DT450779 DT450779	Freehold Freehold	Flat 17 1 Brambling Gardens Flat 18 1 Brambling Gardens	Dorset Dorset	BH177FY BH177FY	Flat Flat	1 2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£65,483 £78,333	£91,466 £125,458
163806 163799	DT450779 DT450779	Freehold Freehold	Flat 19 1 Brambling Gardens Flat 2 1 Brambling Gardens	Dorset Dorset	BH177FY BH177FY	Flat Flat	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£77,924 £65,483	£125,458 £91,466
163807 163808	DT450779 DT450779	Freehold Freehold	Flat 20 1 Brambling Gardens Flat 21 1 Brambling Gardens	Dorset Dorset	BH177FY BH177FY	Flat Flat	1 2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£65,483 £77,924	£91,466 £125,458
-			-					-				

UPRN 163809	Title DT450779	FH / LH Freehold	Address 1 Address 2 Addres Flat 22 1 Brambling Gardens	Dorset	Postcode BH177FY	roperty Typi Flat	Bedrooms 2	Business Stream GN Social Rent	EPC I	Basis of Valuation MV-T	£78,741	MV-T £125,458
163495 163499	DT450779 DT450779	Freehold Freehold	Flat 23 1 Brambling Gardens Flat 24 1 Brambling Gardens	Dorset Dorset	BH177FY BH177FY	Flat Flat	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£78,739 £77,924	£125,458 £125,458
163501 163500	DT450779 DT450779	Freehold Freehold	Flat 25 1 Brambling Gardens Flat 26 1 Brambling Gardens	Dorset Dorset	BH177FY BH177FY	Flat Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£65,483 £65,483	£91,466 £91,466
163503 163810	DT450779 DT450779	Freehold Freehold	Flat 27 1 Brambling Gardens Flat 28 1 Brambling Gardens	Dorset Dorset	BH177FY BH177FY	Flat Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£77,924 £65,483	£125,458 £91,466
163811 163800	DT450779 DT450779	Freehold Freehold	Flat 29 1 Brambling Gardens Flat 3 1 Brambling Gardens	Dorset Dorset	BH177FY BH177FY	Flat Flat	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£78,333 £77,114	£125,458 £125,458
163498 163502	DT450779 DT450779	Freehold Freehold	Flat 30 1 Brambling Gardens Flat 31 1 Brambling Gardens	Dorset Dorset	BH177FY BH177FY	Flat Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£81,334 £65,483	£125,458 £91,466
163801 163487	DT450779 DT450779	Freehold Freehold	Flat 4 1 Brambling Gardens Flat 5 1 Brambling Gardens	Dorset Dorset	BH177FY BH177FY	Flat Flat	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£78,741 £78,741	£125,458 £125,458
163489 163491	DT450779 DT450779	Freehold Freehold	Flat 6 1 Brambling Gardens Flat 7 1 Brambling Gardens	Dorset Dorset	BH177FY BH177FY	Flat Flat	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£77,114 £65,483	£125,458 £91,466
163488 163490	DT450779 DT450779	Freehold Freehold	Flat 8 1 Brambling Gardens Flat 9 1 Brambling Gardens	Dorset Dorset	BH177FY BH177FY	Flat	1 2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£65,410 £77,924	£91,466 £125,458
163894 163895	DT431439 DT431439	Freehold Freehold	Flat 1 10 Waxwing Drive Flat 2 10 Waxwing Drive	Dorset Dorset	BH177FT BH177FT	Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£84,400 £62,800	
163896 164283	DT431439 DT431439	Freehold Freehold	Flat 3 10 Waxwing Drive Flat 1 25 Waxwing Drive	Dorset Dorset	BH177FT BH177FU	Flat Flat	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£104,300 £111,558	£98,260
164292 164293	DT431439 DT431439	Freehold Freehold	Flat 10 25 Waxwing Drive Flat 11 25 Waxwing Drive	Dorset Dorset	BH17 7FU BH17 7FU	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£111,558 £111,558	£98,260 £98,260
164284 164285	DT431439 DT431439	Freehold Freehold	Flat 2 25 Waxwing Drive Flat 3 25 Waxwing Drive	Dorset Dorset	BH177FU BH177FU	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£146,420 £146,420	£134,374 £134,374
164286 164287	DT431439 DT431439	Freehold Freehold	Flat 4 25 Waxwing Drive Flat 5 25 Waxwing Drive	Dorset Dorset	BH177FU BH177FU	Flat Flat	1 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£111,558 £146,420	£98,260 £134,374
164288 164289	DT431439 DT431439	Freehold Freehold	Flat 6 25 Waxwing Drive Flat 7 25 Waxwing Drive	Dorset Dorset	BH177FU BH177FU	Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£146,420 £111,558	£134,374 £98,260
164290 164291	DT431439 DT431439	Freehold Freehold	Flat 8.25 Waxwing Drive Flat 8.25 Waxwing Drive Flat 9.25 Waxwing Drive	Dorset Dorset	BH177FU BH177FU	Flat	2 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£111,338 £146,420 £146,420	£134,374 £134,374
163771 163780	DT431439 DT431439	Freehold Freehold	Flat 1 26 Waxwing Drive Flat 10 26 Waxwing Drive Flat 10 26 Waxwing Drive	Dorset Dorset	BH177PW BH177PW	Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£111,558 £111,558	£98,260 £98,260
163781	DT431439	Freehold	Flat 11 26 Waxwing Drive	Dorset	BH177FW	Flat	1	GN Affordable Rent	В	MV-T	£111,558	£98,260
163772 163773	DT431439 DT431439	Freehold Freehold	Flat 2 26 Waxwing Drive Flat 3 26 Waxwing Drive	Dorset Dorset	BH17 7PW BH17 7PW	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£146,420 £146,420	£134,374 £134,374
163774 163775	DT431439 DT431439	Freehold Freehold	Flat 4 26 Waxwing Drive Flat 5 26 Waxwing Drive	Dorset Dorset	BH17 7PW BH17 7PW	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£111,558 £146,420	£98,260 £134,374
163776 163777	DT431439 DT431439	Freehold Freehold	Flat 6 26 Waxwing Drive Flat 7 26 Waxwing Drive	Dorset Dorset	BH17 7PW BH17 7PW	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£146,420 £111,558	£134,374 £98,260
163778 163779	DT431439 DT431439	Freehold Freehold	Flat 8 26 Waxwing Drive Flat 9 26 Waxwing Drive	Dorset Dorset	BH17 7PW BH17 7PW	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£146,420 £146,420	£134,374 £134,374
161847 161853	DT450779 DT450779	Freehold Freehold	Flat 13 Brambling Gardens Flat 10 3 Brambling Gardens	Dorset Dorset	BH17 7FZ BH17 7FZ	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£84,700 £35,200	-
161856 161861	DT450779 DT450779	Freehold Freehold	Flat 11 3 Brambling Gardens Flat 12 3 Brambling Gardens	Dorset Dorset	BH177FZ BH177FZ	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£69,600 £69,600	
161859 161862	DT450779 DT450779	Freehold Freehold	Flat 13 3 Brambling Gardens Flat 14 3 Brambling Gardens	Dorset Dorset	BH177FZ BH177FZ	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£86,600 £81,900	-
161858 161860	DT450779 DT450779	Freehold Freehold	Flat 15 3 Brambling Gardens Flat 16 3 Brambling Gardens	Dorset Dorset	BH177FZ BH177FZ	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£35,700 £85,600	-
161864 161867	DT450779 DT450779	Freehold Freehold	Flat 17 3 Brambling Gardens Flat 18 3 Brambling Gardens	Dorset Dorset	BH177FZ BH177FZ	Flat Flat	2 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£82,800 £69,000	
161865 161850	DT450779 DT450779	Freehold Freehold	Flat 193 Brambling Gardens Flat 23 Brambling Gardens	Dorset Dorset	BH177FZ BH177FZ	Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£76,800 £56,500	-
161866 161863	DT450779 DT450779	Freehold Freehold	Flat 20 3 Brambling Gardens Flat 21 3 Brambling Gardens	Dorset Dorset	BH177FZ BH177FZ	Flat	2 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£83,700 £84,700	-
161871 161868	DT450779 DT450779	Freehold Freehold	Flat 22.3 Brambling Gardens Flat 23.3 Brambling Gardens	Dorset Dorset	BH177FZ BH177FZ	Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£90,700 £70,600	-
161869 161872	DT450779 DT450779	Freehold Freehold	Flat 24.3 Brambling Gardens Flat 25.3 Brambling Gardens Flat 35.3 Brambling Gardens	Dorset Dorset	BH177FZ BH177FZ	Flat	2 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£70,600 £86,600	
161870	DT450779	Freehold	Flat 26 3 Brambling Gardens	Dorset	BH177FZ	Flat	2	Shared Ownership	Not Available	EUV-SH	£63,500	
161874 161876	DT450779 DT450779	Freehold Freehold	Flat 27 3 Brambling Gardens Flat 28 3 Brambling Gardens	Dorset Dorset	BH177FZ BH177FZ	Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH	£69,000 £98,800	-
161877 161849	DT450779 DT450779	Freehold Freehold	Flat 29 3 Brambling Gardens Flat 3 3 Brambling Gardens	Dorset Dorset	BH177FZ BH177FZ	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£83,700 £69,600	
161873 161875	DT450779 DT450779	Freehold Freehold	Flat 30 3 Brambling Gardens Flat 31 3 Brambling Gardens	Dorset Dorset	BH177FZ BH177FZ	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£82,800 £50,000	
161878 161882	DT450779 DT450779	Freehold Freehold	Flat 32 3 Brambling Gardens Flat 33 3 Brambling Gardens	Dorset Dorset	BH177FZ BH177FZ	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£62,800 £75,900	-
161880 161879	DT450779 DT450779	Freehold Freehold	Flat 34 3 Brambling Gardens Flat 35 3 Brambling Gardens	Dorset Dorset	BH177FZ BH177FZ	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£69,000 £47,700	
161881 161848	DT450779 DT450779	Freehold Freehold	Flat 36 3 Brambling Gardens Flat 4 3 Brambling Gardens	Dorset Dorset	BH17 7FZ BH17 7FZ	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£71,400 £87,600	-
161852 161851	DT450779 DT450779	Freehold Freehold	Flat 5 3 Brambling Gardens Flat 6 3 Brambling Gardens	Dorset Dorset	BH177FZ BH177FZ	Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£72,200 £84,700	
161854 161857	DT450779 DT450779	Freehold Freehold	Flat 7 3 Brambling Gardens Flat 8 3 Brambling Gardens	Dorset Dorset	BH177FZ BH177FZ	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£80,900 £75,000	
161855 164270	DT450779 DT431439	Freehold Freehold	Flat 9 3 Brambling Gardens Flat 1 9 Waxwing Drive	Dorset Dorset	BH17 7FZ BH17 7FT	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£82,800 £88,300	-
164271 164272	DT431439 DT431439	Freehold Freehold	Flat 2 9 Waxwing Drive Flat 3 9 Waxwing Drive	Dorset Dorset	BH177FT BH177FT	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£94,200 £57,900	-
161883 161885	DT450779 DT450779	Freehold Freehold	2 Brambling Gardens 4 Brambling Gardens	Dorset Dorset	BH177FX BH177FX	House House	3	GN Social Rent GN Social Rent	B B	MV-T MV-T	£104,654 £103.841	£254,625 £254,625
161887 161886	DT450779 DT450779	Freehold Freehold	6 Brambling Gardens 8 Brambling Gardens	Dorset Dorset	BH177FX BH177FX	House House	3	GN Social Rent GN Social Rent	B B	MV-T MV-T	£103,841 £103.841	£254,625 £254,625
161884 161843	DT450779 DT450779	Freehold Freehold	10 Brambling Gardens 40 Brambling Gardens	Dorset Dorset	BH177FX BH177FX	House House	3	GN Social Rent Shared Ownership	B Not Available	MV-T EUV-SH	£104,654 £135,100	£254,625
161841 161845	DT450779 DT450779	Freehold Freehold	42 Brambling Gardens 44 Brambling Gardens	Dorset Dorset	BH177FX BH177FX	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£133,200 £133,200	-
161844 161840	DT450779 DT450779	Freehold Freehold	46 Brambling Gardens 48 Brambling Gardens	Dorset Dorset	BH177FX BH177FX	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£133,200 £133,200	
161842 161839	DT450779 DT450779	Freehold Freehold	50 Brambling Gardens 52 Brambling Gardens	Dorset Dorset	BH177FX BH177FX	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£111,000 £112,600	
164276	DT431439	Freehold	1 Waxwing Drive 2 Waxwing Drive	Dorset	BH177FT	House	3	Shared Ownership	Not Available	EUV-SH	£142,300	
163890 164275	DT431439 DT431439	Freehold Freehold	3 Waxwing Drive	Dorset Dorset	BH17 7FT BH17 7FT	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£113,800 £138,300	-
183891 164274	DT431439 DT431439	Freehold Freehold	4 Waxwing Drive 5 Waxwing Drive	Dorset Dorset	BH177FT BH177FT	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£132,800 £113,800	
183892 164273	DT431439 DT431439	Freehold Freehold	6 Waxwing Drive 7 Waxwing Drive	Dorset Dorset	BH177FT BH177FT	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£113,800 £113,800	
183893 164277	DT431439 DT431439	Freehold Freehold	8 Waxwing Drive 13 Waxwing Drive	Dorset Dorset	BH177FT BH177FT	House House	2 4	Shared Ownership GN Social Rent	Not Available B	EUV-SH MV-T	£106,300 £112,706	£288,616
163484 164278	DT431439 DT431439	Freehold Freehold	14 Waxwing Drive 15 Waxwing Drive	Dorset Dorset	BH177FT BH177FT	House House	3	GN Social Rent GN Social Rent	B B	MV-T MV-T	£112,708 £103,841	£288,616 £254,625
163485 164279	DT431439 DT431439	Freehold Freehold	16 Waxwing Drive 17 Waxwing Drive	Dorset Dorset	BH177FT BH177FT	House House	3	GN Social Rent GN Social Rent	B B	MV-T MV-T	£103,841 £104,654	£254,625 £254,625
163483 164280	DT431439 DT431439	Freehold Freehold	18 Waxwing Drive 19 Waxwing Drive	Dorset Dorset	BH177FT BH177FT	House House	3	GN Social Rent GN Social Rent	B B	MV-T MV-T	£104,654 £104,654	£254,625 £254,625
163481 164281	DT431439 DT431439	Freehold Freehold	20 Waxwing Drive 21 Waxwing Drive	Dorset Dorset	BH177FT BH177FT	House House	3	GN Social Rent GN Social Rent	B B	MV-T MV-T	£104,654 £103,841	£254,625 £254,625
163482 164282	DT431439 DT431439	Freehold Freehold	22 Waxwing Drive 23 Waxwing Drive	Dorset Dorset	BH177FT BH177FT	House House	3	GN Social Rent GN Social Rent	B B	MV-T MV-T	£103,841 £112,706	£254,625 £288,616
163480 161757	DT431439 DN741270	Freehold Freehold	24 Waxwing Drive 9 Carrick Mill	Dorset Devon	BH17 7FT EX3 0FQ	House House	4	GN Social Rent Shared Ownership	B Not Available	MV-T EUV-SH	£112,299 £131,400	£288,616
161758 162327	DN741270 DN741270	Freehold Freehold	10 Carrick Mill 11 Carrick Mill	Devon Devon	EX3 OFQ EX3 OFQ	House Flat	3 2	Shared Ownership GN Social Rent	Not Available B	EUV-SH MV-T	£135,000 £83,091	£204,963
162328 162329	DN741270 DN741270	Freehold Freehold	12 Carrick Mill 13 Carrick Mill	Devon Devon	EX3 OFQ EX3 OFQ	Flat Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£64,897 £64,897	£177,769 £177,769
162330 162331	DN741270 DN741270	Freehold Freehold	14 Carrick Mill 15 Carrick Mill	Devon Devon	EX3 OFQ EX3 OFQ	Flat Flat	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£71,909 £64,897	£204,963 £177,769
162332 162333	DN741270 DN741270 DN741270	Freehold Freehold	16 Carrick Mill 17 Carrick Mill	Devon Devon	EX3 OFQ EX3 OFQ	Flat	2 2	GN Social Rent GN Social Rent	B R	MV-T MV-T	£74,347 £71,909	£204,963 £204,963
156822 155650	HP823971 HP814760	Freehold Freehold	4 Broadleaf Close 14 Broadleaf Close	Hampshire Hampshire	RG23 7FQ RG23 7FQ	House House	2 3	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£110,000 £216,531	£278,080
156313	HP814762	Freehold	18 Broadleaf Close	Hampshire	RG23 7FQ	House	2	GN Affordable Rent	B B	MV-T MV-T	£182,406	£198,628
156312 156311	HP814762 HP814762	Freehold Freehold	19 Broadleaf Close 20 Broadleaf Close	Hampshire Hampshire	RG23 7FQ RG23 7FQ	House	2	GN Affordable Rent GN Affordable Rent	В	MV-T	£182,406 £182,406	£198,628 £198,628
156310 100260	HP814762 HP808972	Freehold Freehold	21 Broadleaf Close 12 Cottsfoot Way	Hampshire Hampshire	RG23 7FQ RG23 7FH	House	3	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£182,406 £82,900	£198,628
100261 100262	HP808972 HP808972	Freehold Freehold	14 Coltsfoot Way 16 Coltsfoot Way	Hampshire Hampshire	RG23 7FH RG23 7FH	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£140,400 £81,900	
100263 100264	HP808972 HP808972	Freehold Freehold	18 Coltsfoot Way 20 Coltsfoot Way	Hampshire Hampshire	RG23 7FH RG23 7FH	House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH	£140,400 £93,600	-
100265 160154	HP808972 HP842481	Freehold Freehold	22 Coltsfoot Way 28 Coltsfoot Way	Hampshire Hampshire	RG23 7FH RG23 7FH	House House	3	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£142,600 £220,750	£303,360
160158 160156	HP842481 HP842481	Freehold Freehold	30 Coltsfoot Way 32 Coltsfoot Way	Hampshire Hampshire	RG23 7FH RG23 7FH	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£220,277 £220,750	£303,360 £303,360
160157 160159	HP842481 HP842481	Freehold Freehold	34 Coltsfoot Way 36 Coltsfoot Way	Hampshire Hampshire	RG23 7FH RG23 7FH	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£220,750 £220,750	£303,360 £303,360
160155 160164	HP842481 HP835843	Freehold Freehold	38 Coltsfoot Way 40 Coltsfoot Way	Hampshire Hampshire	RG23 7FH RG23 7FH	House House	3	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£220,750 £81,200	£303,360
160160 160163	HP835843 HP835843	Freehold Freehold	42 Cottsfoot Way 44 Cottsfoot Way	Hampshire Hampshire	RG23 7FH RG23 7FH	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£106,300 £108,300	
160170 160165	HP835843 HP835843	Freehold Freehold	46 Cottsfoot Way 48 Cottsfoot Way	Hampshire Hampshire	RG23 7FH RG23 7FH	Flat House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£100,300 £88,600	
160166 160169	HP835843 HP835843	Freehold Freehold	50 Cottsfoot Way 52 Cottsfoot Way	Hampshire Hampshire	RG23 7FH RG23 7FH	House Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£70,900 £41,700	-
96008 96010	HP795865 HP795865	Freehold Freehold	1 Hedgerow Close 5 Hedgerow Close	Hampshire Hampshire	RG23 7FT RG23 7FT	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£67,800 £118,200	-
96011 96012	HP795865 HP795865	Freehold Freehold	7 Hedgerow Close 9 Hedgerow Close	Hampshire Hampshire	RG23 7FT RG23 7FT	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£29,500 £120,400	
155631 155632	HP814760 HP814760	Freehold Freehold	15 Orchid Road 17 Orchid Road	Hampshire Hampshire	RG23 7FR RG23 7FR	House House	3 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£216,531 £184,753	£278,080 £198,628
155633 156315	HP814760 HP814764	Freehold Freehold	19 Orchid Road 24 Orchid Road	Hampshire Hampshire	RG23 7FR RG23 7FR	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£182,406 £216,531	£198,628 £278,080
156314 160201	HP814764 HP823973	Freehold Freehold	24 Orchid Road 28 Orchid Road 1 Piers Lane	Hampshire Hampshire	RG23 7FR RG23 7FI	House Flat	3 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£216,531 £216,531	£278,080 £280.571
160201 160179 160200	HP827221 HP823973	Freehold Freehold	1 Piers Lane 2 Piers Lane 3 Piers Lane	Hampshire Hampshire	RG237FJ RG237FJ	Flat Flat	2 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£174,310 £174,310 £174.310	£180,571 £180,571 £180.571
160180	HP827221	Freehold	4 Piers Lane	Hampshire	RG237FJ	Flat	2	GN Affordable Rent	В	MV-T	£174,310	£180,571

UPRN 160191	Title HP823973	FH / LH Freehold	Address 1 Address 2 Addre 5 Piers Lane	Hampshire	Postcode RG23 7FJ	roperty Typi Flat	Sedrooms 1	Business Stream GN Affordable Rent	EPC B	Basis of Valuation MV-T	EUV-SH £149,907	MV-T £155,291
160176 160195	HP827221 HP823973	Freehold Freehold	6 Piers Lane 7 Piers Lane	Hampshire Hampshire	RG23 7FJ RG23 7FJ	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£174,310 £149,907	£180,571 £155,291
160183 160196	HP827221 HP823973	Freehold Freehold	8 Piers Lane 9 Piers Lane	Hampshire Hampshire	RG23 7FJ RG23 7FJ	Flat Flat	1 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£149,907 £174,310	£155,291 £180,571
160175 160189	HP827221 HP823973	Freehold Freehold	10 Piers Lane 11 Piers Lane	Hampshire Hampshire	RG23 7FJ RG23 7FJ	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£174,310 £149,505	£180,571 £155,291
160182	HP827221	Freehold	12 Piers Lane	Hampshire	RG23 7FJ RG23 7FJ	Flat	2	GN Affordable Rent	B B	MV-T MV-T	£174,310	£180,571 £155,291
160193 160184	HP823973 HP827221	Freehold Freehold	13 Piers Lane 14 Piers Lane	Hampshire Hampshire	RG237FJ	Flat Flat	2	GN Affordable Rent GN Affordable Rent	В	MV-T	£149,907 £174,310	£180,571
160190 160186	HP823973 HP827221	Freehold Freehold	15 Piers Lane 16 Piers Lane	Hampshire Hampshire	RG23 7FJ RG23 7FJ	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£149,907 £174,310	£155,291 £180,571
160194 160188	HP823973 HP827221	Freehold Freehold	17 Piers Lane 18 Piers Lane	Hampshire Hampshire	RG23 7FJ RG23 7FJ	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£174,310 £149,907	£180,571 £155,291
160192 160185	HP823973 HP827221	Freehold Freehold	19 Piers Lane 20 Piers Lane	Hampshire Hampshire	RG23 7FJ RG23 7FJ	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£165,999 £174,310	£180,571 £180,571
160198 160187	HP823973	Freehold Freehold	21 Piers Lane 22 Piers Lane	Hampshire	RG23 7FJ RG23 7FJ	Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£149,907 £149,907	£155,291 £155,291
160197	HP827221 HP823973	Freehold	23 Piers Lane	Hampshire Hampshire	RG23 7FJ	Flat	2	GN Affordable Rent	В	MV-T	£174,310	£180,571
160181 160189	HP827221 HP823973	Freehold Freehold	24 Piers Lane 25 Piers Lane	Hampshire Hampshire	RG23 7FJ RG23 7FJ	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B Not Available	MV-T MV-T	£149,907 £153,393	£155,291 £158,903
160177 160174	HP827221 HP823973	Freehold Freehold	26 Piers Lane 27 Piers Lane	Hampshire Hampshire	RG23 7FJ RG23 7FJ	Flat Flat	1 2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£149,907 £100,300	£155,291
160178 100353	HP827221 HP808971	Freehold Freehold	28 Piers Lane 3 Rowan Avenue	Hampshire Hampshire	RG23 7FJ RG23 7FP	Flat Flat	2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£162,659 £107,100	£180,571
100256 100257	HP808971 HP808971	Freehold Freehold	5 Rowan Avenue 7 Rowan Avenue	Hampshire Hampshire	RG23 7FP RG23 7FP	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£140,400 £146,900	-
100358 100359	HP808973 HP808973	Freehold Freehold	12 Rowan Avenue 14 Rowan Avenue	Hampshire Hampshire	RG23 7FP RG23 7FP	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£115,400 £105,700	-
100360	HP808973	Freehold	16 Rowan Avenue	Hampshire	RG23 7FP	House	2	Shared Ownership	Not Available	EUV-SH	£117,500	
160144 100151	HP863165 HP795865	Freehold Freehold	1 Saunders Way 2 Saunders Way	Hampshire Hampshire	RG23 7FA RG23 7FG	Flat Flat	1	Shared Ownership GN Affordable Rent	Not Available C	EUV-SH MV-T	£87,500 £125,503	£130,011
160148 100152	HP863165 HP795865	Freehold Freehold	3 Saunders Way 4 Saunders Way	Hampshire Hampshire	RG23 7FA RG23 7FG	Flat Flat	1 2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£39,800 £146,420	£151,680
160151 100153	HP863165 HP795865	Freehold Freehold	5 Saunders Way 6 Saunders Way	Hampshire Hampshire	RG23 7FA RG23 7FG	Flat Flat	1 2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£67,600 £146,420	£151,680
160149 100154	HP863165 HP795865	Freehold Freehold	7 Saunders Way 8 Saunders Way	Hampshire Hampshire	RG23 7FA RG23 7FG	Flat Flat	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£72,900 £125.503	£130.011
160145 100155	HP863165 HP795865	Freehold Freehold	9 Saunders Way 10 Saunders Way	Hampshire Hampshire	RG237FA RG237FG	Flat	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£72,900 £146,420	£151,680
160150	HP863165	Freehold	11 Saunders Way 12 Saunders Way	Hampshire	RG237FA	Flat	1	Shared Ownership	Not Available B	EUV-SH	£67,600	-
100156 160147	HP795865 HP863165	Freehold Freehold	13 Saunders Way	Hampshire Hampshire	RG23 7FG RG23 7FA	Flat Flat	1	GN Affordable Rent Shared Ownership	Not Available	MV-T EUV-SH	£146,420 £50,700	£151,680
100157 160146	HP795865 HP863165	Freehold Freehold	14 Saunders Way 15 Saunders Way	Hampshire Hampshire	RG23 7FG RG23 7FA	Flat Flat	2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£125,503 £51,100	£130,011
100158 160153	HP795865 HP863165	Freehold Freehold	16 Saunders Way 17 Saunders Way	Hampshire Hampshire	RG23 7FG RG23 7FA	Flat Flat	1 2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£125,503 £87,200	£130,011
100159 100160	HP795865 HP795865	Freehold Freehold	18 Saunders Way 20 Saunders Way	Hampshire Hampshire	RG23 7FG RG23 7FG	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£146,420 £125,503	£151,680 £130,011
100161 100246	HP795865 HP795865	Freehold Freehold	22 Saunders Way 24 Saunders Way	Hampshire Hampshire	RG23 7FG RG23 7FG	Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£146,420 £146,420	£151,680 £151,680
100247	HP795865	Freehold	26 Saunders Way	Hampshire	RG23 7FG	Flat	1	GN Affordable Rent	В	MV-T	£125,503	£130,011
100248 100249	HP795865 HP795865	Freehold Freehold	28 Saunders Way 30 Saunders Way	Hampshire Hampshire	RG23 7FG RG23 7FG	Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£146,420 £125,503	£151,680 £130,011
100250 100251	HP795865 HP795865	Freehold Freehold	32 Saunders Way 34 Saunders Way	Hampshire Hampshire	RG23 7FG RG23 7FG	Flat Flat	1 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£125,503 £146,420	£130,011 £151,680
100252 100253	HP795865 HP795865	Freehold Freehold	36 Saunders Way 38 Saunders Way	Hampshire Hampshire	RG23 7FG RG23 7FG	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£146,420 £125,503	£151,680 £130,011
100254 100255	HP795865 HP795865	Freehold Freehold	40 Saunders Way 42 Saunders Way	Hampshire Hampshire	RG23 7FG RG23 7FG	Flat	2 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£146,420 £146,420	£151,680 £151.680
96000 96001	HP795865 HP795865	Freehold Freehold	52 Saunders Way 54 Saunders Way	Hampshire Hampshire	RG23 7FG RG23 7FG	House House	3 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£205,335 £172,980	£278,080 £198.628
156821	HP811878	Freehold	63 Saunders Way	Hampshire	RG237FA	House	2	GN Affordable Rent	В	MV-T	£191,741	£198,628
156820 96002	HP811878 HP795865	Freehold Freehold	65 Saunders Way 66 Saunders Way	Hampshire Hampshire	RG23 7FA RG23 7FG	House House	2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£177,094 £121,200	£198,628 -
156819 96003	HP811878 HP795865	Freehold Freehold	67 Saunders Way 68 Saunders Way	Hampshire Hampshire	RG23 7FA RG23 7FG	House House	2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£177,094 £121,200	£198,628
156818 156817	HP811878 HP811878	Freehold Freehold	69 Saunders Way 71 Saunders Way	Hampshire Hampshire	RG23 7FA RG23 7FA	House House	2 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£177,094 £177,094	£198,628 £198.628
99655 99656	HP796484 HP796484	Freehold Freehold	78 Saunders Way 80 Saunders Way	Hampshire Hampshire	RG23 7FG RG23 7FG	House Flat	3 2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£206,051 £107,100	£278,080
99658 99659	HP796484 HP796484	Freehold Freehold	84 Saunders Way 86 Saunders Way	Hampshire	RG23 7FG RG23 7FG	House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£115,900 £97,100	-
156816	HP808974	Freehold	15 White Clover Drive	Hampshire Hampshire	RG237FL	House House	3	GN Affordable Rent	B B	MV-T	£210,232	£278,080
156815 156814	HP808974 HP808974	Freehold Freehold	17 White Clover Drive 19 White Clover Drive	Hampshire Hampshire	RG23 7FL RG23 7FL	House Flat	3 2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£229,308 £104,000	£278,080 -
156813 156812	HP808974 HP808974	Freehold Freehold	21 White Clover Drive 23 White Clover Drive	Hampshire Hampshire	RG23 7FL RG23 7FL	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£177,094 £177,094	£198,628 £198,628
156811 156810	HP808974 HP808974	Freehold Freehold	25 White Clover Drive 27 White Clover Drive	Hampshire Hampshire	RG23 7FL RG23 7FL	House House	2 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£181,806 £177,094	£198,628 £198,628
163571 163572	ON370631 ON370631	Freehold Freehold	2 Cornflower Drive 4 Cornflower Drive	Oxfordshire Oxfordshire	OX10 9SE OX10 9SE	Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£148,808 £155,760	£202,240 £202,240
163573	ON370631	Freehold	6 Cornflower Drive	Oxfordshire	OX109SE	Flat	1	GN Affordable Rent GN Affordable Rent	В	MV-T	£150,673	£202,240
163574 163676	ON370631 ON370631	Freehold Freehold	8 Cornflower Drive 17 Cornflower Drive	Oxfordshire Oxfordshire	OX10 9SE OX10 9SE	Flat	1	GN Affordable Rent	B B	MV-T MV-T	£172,058 £150,673	£216,685 £202,240
163677 163678	ON370631 ON370631	Freehold Freehold	19 Cornflower Drive 21 Cornflower Drive	Oxfordshire Oxfordshire	OX10 9SE OX10 9SE	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£172,058 £148,808	£216,685 £202,240
163679 161921	ON370631 ON369097	Freehold Freehold	23 Cornflower Drive 57 East End	Oxfordshire Oxfordshire	OX10 9SE OX10 9RT	Flat House	1 3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£150,673 £248,321	£202,240 £288.914
161923 161920	ON369097 ON369097	Freehold Freehold	59 East End 61 East End	Oxfordshire Oxfordshire	OX10 9RT OX10 9RT	House	3 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£248,321 £195,316	£288,914 £231,131
161922 161924	ON369097 ON369097	Freehold Freehold	63 East End 65 East End	Oxfordshire Oxfordshire	OX10 9RT OX10 9RT	House House	2 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£195,316 £195,316	£231,131 £231,131
161919	ON369097	Freehold	67 East End	Oxfordshire	OX10 9RT	House	3	GN Affordable Rent	В	MV-T	£246,466	£288,914
162323 162324	ON369097 ON369097	Freehold Freehold	69 East End 71 East End	Oxfordshire Oxfordshire	OX10 9RT OX10 9RT	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£246,466 £195,316	£288,914 £231,131
162325 162326	ON369097 ON369097	Freehold Freehold	73 East End 75 East End	Oxfordshire Oxfordshire	OX10 9RT OX10 9RT	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£195,316 £246,466	£231,131 £288,914
164886 164326	ON374643 ON374643	Freehold Freehold	23 Hitlside 24 Hitlside	Oxfordshire Oxfordshire	OX109SG OX109SG	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£163,900 £117,000	
164327 164328	ON374643 ON374643	Freehold Freehold	26 Hitiside 28 Hitiside	Oxfordshire Oxfordshire	OX109SG OX109SG	House House	2 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£136,900 £136,900	
164329 164330	ON374643 ON374643	Freehold Freehold	30 Hillside 32 Hillside	Oxfordshire Oxfordshire	OX10 9SG OX10 9SG	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£113,500 £166,000	-
164331	ON374643	Freehold	34 Hillside	Oxfordshire	OX109SG	House	3	Shared Ownership	Not Available	EUV-SH	£166,000	
164321 164323	ON374643 ON374643	Freehold Freehold	36 Hillside 38 Hillside	Oxfordshire Oxfordshire	OX109SG OX109SG	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£251,118 £248,321	£288,914 £288,914
164324 164325	ON374643 ON374643	Freehold Freehold	40 Hillside 42 Hillside	Oxfordshire Oxfordshire	OX109SG OX109SG	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£248,321 £248,321	£288,914 £288,914
164891 164890	ON374643 ON374643	Freehold Freehold	2 Skylark Way 4 Skylark Way	Oxfordshire Oxfordshire	OX109SF OX109SF	House House	3 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£156,500 £97,500	-
164887 164889	ON374643 ON374643	Freehold Freehold	6 Skylark Way 8 Skylark Way	Oxfordshire Oxfordshire	OX10 9SF OX10 9SF	House House	2 2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£48,900 £185,146	£231,131
164885 163542	ON374643 ON370631	Freehold Freehold	10 Skylark Way 3 Swallowcroft	Oxfordshire Oxfordshire	OX10 9SF OX10 9SH	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£185,146 £195,316	£231,131 £231,131
163541 163540	ON370631 ON370631	Freehold Freehold	4 Swallowcroft 5 Swallowcroft	Oxfordshire Oxfordshire	OX10 9SH OX10 9SH	House House	2 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£195,316 £195,316	£231,131 £231,131 £231,131
163540 163539 163538	ON370631 ON370631 ON370631	Freehold Freehold	6 Swallowcroft 6 Swallowcroft 7 Swallowcroft	Oxfordshire Oxfordshire	OX10 9SH OX10 9SH	House House	2 2 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£195,316 £195,316 £195,316	£231,131 £231,131 £231,131
163537	ON370631	Freehold	8 Swallowcroft	Oxfordshire	OX10 9SH	House	2	GN Affordable Rent	В	MV-T	£195,316	£231,131
163536 163535	ON370631 ON370631	Freehold Freehold	9 Swallowcroft 10 Swallowcroft	Oxfordshire Oxfordshire	OX10 9SH OX10 9SH	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£195,316 £195,316	£231,131 £231,131
157709 157710	HP821391 HP821391	Freehold Freehold	1 Davidson Drive 2 Davidson Drive	Hampshire Hampshire	SO50 7HX SO50 7HX	Flat House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£139,448 £166,488	£144,457 £184,183
157711 157727	HP821391 HP821391	Freehold Freehold	3 Davidson Drive 4 Davidson Drive	Hampshire Hampshire	SO50 7HX SO50 7HX	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£116,200 £128,400	
157728	HP821391 HP821391	Freehold	5 Davidson Drive	Hampshire	SO50 7HX	House	3	Shared Ownership	Not Available Not Available	EUV-SH	£118,200 £118,200	-
157729 157730 157731	HP821391 HP821391 HP821391	Freehold Freehold	6 Davidson Drive 7 Davidson Drive 44 Davidson Drive	Hampshire Hampshire	SO50 7HX SO50 7HX	House House	3	Shared Ownership Shared Ownership GN Affordable Rent	Not Available Not Available B	EUV-SH EUV-SH MV-T	£118,200 £117,700 £141,999	£158,903
157712	HP821391	Freehold Freehold	45 Davidson Drive	Hampshire Hampshire	SO50 7HX SO50 7HX	Flat Flat	2	GN Affordable Rent	В	MV-T	£152,980	£158,903
157713 157714	HP821391 HP821391	Freehold Freehold	46 Davidson Drive 47 Davidson Drive	Hampshire Hampshire	SO50 7HX SO50 7HX	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£141,999 £141,999	£158,903 £158,903
157715 157716	HP821391 HP821391	Freehold Freehold	48 Davidson Drive 49 Davidson Drive	Hampshire Hampshire	SO50 7HX SO50 7HX	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£190,969 £166,488	£231,131 £184,183
157717 157718	HP821391 HP821391	Freehold Freehold	50 Davidson Drive 51 Davidson Drive	Hampshire Hampshire	SO50 7HX SO50 7HX	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£141,999 £124,057	£158,903 £137,234
157720 157719	HP821391 HP821391	Freehold Freehold	52 Davidson Drive 53 Davidson Drive	Hampshire Hampshire	SO50 7HX SO50 7HX	Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£152,980 £124,057	£158,903 £137,234
157721	HP821391	Freehold Freehold	54 Davidson Drive 54 Davidson Drive 55 Davidson Drive	Hampshire	SO50 7HX	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£141,999 £141,999	£158,903 £158,903
157722 157725	HP821391 HP821391	Freehold	56 Davidson Drive	Hampshire Hampshire	SO50 7HX SO50 7HX	Flat	2	GN Affordable Rent	В	MV-T	£141,999	£158,903
157726 157705	HP821391 HP821391	Freehold Freehold	57 Davidson Drive 1 May Close	Hampshire Hampshire	SO50 7HX SO50 7QD	Flat House	3	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£148,128 £96,300	£158,903
157706 157707	HP821391 HP821391	Freehold Freehold	2 May Close 3 May Close	Hampshire Hampshire	SO50 7QD SO50 7QD	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£105,700 £108,200	-
157708 161999	HP821391 GR461386	Freehold Freehold	4 May Close 21 Crocus Road	Hampshire Avon	SO50 7QD BS16 7NZ	House House	2	Shared Ownership GN Social Rent	Not Available A	EUV-SH MV-T	£114,800 £112,699	£305,922
162000 162001	GR461386 GR461386	Freehold Freehold	23 Crocus Road 25 Crocus Road	Avon	BS16 7NZ BS16 7NZ	House House	3 2	GN Social Rent Shared Ownership	A Not Available	MV-T EUV-SH	£103,187 £81,000	£237,939
162001 162002 162290	GR461386 GR462468	Freehold Freehold	25 Crocus Road 27 Crocus Road 32 Crocus Road	Avon	BS16 7NZ	House	2 3	Shared Ownership	Not Available A	EUV-SH MV-T	£81,000 £81,000 £102,841	£237,939
162291	GR462468	Freehold	34 Crocus Road	Avon Avon	BS16 7NZ BS16 7NZ	House	3	GN Social Rent GN Social Rent	A	MV-T	£102,841	£237,939
162292 162288	GR462468 GR464282	Freehold Freehold	36 Crocus Road 38 Crocus Road	Avon Avon	BS167NZ BS167NZ	House House	2	GN Social Rent GN Social Rent	A A	MV-T MV-T	£91,521 £91,521	£203,948 £203,948
162289 163632	GR464282 GR464282	Freehold Freehold	40 Crocus Road 42 Crocus Road	Avon Avon	BS167NZ BS167NZ	House Flat	2	GN Social Rent Shared Ownership	A Not Available	MV-T EUV-SH	£91,521 £70,200	£203,948 -
163820 163821	GR464282 GR464282	Freehold Freehold	44 Crocus Road 46 Crocus Road	Avon Avon	BS167NZ BS167NZ	House House	2 2	GN Social Rent GN Social Rent	A A	MV-T MV-T	£91,521 £91,521	£203,948 £203,948
163852	GR464282	Freehold	48 Crocus Road	Avon	BS167NZ	House	3	GN Social Rent	A	MV-T	£102,841	£237,939

UPRN 163853	Title GR464282	FH / LH Freehold	Address 1 50 Crocus Road	Address 2 Address 3	Avon	Postcode roperty Tyr Bed BS16 7NZ House	3 GN Socia	Rent A	Basis of Valuation MV-T	en EUV-SH £102,841	MV-T £237,939
162294 162293	GR462468 GR462468	Freehold Freehold	59 Crocus Road 61 Crocus Road		Avon Avon	BS16 7NZ House	<ol> <li>Shared Ow</li> <li>Shared Ow</li> </ol>	nership Not Available	EUV-SH EUV-SH	£94,500 £94,500	
164001 164000	GR464593 GR464593	Freehold Freehold	75 Crocus Road 77 Crocus Road		Avon Avon	BS16 7PR House BS16 7PR House	<ol> <li>Shared Ow</li> <li>Shared Ow</li> </ol>		EUV-SH EUV-SH	£81,000 £94,500	-
163999 163998	GR464593 GR464593	Freehold Freehold	79 Crocus Road 81 Crocus Road		Avon Avon	BS16 7PR House BS16 7PR House	<ol> <li>Shared Ow</li> <li>Shared Ow</li> </ol>		EUV-SH EUV-SH	£94,500 £81,000	-
165190 165189	GR469322 GR469322	Freehold Freehold	121 Crocus Road 123 Crocus Road		Avon Avon	BS16 7PR Flat	2 GN Socia 2 GN Socia	Rent B	MV-T MV-T	£86,595 £86,595	£176,755 £176,755
165192	GR469322	Freehold	125 Crocus Road		Avon	BS167PR Flat	2 GN Socia	Rent B	MV-T	£86,595	£176,755
165191 165194	GR469322 GR469322	Freehold Freehold	127 Crocus Road 129 Crocus Road		Avon Avon	BS16 7PR Flat BS16 7PR Flat	<ol> <li>GN Socia</li> <li>GN Socia</li> </ol>	Rent B	MV-T MV-T	£86,595 £86,595	£176,755 £176,755
165193 165141	GR469322 GR469322	Freehold Freehold	131 Crocus Road 11 Lilly Road		Avon Avon	BS167PR Flat BS167PB House	<ol> <li>GN Socia</li> <li>GN Socia</li> </ol>	Rent A	MV-T MV-T	£86,595 £95,866	£176,755 £203,948
165140 165138	GR469322 GR469322	Freehold Freehold	15 Lilly Road 17 Lilly Road		Avon	BS167PB House BS167PR House	<ol> <li>GN Socia</li> <li>GN Socia</li> </ol>		MV-T MV-T	£95,030 £106,780	£203,948 £237,939
161489 161480	WT109003 WT109003	Freehold Freehold	1 Curtis Close 2 Curtis Close		Hampshire Hampshire	SP4 7TA House SP4 7TA House	3 GN Affordal 2 GN Affordal	ile Rent B	MV-T MV-T	£186,465 £162,764	£270,857 £187,794
161479	WT109003	Freehold	3 Curtis Close		Hampshire	SP4 7TA House	2 GN Affordal	ile Rent B	MV-T	£160,901	£187,794
161478 161477	WT109003 WT109003	Freehold Freehold	4 Curtis Close 5 Curtis Close		Hampshire Hampshire	SP4 7TA House	<ol> <li>GN Affordal</li> <li>GN Affordal</li> </ol>	ile Rent B	MV-T MV-T	£160,901 £160,901	£187,794 £187,794
161488 161487	WT109003 WT109003	Freehold Freehold	6 Curtis Close 7 Curtis Close		Hampshire Hampshire	SP4 7TA House SP4 7TA House	<ol> <li>GN Afforda</li> <li>GN Afforda</li> </ol>		MV-T MV-T	£192,526 £186,465	£270,857 £270,857
161486 161471	WT109003 WT109003	Freehold Freehold	8 Curtis Close 9 Curtis Close		Hampshire Hampshire	SP4 7TA House SP4 7TA Bungalow	<ol> <li>GN Affordal</li> <li>GN Affordal</li> </ol>		MV-T MV-T	£186,465 £160,901	£270,857 £216,685
161472 161473	WT109003 WT109003	Freehold Freehold	10 Curtis Close 11 Curtis Close		Hampshire Hampshire	SP4 7TA Bungalow SP4 7TA Bungalow	<ol> <li>GN Afforda</li> <li>GN Afforda</li> </ol>		MV-T MV-T	£160,901 £160,901	£216,685 £216,685
161474 161475	WT109003 WT109003	Freehold Freehold	12 Curtis Close 14 Curtis Close		Hampshire	SP4 7TA Bungalow	2 GN Affordal 2 GN Affordal	ile Rent B	MV-T MV-T	£160,901 £167,500	£216,685 £187,794
161476	WT109003	Freehold	15 Curtis Close		Hampshire Hampshire	SP4 7TA House	2 GN Affordal	ile Rent B	MV-T	£167,503	£187,794
161481 161482	WT109003 WT109003	Freehold Freehold	16 Curtis Close 17 Curtis Close		Hampshire Hampshire	SP4 7TA House SP4 7TA House	<ol> <li>GN Affordal</li> <li>GN Affordal</li> </ol>	ile Rent B	MV-T MV-T	£190,742 £190,742	£270,857 £270,857
161483 161484	WT109003 WT109003	Freehold Freehold	18 Curtis Close 19 Curtis Close		Hampshire Hampshire	SP4 7TA House SP4 7TA House	<ol> <li>GN Affordal</li> <li>GN Affordal</li> </ol>		MV-T MV-T	£190,742 £186,465	£270,857 £270,857
161485 162361	WT109003 HP867489	Freehold Freehold	20 Curtis Close 3 Blacklands Farm Way		Hampshire Berkshire	SP4 7TA House RG27 0GD House	<ol> <li>GN Affordal</li> <li>Shared Ow</li> </ol>		MV-T EUV-SH	£193,640 £129,400	£270,857
163843 162362	HP869267 HP867489	Freehold Freehold	4 Blacklands Farm Way 5 Blacklands Farm Way		Berkshire Berkshire	RG27 0GE House RG27 0GD House	<ol> <li>GN Affordal</li> <li>Shared Ow</li> </ol>	ile Rent B	MV-T EUV-SH	£220,277 £163,700	£317,805
163844 163521	HP869267 HP868207	Freehold Freehold	6 Blacklands Farm Way		Berkshire Berkshire	RG27 0GE House	2 GN Afforda	ile Rent B	MV-T	£191,293	£270,857
163845	HP869267	Freehold	7 Blacklands Farm Way 8 Blacklands Farm Way		Berkshire	RG27 0GE House	<ol> <li>Shared Ow</li> <li>GN Affordal</li> </ol>	ile Rent B	EUV-SH MV-T	£120,400 £191,293	£270,857
163522 163846	HP868207 HP869267	Freehold Freehold	9 Blacklands Farm Way 10 Blacklands Farm Way		Berkshire Berkshire	RG27 0GE House	<ol> <li>Shared Ow</li> <li>GN Affordal</li> </ol>	ile Rent B	EUV-SH MV-T	£98,200 £220,277	£317,805
163721 163847	HP868207 HP869267	Freehold Freehold	11 Blacklands Farm Way 12 Blacklands Farm Way		Berkshire Berkshire		<ol> <li>Shared Ow</li> <li>GN Affordal</li> </ol>		EUV-SH MV-T	£116,900 £220,277	£317,805
163722 163848	HP868207 HP869267	Freehold Freehold	13 Blacklands Farm Way 14 Blacklands Farm Way		Berkshire Berkshire		<ol> <li>Shared Ow</li> <li>GN Affordal</li> </ol>		EUV-SH MV-T	£157,900 £191,293	£270,857
163723	HP868207	Freehold	15 Blacklands Farm Way		Berkshire	RG27 0GD House	2 Shared Ow	nership Not Available	EUV-SH	£131,300	£270,857
163849 163850	HP869267 HP869267	Freehold Freehold	16 Blacklands Farm Way 18 Blacklands Farm Way		Berkshire Berkshire		<ol> <li>GN Affordal</li> <li>GN Affordal</li> </ol>	ile Rent B	MV-T MV-T	£191,293 £191,293	£270,857
163851 164555	HP869267 HP870270	Freehold Freehold	20 Blacklands Farm Way 43 Blacklands Farm Way		Berkshire Berkshire		<ol> <li>GN Affordal</li> <li>GN Affordal</li> </ol>		MV-T MV-T	£220,277 £220,277	£317,805 £317,805
164556 164557	HP870270 HP870270	Freehold Freehold	45 Blacklands Farm Way 47 Blacklands Farm Way		Berkshire Berkshire	RG27 0GD House RG27 0GD House	<ol> <li>GN Afforda</li> <li>GN Afforda</li> </ol>		MV-T MV-T	£220,277 £288,313	£317,805 £361,142
164558 164559	HP870270 HP870270	Freehold Freehold	49 Blacklands Farm Way 51 Blacklands Farm Way		Berkshire Berkshire	RG27 0GD House	4 GN Affordal 3 GN Affordal	ile Rent B	MV-T MV-T	£288,313 £220,277	£361,142 £317,805
164560	HP870270	Freehold	53 Blacklands Farm Way		Berkshire	RG27 0GD House	3 GN Affordal	ile Rent B	MV-T	£220,277	£317,805
164564 164565	HP871662 HP871662	Freehold Freehold	1 Bowman Court 2 Bowman Court, 38 Deanlands Farm Way	anlands Farm Way	Berkshire Berkshire	RG27 0GG Flat	<ol> <li>GN Afforda</li> <li>GN Afforda</li> </ol>	ile Rent B	MV-T MV-T	£167,338 £167,338	£173,348 £173,348
164566 164567	HP871662 HP871662	Freehold Freehold	3 Bowman Court, 38 Deanlands Farm Way 4 Bowman Court, 38 Deanlands Farm Way		Berkshire Berkshire	RG27 0GG Flat RG27 0GG Flat	<ol> <li>GN Affordal</li> <li>GN Affordal</li> </ol>		MV-T MV-T	£167,338 £167,338	£173,348 £173,348
164568 164569	HP871662 HP871662	Freehold Freehold	5 Bowman Court, 38 Deanlands Farm Way 6 Bowman Court, 38 Deanlands Farm Way		Berkshire Berkshire	RG27 0GG Flat RG27 0GG Flat	<ol> <li>GN Affordal</li> <li>GN Affordal</li> </ol>	ile Rent B	MV-T MV-T	£167,338 £167,338	£173,348 £173,348
163612	HP868206	Freehold	1 Brant Court	lands Farm Avenue	Berkshire	RG27 0GA Flat	1 GN Affordal	ile Rent B	MV-T MV-T	£135,962	£140,846
163613 163614	HP868206 HP868206	Freehold Freehold	2 Brant Court 3 Brant Court	lands Farm Avenue lands Farm Avenue	Berkshire Berkshire	RG27 0GA Flat	1 GN Affordal 1 GN Affordal	ile Rent B	MV-T	£135,962 £135,962	£140,846 £140,846
163615 163616	HP868206 HP868206	Freehold Freehold	4 Brant Court, 18 Redlands Farm Avenue 5 Brant Court, 18 Redlands Farm Avenue		Berkshire Berkshire	RG27 0GA Flat RG27 0GA Flat	<ol> <li>GN Afforda</li> <li>GN Afforda</li> </ol>	ile Rent B	MV-T MV-T	£135,962 £135,962	£140,846 £140,846
163617 163618	HP868206 HP868206	Freehold Freehold	6 Brant Court, 18 Redlands Farm Avenue 7 Brant Court, 18 Redlands Farm Avenue		Berkshire Berkshire		<ol> <li>GN Affordal</li> <li>GN Affordal</li> </ol>		MV-T MV-T	£135,962 £135,962	£140,846 £140,846
163619 163620	HP868206 HP868206	Freehold Freehold	8 Brant Court, 18 Redlands Farm Avenue 9 Brant Court, 18 Redlands Farm Avenue		Berkshire Berkshire		<ol> <li>GN Afforda</li> <li>GN Afforda</li> </ol>		MV-T MV-T	£135,962 £135,962	£140,846 £140.846
163621 163622	HP868206 HP868206	Freehold Freehold	10 Brant Court, 18 Redlands Farm Avenue 11 Brant Court. 18 Redlands Farm Avenue		Berkshire Berkshire		1 GN Affordal	ile Rent B	MV-T MV-T	£135,962 £135.962	£140,846 £140.846
163623	HP868206	Freehold	12 Brant Court, 18 Redlands Farm Avenue		Berkshire	RG27 0GA Flat	1 GN Affordal	ile Rent B	MV-T	£135,962	£140,846
164574 164575	HP870270 HP870270	Freehold Freehold	1 Deanlands Farm Way 3 Deanlands Farm Way		Berkshire Berkshire	RG270GF House	<ol> <li>Shared Ow</li> <li>Shared Ow</li> </ol>	nership Not Available	EUV-SH EUV-SH	£155,600 £128,000	
164576 164577	HP871661 HP871661	Freehold Freehold	5 Deanlands Farm Way 7 Deanlands Farm Way		Berkshire Berkshire		<ol> <li>Shared Ow</li> <li>Shared Ow</li> </ol>		EUV-SH EUV-SH	£96,000 £128,000	
164578 164579	HP871661 HP871661	Freehold Freehold	9 Deanlands Farm Way 11 Deanlands Farm Way		Berkshire Berkshire	RG27 0GF House RG27 0GF House	<ol> <li>Shared Ow</li> <li>Shared Ow</li> </ol>		EUV-SH EUV-SH	£106,700 £122,900	-
164659 164658	HP871661 HP871662	Freehold Freehold	22 Deanlands Farm Way 24 Deanlands Farm Way		Berkshire Berkshire		2 Shared Ow 3 GN Affordal	nership Not Available	EUV-SH MV-T	£101,000 £220,277	£317,805
164657	HP871662	Freehold	26 Deanlands Farm Way		Berkshire	RG27 0GF House	3 GN Affordal	ile Rent B	MV-T	£220,277	£317,805
164656 164571	HP871662 HP871662	Freehold Freehold	28 Deanlands Farm Way 30 Deanlands Farm Way		Berkshire Berkshire	RG27 0GF House RG27 0GF House	<ol> <li>GN Affordal</li> <li>GN Affordal</li> </ol>	ile Rent B	MV-T MV-T	£220,277 £220,277	£317,805 £317,805
164570 164573	HP871662 HP871662	Freehold Freehold	32 Deanlands Farm Way 34 Deanlands Farm Way		Berkshire Berkshire	RG27 0GF House RG27 0GF House	<ol> <li>GN Affordal</li> <li>Shared Ow</li> </ol>		MV-T EUV-SH	£220,277 £182,600	£317,805
164572 163524	HP871662 HP868204	Freehold Freehold	36 Deanlands Farm Way 3 Hate Farm Close		Berkshire Berkshire	RG27 0GF House RG27 0GB House	4 Shared Ow 3 Shared Ow		EUV-SH EUV-SH	£167,200 £116,900	
163525 163529	HP868204 HP868204	Freehold Freehold	5 Hate Farm Close 7 Hate Farm Close		Berkshire Berkshire	RG270GB House	2 Shared Ow 2 GN Affordal	nership Not Available	EUV-SH MV-T	£116,900 £220,277	£270,857
163530	HP868204	Freehold	9 Hate Farm Close		Berkshire	RG27 0GB House	3 GN Affordal	ile Rent B	MV-T	£220,277	£317,805
163531 163532	HP868204 HP868204	Freehold Freehold	11 Hale Farm Close 13 Hale Farm Close		Berkshire Berkshire	RG27 0GB House RG27 0GB House	<ol> <li>GN Afforda</li> <li>GN Afforda</li> </ol>		MV-T MV-T	£191,293 £191,293	£270,857 £270,857
165315 165317	BK529728 BK529728	Freehold Freehold	Flat A 11 Lansdowne View Flat B 11 Lansdowne View		Berkshire Berkshire	RG315DU Flat RG315DU Flat	<ol> <li>GN Socia</li> <li>GN Socia</li> </ol>		MV-T MV-T	£99,308 £99,308	£224,343 £224,343
165318 165319	BK529728 BK529728	Freehold Freehold	Flat C 11 Lansdowne View Flat D 11 Lansdowne View		Berkshire Berkshire		<ol> <li>GN Socia</li> <li>GN Socia</li> </ol>		MV-T MV-T	£99,308 £100.576	£224,343 £224,343
165316 164996	BK529728 BK529196	Freehold Freehold	Flat E 11 Lansdowne View Flat A 14 Lansdowne View		Berkshire Berkshire	RG315DU Flat RG315DR Flat	<ol> <li>GN Socia</li> <li>GN Socia</li> </ol>		MV-T MV-T	£99,308 £87,208	£224,343 £173,356
164997 164998	BK529196	Freehold Freehold	Flat B 14 Lansdowne View Flat C 14 Lansdowne View		Berkshire Berkshire	RG315DR Flat	1 GN Socia	Rent B	MV-T MV-T	£87,208	£173,356
164999	BK529196 BK529196	Freehold	Flat D 14 Lansdowne View		Berkshire	RG315DR Flat	1 GN Socia 2 GN Socia	Rent B	MV-T	£87,208 £99,734	£173,356 £224,343
164499 164500	BK526811 BK526812	Freehold Freehold	2 Lansdowne View 3 Lansdowne View		Berkshire Berkshire	RG315DR House RG315DR House	<ol> <li>GN Socia</li> <li>GN Socia</li> </ol>	Rent B	MV-T MV-T	£107,823 £107,014	£271,931 £271,931
164501 164502	BK526813 BK526814	Freehold Freehold	4 Lansdowne View 5 Lansdowne View		Berkshire Berkshire	RG315DR House RG315DR House	<ol> <li>GN Socia</li> <li>GN Socia</li> </ol>		MV-T MV-T	£107,823 £107,823	£271,931 £271,931
164503 162377	BK526815 BK523529	Freehold Freehold	6 Lansdowne View 17 Lansdowne View		Berkshire Berkshire	RG315DR House RG315DR House	2 GN Socia 4 GN Socia	Rent B	MV-T MV-T	£107,414 £130,642	£271,931 £407,896
162376 161170	BK523528 BK516046	Freehold Freehold	18 Lansdowne View 7 Stoneham Park		Berkshire Berkshire	RG315DR House RG315BP House	3 GN Socia 3 Shared Ow	Rent B	MV-T EUV-SH	£118,870 £164,000	£339,913
161171	BK516045	Freehold	12 Stoneham Park		Berkshire	RG31 5BP House	3 Shared Ow	nership Not Available	EUV-SH	£166,500	
161172 161173	BK516044 BK516043	Freehold Freehold	14 Stoneham Park 15 Stoneham Park		Berkshire Berkshire	RG315BP House	3 Shared Ow 3 Shared Ow	nership Not Available	EUV-SH EUV-SH	£166,500 £166,500	-
161174 161175	BK516042 BK519040	Freehold Freehold	16 Stoneham Park 27 Stoneham Park		Berkshire Berkshire		<ol> <li>Shared Ow</li> <li>Shared Ow</li> </ol>	nership Not Available	EUV-SH EUV-SH	£166,500 £131,300	
161176 161493	BK519041 BK519042	Freehold Freehold	28 Stoneham Park 29 Stoneham Park		Berkshire Berkshire	RG315BP House RG315BP House	<ol> <li>Shared Ow</li> <li>GN Socia</li> </ol>		EUV-SH MV-T	£131,300 £106,787	£271,931
161494 163839	BK519043 BK83515	Freehold Freehold	30 Stoneham Park 28 Northfield Road		Berkshire Berkshire	RG315BP House	<ol> <li>GN Socia</li> <li>Shared Ow</li> </ol>		MV-T EUV-SH	£106,787 £215,800	£271,931
163840 163841	BK83515 BK83515	Freehold Freehold	30 Northfield Road 32 Northfield Road		Berkshire Berkshire	RG1 8AH House	3 Shared Ow 3 Shared Ow 3 Shared Ow	nership Not Available	EUV-SH EUV-SH	£219,900 £219,900	-
163842	BK83515	Freehold	34 Northfield Road		Berkshire	RG1 8AH House	3 Shared Ow	nership Not Available	EUV-SH	£222,000	:
163838 163837	BK83515 BK83515	Freehold Freehold	26 Swansea Road 28 Swansea Road		Berkshire Berkshire	RG18HA House RG18HA House	<ol> <li>Shared Ow</li> <li>Shared Ow</li> </ol>	nership Not Available	EUV-SH EUV-SH	£118,200 £202,300	
163835 163836	BK83515 BK83515	Freehold Freehold	30 Swansea Road 28A Swansea Road		Berkshire Berkshire	RG1 8HA House RG1 8HA House	3 Shared Ow 3 Shared Ow		EUV-SH EUV-SH	£217,900 £233,400	
163834 156711	BK83515 GR438479	Freehold Freehold	30A Swansea Road 4 Hattway Garden		Berkshire Avon		<ol> <li>Shared Ow</li> <li>Shared Ow</li> </ol>		EUV-SH EUV-SH	£186,700 £63,500	-
156712	GR438479	Freehold	6 Halfway Garden		Avon	BS345SX House	2 Shared Ow	nership Not Available	EUV-SH	£63,500	-
156713 156714	GR438479 GR438479	Freehold Freehold	8 Halfway Garden 10 Halfway Garden		Avon Avon	BS345SX House BS345SX House	3 GN Socia 3 GN Socia	Rent B	EUV-SH EUV-SH	£93,097 £93,097	-
156702 156703	GR436845 GR436845	Freehold Freehold	143 Mansell Road 145 Mansell Road		Avon Avon	BS34 5SU Flat BS34 5SU Flat	<ol> <li>Shared Ow</li> <li>Shared Ow</li> </ol>	nership Not Available	EUV-SH EUV-SH	£85,100 £56,700	
156704 156705	GR436645 GR436645	Freehold Freehold	147 Mansell Road 149 Mansell Road		Avon Avon	BS34 5SU Flat BS34 5SU Flat	<ol> <li>Shared Ow</li> <li>Shared Ow</li> </ol>	nership Not Available	EUV-SH EUV-SH	£85,100 £70,900	-
156706 156707	GR436645 GR436645	Freehold Freehold	151 Mansell Road 153 Mansell Road		Avon Avon		2 Shared Ow 1 GN Socia	nership Not Available	EUV-SH EUV-SH	£85,100 £71,401	:
156707 156708 156709	GR436645 GR436645	Freehold Freehold	155 Mansell Road 157 Mansell Road		Avon	BS34 5SU Flat BS34 5SU Flat	1 GN Socia 1 GN Socia 1 GN Socia	Rent B	EUV-SH EUV-SH	£71,401 £71,401 £71,401	-
156730	GR431479	Freehold	3 Pear Tree Leaze		Avon	BS345SZ House	2 GN Socia	Rent B	EUV-SH	£83,003	:
156729 156728	GR431479 GR431479	Freehold Freehold	5 Pear Tree Leaze 7 Pear Tree Leaze		Avon Avon		<ol> <li>GN Socia</li> <li>GN Socia</li> </ol>	Rent B	EUV-SH EUV-SH	£94,031 £94,031	
156727 156726	GR431479 GR431479	Freehold Freehold	9 Pear Tree Leaze 11 Pear Tree Leaze		Avon Avon	BS345SZ House	<ol> <li>GN Socia</li> <li>GN Socia</li> </ol>	Rent B	EUV-SH EUV-SH	£94,031 £94,031	-
156725 156724	GR431479 GR431479	Freehold Freehold	15 Pear Tree Leaze 17 Pear Tree Leaze		Avon Avon		<ol> <li>GN Socia</li> <li>GN Socia</li> </ol>		EUV-SH EUV-SH	£83,003 £96,413	
156723 156717	GR431479 GR453893	Freehold Freehold	19 Pear Tree Leaze 24 Pear Tree Leaze		Avon		2 GN Socia 4 GN Socia	Rent B	EUV-SH EUV-SH	£84,393 £104,499	
156717 156716 156722	GR453893 GR453893 GR446908	Freehold Freehold	26 Pear Tree Leaze		Avon	BS345SY House	4 GN Socia	Rent B	EUV-SH	£104,499	:
156721	GR446908	Freehold	33 Pear Tree Leaze 35 Pear Tree Leaze		Avon	BS345SZ House	4 GN Socia 3 GN Socia	Rent B	EUV-SH EUV-SH	£103,312 £93,140	-
156720 156719	GR446908 GR446908	Freehold Freehold	37 Pear Tree Leaze 39 Pear Tree Leaze		Avon Avon	BS34 5SZ House BS34 5SZ House	<ol> <li>GN Socia</li> <li>GN Socia</li> </ol>	Rent B	EUV-SH EUV-SH	£93,140 £93,140	
156718 156458	GR446908 GR426957	Freehold Freehold	41 Pear Tree Leaze 141 Wood Street		Avon Avon	BS34 5SZ House BS34 5SW House	<ol> <li>GN Socia</li> <li>GN Socia</li> </ol>	Rent B	EUV-SH EUV-SH	£93,140 £105,396	
156457 156456	GR426957 GR426957	Freehold Freehold	143 Wood Street 145 Wood Street		Avon		3 GN Socia 2 GN Socia	Rent B	EUV-SH EUV-SH	£94,986 £75,415	
156456 156455	GR426957 GR426957	Freehold	145 Wood Street 147 Wood Street		Avon	BS34 5SW Hat BS34 5SW House	3 GN Socia		EUV-SH EUV-SH	£/5,415 £94,986	-

UPRN 156454 156453	Title GR426957 GR426957	FH / LH Freehold Freehold	Address 1  149 Wood Street  151 Wood Street	Address 2 Address 3	Avon Avon	BS34 5SW House BS34 5SW House	3	GN Social Rent GN Social Rent	B B	Basis of Valuation EUV-SH EUV-SH	£UV-SH £94,986 £94,986	MV-T
156452	GR426957	Freehold	153 Wood Street		Avon	BS34 5SW House	4	GN Social Rent	В	EUV-SH	£105,396	
161016 161020	BK511748 BK511748	Freehold Freehold	Flat 1 Acorn House Flat 2 Acorn House, 3 Squirrel Court	Squirrel Court	Berkshire Berkshire	RG317EU Flat RG317EU Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£92,267 £78,973	£189,401 £169,007
161021 161017	BK511748 BK511748	Freehold Freehold	Flat 3 Acorn House, 3 Squirrel Court Flat 4 Acorn House	Squirrel Court	Berkshire Berkshire	RG317EU Flat RG317EU Flat	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£78,973 £92,267	£169,007 £189,401
161018 161022	BK511748 BK511748	Freehold Freehold	Flat 5 Acorn House, Flat 6 Acorn House, 3 Squirrel Court	Squirrel Court	Berkshire Berkshire	RG31 7EU Flat RG31 7EU Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£92,676 £79,395	£189,401 £169,007
161023 161019	BK511748 BK511748	Freehold Freehold	Flat 7 Acorn House, 3 Squirrel Court Flat 8 Acorn House	Squirrel Court	Berkshire Berkshire	RG31 7EU Flat RG31 7EU Flat	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£79,395 £92,676	£169,007 £189,401
161588 161589	BK516255 BK516255	Freehold Freehold	1 Clover View 2 Clover View		Berkshire Berkshire	RG317GA House RG317GA House	3 4	GN Social Rent GN Social Rent	B B	MV-T MV-T	£118,737 £129,692	£250,586 £318,569
161590 161582	BK516255 BK516255	Freehold Freehold	3 Clover View 4 Clover View		Berkshire Berkshire	RG317GA House RG317GA House	3	GN Social Rent Shared Ownership	B Not Available	MV-T EUV-SH	£118,737 £103,050	£250,586
161583 161584	BK516255 BK516255	Freehold Freehold	5 Ctover View 6 Ctover View		Berkshire Berkshire	RG317GA House RG317GA House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£155,050 £155,050	
162257 162256	BK520412 BK520412	Freehold Freehold	1 Field Mouse Walk 2 Field Mouse Walk		Berkshire Berkshire	RG317GE House RG317GE House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£130,350 £155,050	
162258 162259	BK520412 BK520412	Freehold Freehold	3 Field Mouse Walk 4 Field Mouse Walk		Berkshire Berkshire	RG317GE House RG317GE House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£156,950 £130,350	
162260	BK520412	Freehold	5 Field Mouse Walk		Berkshire	RG317GE House	2	Shared Ownership	Not Available	EUV-SH	£130,350	
162261 162262	BK520412 BK520412	Freehold Freehold	6 Field Mouse Walk 7 Field Mouse Walk		Berkshire Berkshire	RG317GE House RG317GE House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£156,950 £130,650	
162263 162264	BK520412 BK520412	Freehold Freehold	8 Field Mouse Walk 9 Field Mouse Walk		Berkshire Berkshire	RG317GE House RG317GE House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£130,350 £130,350	
162265 163884	BK520412 pending	Freehold Freehold	10 Field Mouse Walk 18 Field Mouse Walk		Berkshire Berkshire	RG317GE House RG317GE House	3	Shared Ownership GN Social Rent	Not Available B	EUV-SH MV-T	£156,950 £103,624	£206,397
161586 161029	BK516255 BK511748	Freehold Freehold	1 Hedgehog End 2 Honey Bee Street		Berkshire Berkshire	RG317EY House RG317DT House	3	Shared Ownership GN Social Rent	Not Available B	EUV-SH MV-T	£155,050 £103,631	£206,397
161028 161030	BK511748 BK511748	Freehold Freehold	14 Honey Bee Street 16 Honey Bee Street		Berkshire Berkshire	RG317DT Flat RG317DT House	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£91,859 £118,737	£189,401 £250,586
161587 162254	BK516255 BK520412	Freehold Freehold	38 Honey Bee Street 44 Honey Bee Street		Berkshire Berkshire	RG317DT House RG317DT House	3	GN Social Rent Shared Ownership	B Not Available	MV-T EUV-SH	£118,737 £155,250	£250,586
162253 164179	BK520412 pending	Freehold Freehold	46 Honey Bee Street 59 Honey Bee Street		Berkshire Berkshire	RG317DT Flat RG317DT House	2	Shared Ownership GN Social Rent	Not Available B	EUV-SH MV-T	£82,350 £118.737	£250.586
164178	pending	Freehold	61 Honey Bee Street		Berkshire	RG31 7DT House	2	GN Social Rent	В	MV-T	£102,813	£206,397
163885 164177	pending pending	Freehold Freehold	62 Honey Bee Street 63 Honey Bee Street		Berkshire Berkshire	RG317DT House RG317DT House	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£118,737 £102,813	£250,586 £206,397
164176 164175	pending pending	Freehold Freehold	65 Honey Bee Street 67 Honey Bee Street		Berkshire Berkshire	RG317DT House RG317DT House	3	GN Social Rent GN Social Rent	B B	MV-T MV-T	£118,737 £118,737	£250,586 £250,586
164174 164173	pending pending	Freehold Freehold	69 Honey Bee Street 71 Honey Bee Street		Berkshire Berkshire	RG317DT House RG317DT House	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£102,813 £102,813	£206,397 £206,397
164171 164542	pending pending	Freehold Freehold	22 Otter Drive Flat 1 Poppy Place	oney Bee Street	Berkshire Berkshire	RG317ET House RG317DX Flat	3	GN Social Rent GN Social Rent	B B	MV-T MV-T	£119,687 £78,986	£251,536 £169,007
164551 164552	pending pending	Freehold Freehold	Flat 10 Poppy Place Flat 11 Poppy Place	oney Bee Street oney Bee Street	Berkshire Berkshire	RG31 7DX Flat RG31 7DX Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£79,395 £78,583	£169,007 £169,007
164543 164544	pending pending	Freehold Freehold	Flat 2 Poppy Place Flat 3 Poppy Place, 66 Honey Bee Street	oney Bee Street	Berkshire Berkshire	RG317DX Flat RG317DX Flat	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£92,269 £78,986	£189,401 £169,007
164545	pending	Freehold	Flat 4 Poppy Place, 66 Honey Bee Street		Berkshire	RG317DX Flat	1	GN Social Rent	В	MV-T	£78,986	£169,007
164546 164547	pending pending	Freehold Freehold	Flat 5 Poppy Place, 66 Honey Bee Street Flat 6 Poppy Place, 66 Honey Bee Street		Berkshire Berkshire	RG317DX Flat RG317DX Flat	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£78,986 £92,676	£169,007 £189,401
164548 164549	pending pending	Freehold Freehold	Flat 7 Poppy Place, 66 Honey Bee Street Flat 8 Poppy Place, 66 Honey Bee Street		Berkshire Berkshire	RG31 7DX Flat RG31 7DX Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£79,395 £78,986	£169,007 £169,007
164550 161012	pending BK511748	Freehold Freehold	Flat 9 Poppy Place, 66 Honey Bee Street 1 Squirrel Court		Berkshire Berkshire	RG317DX Flat RG317EU Flat	1	GN Social Rent GN Social Rent	B C	MV-T MV-T	£78,583 £79,395	£169,007 £169,007
161013 161716	BK511748 BK517524	Freehold Freehold	2 Squirrel Court 1 The Barn Owls		Berkshire Berkshire	RG317EU Flat RG317GF House	1 2	GN Social Rent Shared Ownership	B Not Available	MV-T EUV-SH	£79,395 £133,250	£169,007
161717 161718	BK517524 BK517524	Freehold Freehold	3 The Barn Owls 5 The Barn Owls		Berkshire Berkshire	RG317GF House RG317GF House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£130,350 £133,250	
161719 161720	BK517524 BK517524	Freehold Freehold	7 The Barn Owls 9 The Barn Owls		Berkshire Berkshire	RG317GF House RG317GF House	2 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£133,250 £133,250	
161721 161722	BK517524 BK517524	Freehold Freehold	11 The Barn Owls 15 The Barn Owls		Berkshire Berkshire	RG317GF House RG317GF House	2 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£133,250 £163,150	
161723 164465	BK517524 pending	Freehold Freehold	17 The Barn Owls Flat 1 The Buttercups	oney Bee Street	Berkshire Berkshire	RG317GF House RG317DU Flat	2	Shared Ownership GN Social Rent	Not Available B	EUV-SH MV-T	£110,550 £79,936	£169.957
164474 164475	pending	Freehold Freehold	Flat 10 The Buttercups, 64 Honey Bee Street	oney Bee Street	Berkshire Berkshire	RG317DU Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£75,084	£169,957 £169,957
164466	pending pending	Freehold	Flat 11 The Buttercups, 64 Honey Bee Street Flat 2 The Buttercups, 64 Honey Bee Street		Berkshire	RG317DU Flat	2	GN Social Rent	В	MV-T	£79,533 £93,217	£190,351
164467 164468	pending pending	Freehold Freehold	Flat 3 The Buttercups, 64 Honey Bee Street Flat 4 The Buttercups, 64 Honey Bee Street		Berkshire Berkshire	RG317DU Flat RG317DU Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£79,936 £79,936	£169,957 £169,957
164469 164470	pending pending	Freehold Freehold	Flat 5 The Buttercups, 64 Honey Bee Street Flat 6 The Buttercups, 64 Honey Bee Street		Berkshire Berkshire	RG317DU Flat RG317DU Flat	1 2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£79,936 £93,626	£169,957 £190,351
164471 164472	pending pending	Freehold Freehold	Flat 7 The Buttercups, 64 Honey Bee Street Flat 8 The Buttercups, 64 Honey Bee Street		Berkshire Berkshire	RG317DU Flat RG317DU Flat	1	GN Social Rent GN Social Rent	B B	MV-T MV-T	£80,345 £79,936	£169,957 £169,957
164473 161038	pending BK511748	Freehold Freehold	Flat 9 The Buttercups, 64 Honey Bee Street 1 Water Vole Place		Berkshire Berkshire	RG317DU Flat RG317EX House	1 2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£74,326 £102,813	£169,957 £206,397
161037 161034	BK511748 BK511748	Freehold Freehold	2 Water Vole Place 3 Water Vole Place		Berkshire Berkshire	RG317EX House RG317EX House	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£102,813 £118,737	£206,397 £250,586
161033 161036	BK511748 BK511748	Freehold Freehold	4 Water Vole Place 5 Water Vole Place		Berkshire Berkshire	RG317EX House RG317EX House	3	GN Social Rent GN Social Rent	B B	MV-T MV-T	£118,737 £102,813	£250,586 £206,397
161035 161032	BK511748 BK511748	Freehold Freehold	6 Water Vole Place 7 Water Vole Place		Berkshire Berkshire	RG317EX House RG317EX House	2	GN Social Rent GN Social Rent	B B	MV-T MV-T	£102,813 £104.032	£206,397 £206.397
157840	HP812218	Freehold	28 Nugent Close		Hampshire	GU52 8BH House	3	GN Affordable Rent	В	EUV-SH	£227,564	£206,397
157837 157836	HP812218 HP812218	Freehold Freehold	30 Nugent Close 32 Nugent Close		Hampshire Hampshire	GU52 8BH House GU52 8BH House	3 4	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£227,564 £243,005	
157835 157834	HP812218 HP812218	Freehold Freehold	34 Nugent Close 36 Nugent Close		Hampshire Hampshire	GU52 8BH House GU52 8BH House	3	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£243,005 £227,564	
157833 157841	HP812218 HP812218	Freehold Freehold	38 Nugent Close 47 Nugent Close		Hampshire Hampshire	GU52 8BH House GU52 8BH House	3	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£227,564 £227,564	:
157838 157842	HP812218 HP812218	Freehold Freehold	49 Nugent Close 51 Nugent Close		Hampshire Hampshire	GU52 8BH House GU52 8BH House	3	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£227,564 £243,005	
157843 157844	HP812218 HP812218	Freehold Freehold	53 Nugent Close 55 Nugent Close		Hampshire Hampshire	GU52 8BH House GU52 8BH House	4	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£243,005 £227,564	
157839 163791	HP812218 WSX425010	Freehold Freehold	57 Nugent Close 1 Bine Close		Hampshire West Sussex	GU528BH House PO203BJ Flat	3	GN Affordable Rent GN Affordable Rent	B B	EUV-SH MV-T	£227,564 £146,420	£151,680
163410 163797	WSX425010 WSX425010	Freehold Freehold	2 Bine Close 3 Bine Close		West Sussex West Sussex	PO20 3BJ House PO20 3BJ Flat	4 2	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£289,848 £146,420	£332,251 £151,680
163411 163796	WSX425010 WSX425010	Freehold Freehold	4 Bine Close 1 Gem Place		West Sussex West Sussex	PO20 3BJ House PO20 3BH House	4 2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£289,848 £109,200	£332,251
164186	WSX425010	Freehold	2 Gem Place		West Sussex	PO20 3BH House	3	Shared Ownership	Not Available	EUV-SH	£154,700	
163795 163794	WSX425010 WSX425010	Freehold Freehold	3 Gem Place 5 Gem Place		West Sussex West Sussex	PO20 3BH House PO20 3BH House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£49,700 £156,500	
164188 163793	WSX425010 WSX425010	Freehold Freehold	6 Gem Place 7 Gem Place		West Sussex West Sussex	PO203BH House PO203BH House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£151,200 £112,600	
163792 163789	WSX425010 WSX425010	Freehold Freehold	9 Gem Place 11 Gem Place		West Sussex West Sussex	PO20 3BH House PO20 3BH House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£131,600 £157,700	
164194 164191	WSX425010 WSX425010	Freehold Freehold	15 Gem Place 17 Gem Place		West Sussex West Sussex	PO203BH Flat PO203BH House	2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£146,420 £138,700	£151,680
164192 164486	WSX425010 WSX425010	Freehold Freehold	1 Harold Way 2 Harold Way		West Sussex West Sussex	PO20 3BE House PO20 3BE House	4	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£289,848 £224,921	£332,251 £285,303
163425 164487	WSX425010 WSX425010	Freehold Freehold	3 Harold Way 4 Harold Way		West Sussex West Sussex	PO20 3BE House PO20 3BE House	3	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£129,500 £191,153	£256,411
163424 164488	WSX425010 WSX425010	Freehold Freehold	5 Harold Way 6 Harold Way		West Sussex West Sussex	PO20 3BE House PO20 3BE House	3 2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£135,200 £185,504	£256,411
163423 164481	WSX425010 WSX425010 WSX425010	Freehold Freehold	7 Harold Way 8 Harold Way		West Sussex West Sussex	PO20 3BE House PO20 3BE House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£131,100 £141,800	-
163422 164482	WSX425010 WSX425010 WSX425010	Freehold Freehold	9 Harold Way 10 Harold Way		West Sussex West Sussex West Sussex	PO20 3BE House PO20 3BE House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£131,600 £128,900	
163412	WSX425010	Freehold	11 Harold Way 12 Harold Way		West Sussex	PO20 3BE House	3	Shared Ownership	Not Available	EUV-SH	£169,000	
164485 164484	WSX425010 WSX425010	Freehold Freehold	14 Harold Way		West Sussex West Sussex	PO20 3BE House PO20 3BE House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£123,900 £157,700	
164483 164810	WSX425010 WSX425010	Freehold Freehold	16 Harold Way 18 Harold Way		West Sussex West Sussex	PO203BE House PO203BE House	4	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£154,700 £270,883	£332,251
164812 164813	WSX425010 WSX425010	Freehold Freehold	1 Ireland Close 2 Ireland Close		West Sussex West Sussex	PO20 3BG House PO20 3BG House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£224,921 £176,520	£285,303 £256,411
164814 164815	WSX425010 WSX425010	Freehold Freehold	3 Ireland Close 4 Ireland Close		West Sussex West Sussex	PO20 3BG House PO20 3BG House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£185,504 £185,504	£256,411 £256,411
164816 164818	WSX425010 WSX425010	Freehold Freehold	5 Ireland Close 6 Ireland Close		West Sussex West Sussex	PO203BG House PO203BG Flat	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£224,921 £146,420	£285,303 £151,680
164820 164821	WSX425010 WSX425010	Freehold Freehold	7 Ireland Close 8 Ireland Close		West Sussex West Sussex	PO203BG Flat PO203BG Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£132,476 £132,476	£137,234 £137.234
164821 164822 164823	WSX425010 WSX425010 WSX425010	Freehold Freehold	8 iretand close 9 Ireland Close 10 Ireland Close		West Sussex West Sussex West Sussex	PO203BG Flat PO203BG Flat PO203BG Flat	1 1 1	GN Affordable Rent GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£132,476 £132,476 £132,476	£137,234 £137,234 £137.234
164823 95372 95373	WSX425010 ON323257 ON323257	Freehold Freehold	3 Partridge Close		Oxfordshire Oxfordshire	OX14 4FS House OX14 4FS House	2 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£132,476 £123,100 £123.100	-101,234
95374	ON323257	Freehold	4 Partridge Close 11 Partridge Close		Oxfordshire	OX144FS House	3	GN Affordable Rent	В	EUV-SH	£223,899	
95375 95365	ON323257 ON323257	Freehold Freehold	12 Partridge Close 6 Rye Gardens		Oxfordshire Oxfordshire	OX144FS House OX144FT Flat	1	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£223,899 £135,050	-
95366 95367	ON323257 ON323257	Freehold Freehold	8 Rye Gardens 10 Rye Gardens		Oxfordshire Oxfordshire	OX144FT Flat OX144FT House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£135,050 £180,258	
95368 95369	ON323257 ON323257	Freehold Freehold	12 Rye Gardens 14 Rye Gardens		Oxfordshire Oxfordshire	OX144FT House OX144FT House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£231,979 £180,258	-
95370 9220466	ON323257 ON319738	Freehold Freehold	16 Rye Gardens 1 Beaker Place		Oxfordshire Oxfordshire	OX14 4FT House OX14 4FR House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£180,258 £223,899	-
9226998 9505346	ON319738 ON319738	Freehold Freehold	2 Beaker Place 3 Beaker Place		Oxfordshire Oxfordshire	OX144FR House OX144FR Flat	3 1	GN Affordable Rent GN Affordable Rent	B C	EUV-SH EUV-SH	£223,899 £135,050	-
9203545 9560647	ON319737 ON319737	Freehold Freehold	7 Beaker Place 8 Beaker Place		Oxfordshire Oxfordshire	OX144FR House OX144FR House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£181,252 £181,252	:
9553010 9528729	ON319737 ON319737	Freehold Freehold	9 Beaker Place 10 Beaker Place		Oxfordshire Oxfordshire	OX14 4FR House OX14 4FR Flat	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£181,252 £135,050	-
9202538 9534970	ON319737 ON319737	Freehold Freehold	11 Beaker Place 12 Beaker Place		Oxfordshire Oxfordshire	OX14 4FR House OX14 4FR House	3 4	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£223,899 £260,277	
9554199 9229077	ON319736 ON319736	Freehold Freehold	21 Beaker Place 23 Beaker Place		Oxfordshire Oxfordshire	OX144FR House OX144FR House	2	Shared Ownership Shared Ownership	-	EUV-SH EUV-SH	£100,600 £49,500	-
158331 158335	pending pending	Freehold Freehold	1 Chivers House, Park Prewett Road 2 Chivers House, Park Prewett Road		Hampshire Hampshire	RG249YF Flat RG249YF Flat	2 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£167,406 £167,406	£202,240 £202,240
158335 158337 158339	pending pending pending	Freehold Freehold	2 Chivers House, Park Prewett Road 3 Chivers House, Park Prewett Road 4 Chivers House. Park Prewett Road		Hampshire Hampshire	RG249YF Flat RG249YF Flat	1 1	GN Affordable Rent GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£167,406 £118,531 £118.531	£202,240 £122,788 £122,788
158344	pending	Freehold	5 Chivers House, Park Prewett Road		Hampshire	RG249YF Flat	2	GN Affordable Rent	В	MV-T	£167,406	£122,788 £202,240

UPRN 158345 158346	Title pending pending	FH / LH Freehold Freehold	Address 1 6 Chivers House 7 Chivers House		County Hampshire Hampshire	RG249YF RG249YF	roperty Typ Be Flat Flat	drooms 1	Business Stream GN Affordable Rent GN Affordable Rent	EPC I B B	Basis of Valuatio MV-T MV-T	EUV-SH £118,531 £118.531	MV-T £122,788 £122,788
158332 158334	pending pending	Freehold Freehold	8 Chivers House 9 Chivers House	k Prewett Road F	Hampshire Hampshire	RG249YF RG249YF	Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£118,531 £118,531	£122,788 £122,788
158336 158342	pending pending	Freehold Freehold	10 Chivers House 11 Chivers House, Park Prewett Road	k Prewett Road	Hampshire Hampshire	RG249YF RG249YF	Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£167,406 £118,531	£202,240 £122,788
158343 158341	pending pending	Freehold Freehold	12 Chivers House 13 Chivers House	k Prewett Road	Hampshire Hampshire	RG249YF RG249YF	Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£167,406 £167,406	£202,240 £202,240
158348 158349	pending pending	Freehold Freehold	14 Chivers House, Park Prewett Road 15 Chivers House		Hampshire Hampshire	RG249YF RG249YF	Flat Flat	1 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£118,531 £167,406	£122,788 £202,240
158347 158338	pending pending	Freehold Freehold	16 Chivers House, Park Prewett Road 17 Chivers House, Park Prewett Road	i i	Hampshire Hampshire	RG249YF RG249YF	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£167,406 £118,531	£202,240 £122,788
158333 158340	pending pending	Freehold Freehold	18 Chivers House, Park Prewett Road 19 Chivers House, Park Prewett Road	1	Hampshire Hampshire	RG249YF RG249YF	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£118,531 £118,531	£122,788 £122,788
158438 158432	HP852390 HP854471	Freehold Freehold	17 Condor Way 19 Condor Way	1	Hampshire Hampshire	RG24 9YA RG24 9YA	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£226,021 £183,949	£285,303 £216,685
158433 158435	HP854471 HP854471	Freehold Freehold	21 Condor Way 23 Condor Way	1	Hampshire Hampshire	RG249YA RG249YA	House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T	£183,949 £183,949	£216,685 £216,685
158437 158434 158442	HP856036 HP856036 HP854904	Freehold Freehold Freehold	25 Condor Way 27 Condor Way 29 Condor Way	1	Hampshire Hampshire	RG249YA RG249YA	House	2 2 2	GN Affordable Rent GN Affordable Rent Shared Ownership	B B	MV-T MV-T EUV-SH	£165,999 £183,949 £110,300	£216,685 £216,685
158441 158439	HP856037 HP856037	Freehold Freehold	33 Condor Way 35 Condor Way	1	Hampshire Hampshire Hampshire	RG24 9YA RG24 9YA RG24 9YA	House House House	3	GN Affordable Rent	Not Available B B	MV-T MV-T	£222,680 £222.680	£285,303 £285.303
158440 158436	HP856037 HP856037	Freehold Freehold	37 Condor Way 39 Condor Way	1	Hampshire Hampshire	RG249YA RG249YA	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£222,680 £222,680	£285,303 £285,303
161247 158443	HP857121 HP857121	Freehold Freehold	41 Condor Way 43 Condor Way	1	Hampshire Hampshire	RG24 9YA RG24 9YA	House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£128,400 £105.300	
158448 158444	HP857121 HP857121	Freehold Freehold	45 Condor Way 47 Condor Way		Hampshire Hampshire	RG249YA RG249YA	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£128,400 £117,700	-
161246 100446	HP857121 HP818738	Freehold Freehold	49 Condor Way 3 Divot Way		Hampshire Hampshire	RG24 9YA RG24 9YB	House Bungalow	3	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£128,400 £175,328	£241,965
100447 100448	HP818738 HP818738	Freehold Freehold	5 Divot Way 7 Divot Way	1	Hampshire Hampshire	RG24 9YB RG24 9YB	Bungalow Bungalow	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£175,328 £175,328	£241,965 £241,965
100449 100450	HP818738 HP818738	Freehold Freehold	9 Divot Way 11 Divot Way	1	Hampshire Hampshire	RG24 9YB RG24 9YB	Bungalow Bungalow	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£175,328 £175,328	£241,965 £241,965
155130 155129	HP820058 HP820058	Freehold Freehold	17 Divot Way 19 Divot Way	1	Hampshire Hampshire	RG24 9YB RG24 9YB	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£138,000 £135,800	
155128 155127	HP820058 HP820058	Freehold Freehold	21 Divot Way 23 Divot Way	H	Hampshire Hampshire	RG24 9YB RG24 9YB	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£113,200 £79,200	
155126 155132	HP820058 HP833806	Freehold Freehold	25 Divot Way 38 Divot Way	1	Hampshire Hampshire	RG249YB RG249YE	House Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£115,000 £86,100	-
155133 155135 155136	HP833806 HP833806 HP833806	Freehold Freehold Freehold	40 Divot Way 42 Divot Way 44 Divot Way	1	Hampshire Hampshire	RG249YE RG249YE	Flat Flat	2 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH EUV-SH	£79,100 £78,300 £93,900	
155136 155137 155138	HP833806 HP833806	Freehold Freehold	44 Divot Way 46 Divot Way 48 Divot Way	1	Hampshire Hampshire	RG249YE RG249YE RG249YE	Flat Flat Flat	1 2	Shared Ownership Shared Ownership Shared Ownership	Not Available Not Available Not Available	EUV-SH EUV-SH	£51,300 £51,700	
155138 155139 157541	HP833806 HP833806 HP833806	Freehold Freehold	48 Divot Way 50 Divot Way 51 Divot Way	1	Hampshire Hampshire Hampshire	RG249YE RG249YE RG249YB	Flat Flat House	2 3	Shared Ownership Shared Ownership Shared Ownership	Not Available Not Available Not Available	EUV-SH EUV-SH	£92,700 £93,900 £137,700	
155140 157542	HP833806 HP833806	Freehold Freehold	52 Divot Way 52 Divot Way	1	Hampshire Hampshire	RG249YE RG249YB	Flat House	2 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£93,900 £112.700	
155141 157543	HP833806 HP833806	Freehold Freehold	54 Divot Way 55 Divot Way	1	Hampshire Hampshire	RG249YE RG249YB	Flat House	1 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£77,200 £112,700	
155142 157544	HP833806 HP833806	Freehold Freehold	56 Divot Way 57 Divot Way	1	Hampshire Hampshire	RG249YE RG249YB	Flat House	2 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£94,900 £76,500	
155143 155134	HP833806 HP833806	Freehold Freehold	58 Divot Way 60 Divot Way	1	Hampshire Hampshire	RG249YE RG249YE	Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£93,900 £64,000	
158374 158364		Freehold Freehold	62 Divot Way 62 Divot Way	1	Hampshire Hampshire	RG249YE RG249YE	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£176,709 £176,709	£216,685 £216,685
158363 158365		Freehold Freehold	66 Divot Way 68 Divot Way	1	Hampshire Hampshire	RG249YE RG249YE	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£176,709 £176,709	£216,685 £216,685
158375 158362	HP841097 HP842582	Freehold Freehold	86 Divot Way 88 Divot Way		Hampshire Hampshire	RG249YE RG249YE	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£216,531 £216,531	£241,965 £241,965
158368 158370	HP847288 HP847289	Freehold Freehold	90 Divot Way 92 Divot Way	1	Hampshire Hampshire	RG249YE RG249YE	Flat Flat	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£103,900 £178,781	£202,240
158367 158371	HP853497 HP853497	Freehold Freehold	106 Divot Way 108 Divot Way		Hampshire Hampshire	RG249YE RG249YE	Flat Flat	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£102,300 £174,270	£202,240
158369 158373	HP853497 HP853497	Freehold Freehold	110 Divot Way 112 Divot Way		Hampshire Hampshire	RG249YE RG249YE	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£174,270 £174,270	£202,240 £202,240
158372 158376	HP853497 HP853497	Freehold Freehold	114 Divot Way 116 Divot Way		Hampshire Hampshire	RG249YE RG249YE	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£174,270 £174,270	£202,240 £202,240
158382 158366	HP853497 HP853497	Freehold Freehold	118 Divot Way 120 Divot Way		Hampshire Hampshire	RG249YE RG249YE	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£178,781 £174,270	£202,240 £202,240
158377 158414	HP853497 HP842582	Freehold Freehold	122 Divot Way 1 Dormie Close		Hampshire Hampshire	RG249YE RG249YJ	Flat House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£174,270 £261,495	£202,240 £278,080
158416 158413	HP841097 HP842582	Freehold Freehold	2 Dormie Close 3 Dormie Close	1	Hampshire Hampshire	RG24 9YR RG24 9YJ	House House	4	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£182,406 £261,495	£216,685 £278,080
158411 158417	HP842582 HP842582	Freehold Freehold	4 Dormie Close 5 Dormie Close		Hampshire Hampshire	RG24 9YR RG24 9YJ	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£182,406 £261,495	£216,685 £278,080
158409 158420	HP841097 HP847288	Freehold Freehold	6 Dormie Close 7 Dormie Close	1	Hampshire Hampshire	RG24 9YR RG24 9YJ	House House	3	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£182,406 £134,500	£216,685
158419 158418	HP847288 HP847288	Freehold Freehold	9 Dormie Close 13 Dormie Close	1	Hampshire Hampshire	RG24 9YJ RG24 9YJ	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£110,000 £110,000	
158410 158415	HP860631 HP860631	Freehold Freehold	27 Dormie Close 29 Dormie Close	1	Hampshire Hampshire	RG24 9YJ RG24 9YJ	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£222,680 £183,949	£285,303 £216,685
158412 158408	HP860631 HP860631	Freehold Freehold	31 Dormie Close 33 Dormie Close	1	Hampshire Hampshire	RG249YJ RG249YJ	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£183,949 £222,680	£216,685 £285,303
158384 158383	HP852391 HP852391	Freehold Freehold	11A Dormie Close 13A Dormie Close	1	Hampshire Hampshire	RG249YJ RG249YJ	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£255,508 £220,277	£306,971 £285,303
100444 100445	HP818738 HP818738	Freehold Freehold	1 Fairway Road 3 Fairway Road	1	Hampshire Hampshire	RG249YQ RG249YQ	Bungalow Bungalow	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£175,328 £178,781	£241,965 £241,965
158386 158403 158405	pending pending	Freehold Freehold Freehold	2 Stymie Close 3 Stymie Close 5 Stymie Close	1	Hampshire Hampshire	RG24 9YR RG24 9YR RG24 9YR	House	3 3 2	GN Affordable Rent Shared Ownership	Not Available Not Available	MV-T EUV-SH EUV-SH	£213,913 £129,400 £97,700	£285,303
158405 158399 158387	pending pending pending	Freehold Freehold	5 styrnie Close 7 Styrnie Close 8 Styrnie Close	1	Hampshire Hampshire Hampshire	RG249YR RG249YR	House House House	2	Shared Ownership Shared Ownership GN Affordable Rent	Not Available Not Available	EUV-SH MV-T	£106,600 £213.913	£285.303
158401 158388	pending pending	Freehold Freehold	9 Styrnie Close 10 Styrnie Close	1	Hampshire Hampshire	RG249YR RG249YR	House House	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£108,500 £231.398	£285,303 - £285,303
158402 158400	pending pending	Freehold Freehold	11 Stymie Close 13 Stymie Close	1	Hampshire Hampshire	RG249YR RG249YR	House House	2 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£81,400 £106,600	-
158390 158404	pending pending	Freehold Freehold	14 Stymie Close 15 Stymie Close		Hampshire Hampshire	RG249YR RG249YR	House	3 2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£220,277 £97,700	£285,303
158398 158392	pending pending	Freehold Freehold	17 Stymie Close 21 Stymie Close	1	Hampshire Hampshire	RG24 9YR RG24 9YR	House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£107,500 £57,900	
158393 158394	pending pending	Freehold Freehold	23 Stymie Close 25 Stymie Close	1	Hampshire Hampshire	RG24 9YR RG24 9YR	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£69,000 £58,900	:
158395 158396	pending pending	Freehold Freehold	27 Stymie Close 29 Stymie Close	1	Hampshire Hampshire	RG24 9YR RG24 9YR	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£85,400 £79,100	
158397 158478	pending HP842578	Freehold Freehold	31 Stymie Close 1 Torque Close	1	Hampshire Hampshire	RG24 9YR RG24 9YN	Flat House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£85,400 £112,100	:
158471 158479	HP852390 HP842578	Freehold Freehold	2 Torque Close 3 Torque Close	1	Hampshire Hampshire	RG249YL RG249YN	House House	4	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£255,506 £110,000	£306,971
158469 158472	HP852390 HP842578	Freehold Freehold	4 Torque Close 5 Torque Close	1	Hampshire Hampshire	RG249YL RG249YN	House House	4	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£255,506 £112,100	£306,971
158115 158116	ON351413 ON351413	Freehold Freehold	2 Russet Drive 4 Russet Drive	(	Oxfordshire Oxfordshire	OX14 4BF OX14 4BF	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£219,631 £219,631	£227,520 £227,520
158117 158118	ON353915 ON353915	Freehold Freehold	6 Bartlett Place 8 Bartlett Place	(	Dxfordshire Dxfordshire	OX14 4BG OX14 4BG	House House	2	GN Affordable Rent GN Affordable Rent CN Affordable Rent	B B	MV-T MV-T	£177,796 £177,796	£184,183 £184,183
158122 158123	ON353915 ON353915	Freehold Freehold	16 Bartlett Place 14 Bartlett Place 13 Partlett Place	(	Oxfordshire Oxfordshire	OX14 4BG OX14 4BG	House House	3	GN Affordable Rent GN Affordable Rent Shared Ownership	B B Not Augilable	MV-T MV-T	£219,631 £219,631	£227,520 £227,520
158124 158125 158126	ON353915 ON353915 ON355870	Freehold Freehold Freehold	12 Bartlett Place 10 Bartlett Place 23 Bartlett Place	c	Dxfordshire Dxfordshire Dxfordshire	OX14 4BG OX14 4BG OX14 4BG	House House House	3 3 2	Shared Ownership Shared Ownership GN Affordable Rent	Not Available Not Available R	EUV-SH EUV-SH MV-T	£135,600 £135,600 £177,796	£184.183
158126 158127 158128	ON355870 ON357298	Freehold Freehold	23 Bartlett Place 25 Bartlett Place 27 Bartlett Place	c	Dxfordshire Dxfordshire Dxfordshire	OX14 4BG OX14 4BG OX14 4BG	House House House	2 2 2	GN Affordable Rent GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£177,796 £177,796 £177,796	£184,183 £184,183 £184.183
158129 158130	ON357298 ON357298	Freehold Freehold	29 Bartlett Place 31 Bartlett Place	C	Oxfordshire Oxfordshire	OX144BG OX144BG	House House	2 2	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£177,796 £177,796	£184,183 £184,183
158131 158132	ON357298 ON354838	Freehold Freehold	33 Bartlett Place 3 Bartlett Place	(	Oxfordshire Oxfordshire	OX144BG OX144BG	House House	2 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£177,796 £177,796	£184,183 £184,183
158133 158119	ON354838 ON359676	Freehold Freehold	1 Bartlett Place 10 Russet Drive	(	Dxfordshire Dxfordshire	OX144BG OX144BF	House	2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£177,796 £98,500	£184,183
158120 158121	ON359676 ON359676	Freehold Freehold	12 Russet Drive 14 Russet Drive	(	Oxfordshire Oxfordshire	OX14 4BF OX14 4BF	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£58,100 £118,200	
160555 160556	BK518155 BK518155	Freehold Freehold	10 Reed Gardens 9 Reed Gardens		Berkshire Berkshire	RG75FT RG75FT	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£128,400 £128,400	
160557 160558	BK518155 BK518155	Freehold Freehold	8 Reed Gardens 7 Reed Gardens		Berkshire Berkshire	RG75FT RG75FT	House House	2 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£128,400 £128,400	-
160559 160560	BK511543 BK511543	Freehold Freehold	36 Reed Gardens 35 Reed Gardens		Berkshire Berkshire	RG7 5FT RG7 5FT	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£114,612 £114,612	£237,939 £237,939
160550 160551	BK511925 BK511925	Freehold Freehold	Flat 34 Reed Gardens Flat 33 Reed Gardens		Berkshire Berkshire	RG7 5FT RG7 5FT	Flat Flat	2	GN Social Rent GN Social Rent	c c	MV-T MV-T	£94,256 £90,779	£190,351 £190,351
160552 160553	BK511925 BK511925	Freehold Freehold	Flat 32 Reed Gardens Flat 31 Reed Gardens		Berkshire Berkshire	RG7 5FT RG7 5FT	Flat Flat	2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£90,779 £90,779	£190,351 £190,351
160554 160561	BK511925 BK511544	Freehold Freehold	Flat 30 Reed Gardens 29 Reed Gardens		Berkshire Berkshire	RG7 5FT RG7 5FT	Flat House	2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£94,256 £114,612	£190,351 £237,939
160562 160563	BK511544 BK511544	Freehold Freehold	28 Reed Gardens 27 Reed Gardens		Berkshire Berkshire	RG7 5FT RG7 5FT	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£114,612 £117,044	£237,939 £237,939
159980 159981	DN700926 DN700926	Freehold Freehold	Flat 36 Bugle Place Flat 34 Bugle Place		Devon Devon	TQ121GZ TQ121GZ	Flat Flat	1 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£104,586 £118,531	£108,343 £122,788
159982 159983	DN700926 DN700926	Freehold Freehold	Flat 38 Bugle Place Flat 40 Bugle Place		Devon Devon	TQ121GZ TQ121GZ	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£118,531 £118,531	£122,788 £122,788
159984 159985	DN700926 DN700926	Freehold Freehold	Flat 42 Bugle Place Flat 44 Bugle Place		Devon Devon	TQ121GZ TQ121GZ	Flat Flat	1 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£104,586 £118,531	£108,343 £122,788
159986 159987	DN700926 DN700926	Freehold Freehold	Flat 46 Bugle Place Flat 48 Bugle Place		Devon Devon	TQ121GZ TQ121GZ	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£118,531 £104,586	£122,788 £108,343
159988 159989	DN700926 DN700926	Freehold Freehold	Flat 50 Bugte Place Flat 54 Bugte Place		Devon Devon	TQ121GZ TQ121GZ	Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T	£118,531 £118,531	£122,788 £122,788
159990 159991	DN700926 DN700926	Freehold Freehold	Flat 52 Bugle Place Flat 58 Bugle Place		Devon Devon	TQ121GZ TQ121GZ	Flat Flat	2	GN Affordable Rent GN Affordable Rent CN Affordable Rent	B B	MV-T MV-T	£104,586 £118,531	£108,343 £122,788
159992 159993	DN700926 DN700926	Freehold Freehold	Flat 56 Bugle Place Flat 62 Bugle Place		Devon Devon	TQ121GZ TQ121GZ	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£104,586 £118,531	£108,343 £122,788

UPRN 159994	Title DN700926	FH / LH Freehold	Flat 60 Bugle Place	ss 2 Address 3 County Devon	Postcode roperty Tyr Bedroon TQ12 1GZ Flat 1	ms Business Stream GN Affordable Rent	В	MV-T	n EUV-SH £104,586	MV-T £108,343
160753	HP845721	Freehold	14 Battenberg Close	Hampshire	SO517AG House 3	GN Affordable Rent	B	MV-T	£223,283	£288,734
160755	HP845721	Freehold	12 Battenberg Close	Hampshire	SO517AG House 2	GN Affordable Rent	B	MV-T	£187,076	£238,174
160756	HP845721	Freehold	11 Battenberg Close	Hampshire	SO517AG House 2	GN Affordable Rent	B	MV-T	£187,076	£238,174
160757	HP845721	Freehold	10 Battenberg Close	Hampshire	SO517AG House 2	GN Affordable Rent	B	MV-T	£187,076	£238,174
160758	HP845721	Freehold	9 Battenberg Close	Hampshire	SO517AG House 2	GN Affordable Rent	B	MV-T	£187,076	£238,174
160759	HP845721	Freehold	8 Battenberg Close	Hampshire	SO517AG House 2	GN Affordable Rent	B	MV-T	£187,076	£238,174
160760	HP845721	Freehold	7 Battenberg Close	Hampshire	SO517AG House 2	GN Affordable Rent	B	MV-T	£187,076	£238,174
160761	HP845721	Freehold	6 Battenberg Close	Hampshire	SO517AG House 2	GN Affordable Rent	R	MV-T	£187,076	£238,174
160762 160754	HP845721 HP845721	Freehold Freehold	5 Battenberg Close 4 Battenberg Close	Hampshire	SO517AG House 3	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£223,283 £130,400	£288,734
160763	HP845721	Freehold	3 Battenberg Close	Hampshire Hampshire	SO517AG House 2	Shared Ownership	Not Available	EUV-SH	£130,400	
160764	HP845721	Freehold	2 Battenberg Close	Hampshire	SO517AG House 2	Shared Ownership	Not Available	EUV-SH	£133,700	£288,734
160765	HP845721	Freehold	1 Battenberg Close	Hampshire	SO517AG House 3	GN Affordable Rent	B	MV-T	£223,283	
160766	HP847878	Freehold	7 Treviglio Close	Hampshire	SO517AF House 3	Shared Ownership	Not Available	EUV-SH	£160,500	
160770	HP847878	Freehold	9 Treviglio Close	Hampshire	SO517AF House 3	Shared Ownership	Not Available	EUV-SH	£173,800	
160772	HP847878	Freehold	15 Treviglio Close	Hampshire	SO517AF House 2	Shared Ownership	Not Available	EUV-SH	£122,300	
160773	HP847878	Freehold	17 Treviglio Close	Hampshire	SO517AF House 2	Shared Ownership	Not Available	EUV-SH	£122,300	
160784 160774	HP847878 HP857422	Freehold Freehold	19 Treviglio Close 52 Treviglio Close	Hampshire	SO517AF House 2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£128,400 £223,283	£288,734
160775	HP857422	Freehold	50 Treviglio Close	Hampshire Hampshire	SO517AF House 3	GN Affordable Rent	В	MV-T	£223,283	£288,734
160776	HP857422	Freehold	48 Treviglio Close	Hampshire	SO517AF House 3	GN Affordable Rent	B	MV-T	£223,283	£288,734
160777	HP857422	Freehold	46 Treviglio Close	Hampshire	SO517AF House 2	GN Affordable Rent	B	MV-T	£187,076	£238,174
160778	HP857422	Freehold	44 Treviglio Close	Hampshire	SO517AF House 2	GN Affordable Rent	B	MV-T	£187,076	£238,174
160779	HP857422	Freehold	42 Treviglio Close	Hampshire	SO517AF House 3	GN Affordable Rent	B	MV-T	£223,283	£288,734
160780	HP857422	Freehold	40 Treviglio Close	Hampshire	SO517AF House 3	GN Affordable Rent	B	MV-T	£223,283	£288,734
160781	HP857422	Freehold	38 Treviglio Close	Hampshire	SO517AF House 2	GN Affordable Rent	B	MV-T	£187.076	£238.174
160782	HP857422	Freehold	36 Treviglio Close	Hampshire	SO517AF House 2	GN Affordable Rent	В	MV-T	£187,076	£238,174
160783	HP857422	Freehold	34 Treviglio Close	Hampshire	SO517AF House 3	GN Affordable Rent		MV-T	£223,283	£288,734
160078 160079	DT452160	Freehold	25 Westworth Way	Dorset	BH317BG House 2	Shared Ownership	Not Available	EUV-SH	£67,900	-
160080	DT452160 DT452160	Freehold Freehold	26 Westworth Way 27 Westworth Way	Dorset Dorset	BH317BG House 2 BH317BG House 3	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£101,900 £215,458	£281,691
160081	DT452160	Freehold	28 Westworth Way Flat 1 Hazel House 17 Westworth Way	Dorset	BH317BG House 3	GN Affordable Rent	B	MV-T	£215,458	£281,691
160084	DT452160	Freehold		Dorset	BH317BL Flat 2	GN Affordable Rent	B	MV-T	£158,217	£180,571
160085	DT452160	Freehold	Flat 2 Hazel House 17 Westworth Way	Dorset	BH317BL Flat 2	GN Affordable Rent	B	MV-T	£160,183	£180,571
160086	DT452160	Freehold	Flat 3 Hazel House 17 Westworth Way	Dorset	BH317BL Flat 2	GN Affordable Rent	B	MV-T	£160,183	£180,571
160087	DT452160	Freehold	Flat 4 Hazel House 17 Westworth Way	Dorset	BH317BL Flat 2	GN Affordable Rent	B	MV-T	£162,151	£180,571
160088	DT452160	Freehold	Flat 5 Hazel House 17 Westworth Way	Dorset	BH317BL Flat 2	GN Affordable Rent	B	MV-T	£152,919	£180,571
160089	DT452160	Freehold	Flat 6 Hazel House 17 Westworth Way	Dorset	BH317BL Flat 2	GN Affordable Rent	В	MV-T	£160,183	£180,571
160090	DT452160	Freehold	Flat 7 Hazel House 17 Westworth Way	Dorset	BH317BL Flat 1	GN Affordable Rent	B	MV-T	£108,072	£111,954
160091	DT452160	Freehold	Flat 8 Hazel House 17 Westworth Way	Dorset	BH317BL Flat 1	GN Affordable Rent	B	MV-T	£108,072	£111,954
160092	DT452160	Freehold	Flat 9 Hazel House 17 Westworth Way	Dorset	BH317BL Flat 1	GN Affordable Rent	B	MV-T	£108,072	£111,954
160093	DT452160	Freehold	29 Westworth Way	Dorset	BH317BG House 3	Shared Ownership	Not Available	EUV-SH	£128,400	
160094	DT452160	Freehold	30 Westworth Way	Dorset	BH317BG House 3	Shared Ownership	Not Available	EUV-SH	£128,400	£252,800
161291	DT465507	Freehold	2 Sea Clover Lane	Dorset	DT49GN House 3	GN Affordable Rent	B	MV-T	£188,800	
161298	DT465507	Freehold	4 Sea Clover Lane	Dorset	DT4 9GN House 2	Shared Ownership	Not Available	EUV-SH	£76,700	
161299	DT465507	Freehold	6 Sea Clover Lane	Dorset	DT4 9GN House 3	Shared Ownership	Not Available	EUV-SH	£140.400	
161300	DT465507	Freehold	8 Sea Clover Lane	Dorset	DT4 9GN House 2	Shared Ownership	Not Available	EUV-SH	£68,200	
161301	DT465507	Freehold	10 Sea Clover Lane	Dorset	DT4 9GN House 3	Shared Ownership	Not Available	EUV-SH	£100.300	
161302	DT465507	Freehold	12 Sea Clover Lane	Dorset	DT4 9GN House 2	GN Affordable Rent	В	MV-T	£156,897	£205,851
161303	DT465507	Freehold	22 Sea Clover Lane	Dorset	DT4 9GN House 2	GN Affordable Rent	B	MV-T	£156,897	£205,851
161304	DT465507	Freehold	20 Sea Clover Lane	Dorset	DT4 9GN House 3	GN Affordable Rent	B	MV-T	£188,800	£252,800
161305	DT465507	Freehold	18 Sea Clover Lane	Dorset	DT4 9GN House 2	GN Affordable Rent	B	MV-T	£156,897	£205,851
161306	DT465507	Freehold	16 Sea Clover Lane	Dorset	DT4 9GN House 2	GN Affordable Rent	B	MV-T	£156,897	£205,851
161307	DT465507	Freehold	14 Sea Clover Lane	Dorset	DT4 9GN House 3	GN Affordable Rent	B	MV-T	£188,800	£252,800
161308	DT465507	Freehold	24 Sea Clover Lane	Dorset	DT4 9GN House 3	GN Affordable Rent	B	MV-T	£188.800	£252.800
161309	DT465507	Freehold	26 Sea Clover Lane	Dorset	DT4 9GN House 2	GN Affordable Rent	В	MV-T	£156,897	£205,851
155063	BK491956	Freehold	18 Potter Way	Berkshire	RG41 5SJ House 4	GN Social Rent		MV-T	£123,690	£316,119
155064	BK491956	Freehold	20 Potter Way	Berkshire	RG415SJ House 2	Shared Ownership	Not Available	EUV-SH	£98,100	
155065	BK491956	Freehold	22 Potter Way	Berkshire	RG415SJ House 2	Shared Ownership	Not Available	EUV-SH	£98,100	
155066	BK491956	Freehold	24 Potter Way	Berkshire	RG415SJ House 2	Shared Ownership	Not Available	EUV-SH	£99,500	
155068	BK491956	Freehold	11 Bowyer Way	Berkshire	RG415RX House 4	GN Social Rent	B	MV-T	£123,690	£316,119
155069	BK491956	Freehold	9 Bowyer Way	Berkshire	RG415RX House 4	GN Social Rent	B	MV-T	£123,690	£316,119
155070	BK491956	Freehold	7 Bowyer Way	Berkshire	RG415RX House 4	GN Social Rent	B	MV-T	£123,690	£316,119
155073	BK491956	Freehold	9 Bell Road	Berkshire	RG415RW House 4	GN Social Rent	B	MV-T	£123,690	£316,119
155072 156386	BK491956 BK492750	Freehold Freehold	7 Bell Road 7 Barrett Drive	Berkshire	RG41 5RW House 4	GN Social Rent Shared Ownership	B Not Available	MV-T EUV-SH	£123,690 £117,000	£316,119
156387	BK492750	Freehold	9 Barrett Drive	Berkshire Berkshire	RG41 5RU House 2	Shared Ownership	Not Available	EUV-SH	£72,800	
156388	BK492750	Freehold	11 Barrett Drive	Berkshire	RG415RU House 3	Shared Ownership	Not Available	EUV-SH	£108,000	£271,931
156389	BK492750	Freehold	15 Barrett Drive	Berkshire	RG415RU House 3	GN Social Rent	B	MV-T	£118,690	
156390	BK492750	Freehold	17 Barrett Drive	Berkshire	RG415RU House 2	GN Social Rent	B	MV-T	£112,378	£197,150
156391	BK492750	Freehold	19 Barrett Drive	Berkshire	RG415RU House 3	GN Social Rent	B	MV-T	£118,690	£271,931
156393	BK492750	Freehold	7 Glasspool Road	Berkshire	RG415SB House 2	Shared Ownership	Not Available	EUV-SH	£94,900	
156394	BK492750	Freehold	9 Glasspool Road	Berkshire	RG415SB House 2	Shared Ownership	Not Available	EUV-SH	£94.900	
156395	BK492750	Freehold	11 Glasspool Road	Berkshire	RG415SB House 2	Shared Ownership	Not Available	EUV-SH	£94,900	£237.939
156783	BK506850	Freehold	16 Bowyer Way	Berkshire	RG415RX House 2	GN Social Rent	B	MV-T	£111.499	
156784	BK506850	Freehold	18 Bowyer Way	Berkshire	RG41 5RX House 2	GN Social Rent	В	MV-T	£110,682	£237,939
156785	BK506850	Freehold	20 Bowyer Way	Berkshire	RG415RX House 2	Shared Ownership	Not Available	EUV-SH	£102,400	
156786	BK506850	Freehold	22 Bowyer Way	Berkshire	RG415RX House 3	Shared Ownership	Not Available	EUV-SH	£102,400	
156787	BK506850	Freehold	24 Bowyer Way	Berkshire	RG415RX House 2	Shared Ownership	Not Available	EUV-SH	£86,600	
156789	BK506897	Freehold	66 Duffet Drive	Berkshire	RG415RZ House 2	Shared Ownership	Not Available	EUV-SH	£102,400	
156790	BK506897	Freehold	68 Duffet Drive	Berkshire	RG415RZ House 2	Shared Ownership	Not Available	EUV-SH	£94,500	
156791	BK506897	Freehold	23 Bowyer Way	Berkshire	RG415RX House 2	Shared Ownership	Not Available	EUV-SH	£102,400	
156792	BK506897	Freehold	21 Bowyer Way	Berkshire	RG415RX House 2	Shared Ownership	Not Available	EUV-SH	£102,400	
156793	BK506897	Freehold	19 Bowyer Way	Berkshire	RG415RX House 2	Shared Ownership	Not Available	EUV-SH	£102,400	
156794	BK506897	Freehold	17 Bowyer Way	Berkshire	RG41 5RX House 2	Shared Ownership Shared Ownership	Not Available	EUV-SH	£102,400	
156795 156796	BK506897 BK506850	Freehold Freehold	15 Bowyer Way 45 Duffet Drive	Berkshire Berkshire	RG415RX House 2 RG415RZ House 3	Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£102,400 £102,400	
156797	BK506850	Freehold	47 Duffet Drive	Berkshire	RG415RZ House 3	Shared Ownership	Not Available	EUV-SH	£94,500	
156798	BK506850	Freehold	49 Duffet Drive	Berkshire	RG415RZ House 3	Shared Ownership	Not Available	EUV-SH	£79,500	
156800	BK508259	Freehold	6 Joseph Close	Berkshire	RG415SP House 2	Shared Ownership	Not Available	EUV-SH	£94,500	
156801	BK508259	Freehold	7 Joseph Close	Berkshire	RG415SP House 2	Shared Ownership	Not Available	EUV-SH	£102,400	
156802	BK508259	Freehold	8 Joseph Close	Berkshire	RG415SP House 2	Shared Ownership	Not Available	EUV-SH	£102,400	
156804	BK515110	Freehold	5 Rushall Place	Berkshire	RG415SY House 2	Shared Ownership	Not Available	EUV-SH	£78,800	
156805 156806	BK515110	Freehold	7 Rushall Place	Berkshire	RG415SY House 2	Shared Ownership	Not Available Not Available	EUV-SH	£94,500	
156807	BK515110 BK515110	Freehold Freehold	9 Rushall Place 11 Rushall Place	Berkshire Berkshire	RG415SY House 3	Shared Ownership GN Social Rent	В	EUV-SH MV-T	£143,300 £119,511	£333,115
161047	BK510065	Freehold	10 Hutton Close	Berkshire	RG141HF House 3	GN Social Rent	B	MV-T	£111,359	£305,922
161048	BK510065	Freehold	11 Hutton Close	Berkshire	RG141HF House 2	GN Social Rent	B	MV-T	£99,715	£203,948
161049	BK510065	Freehold	12 Hutton Close	Berkshire	RG141HF House 2	GN Social Rent	B	MV-T	£100,521	£203,948
161050	BK510065	Freehold	14 Hutton Close	Berkshire	RG141HF House 2	GN Social Rent	B	MV-T	£100,521	£203,948
161051	BK510065	Freehold	Flat 15 Hutton Close	Berkshire	RG141HF Flat 1	Supported self-contained	B	MV-T	£104,286	£122,677
161052	BK510065	Freehold	Flat 16 Hutton Close	Berkshire	RG141HF Flat 1	GN Social Rent	B	MV-T	£77,761	£129,167
161064	BK510065	Freehold	17 Hutton Close	Berkshire	RG141HF House 4	Shared Ownership	Not Available	EUV-SH	£215,100	-
161065	BK508377	Freehold	18 Hutton Close	Berkshire	RG141HF House 2	Shared Ownership	Not Available	EUV-SH	£105,300	
161066	BK508377	Freehold	19 Hutton Close 20 Hutton Close	Berkshire	RG141HF House 2	Shared Ownership	Not Available	EUV-SH	£114,000	
161067 161068	BK508377 BK508377	Freehold Freehold	21 Hutton Close	Berkshire Berkshire	RG141HF House 2 RG141HF House 3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£126,400 £168,500	
161053	BK510065	Freehold	Flat 22 Hutton Close	Berkshire	RG141HF Flat 2	GN Social Rent	B	MV-T	£92,403	£169,957
161054	BK510065	Freehold	Flat 23 Hutton Close	Berkshire	RG141HF Flat 2	GN Social Rent	B	MV-T	£88,750	£169,957
161055	BK510065	Freehold	Flat 24 Hutton Close	Berkshire	RG141HF Flat 2	GN Social Rent	B	MV-T	£89,151	£169,957
161056	BK510065	Freehold	Flat 25 Hutton Close	Berkshire	RG141HF Flat 2	GN Social Rent	B	MV-T	£89,151	£169,957
161057	BK510065	Freehold	Flat 26 Hutton Close	Berkshire	RG141HF Flat 2	GN Social Rent	B	MV-T	£88,749	£169,957
161058	BK510065	Freehold	Flat 27 Hutton Close	Berkshire	RG141HF Flat 2	GN Social Rent	B	MV-T	£89,151	£169,957
161059	BK510065	Freehold	Flat 28 Hutton Close	Berkshire	RG141HF Flat 2	GN Social Rent	B	MV-T	£88,848	£169,957
161060	BK510065	Freehold	Flat 29 Hutton Close	Berkshire	RG141HF Flat 2	GN Social Rent	B	MV-T	£88,346	£169,957
161061 161062	BK510065 BK510065	Freehold Freehold	Flat 30 Hutton Close Flat 31 Hutton Close	Berkshire	RG141HF Flat 2 RG141HF Flat 2	GN Social Rent GN Social Rent	В	MV-T MV-T	£88,346 £89,151	£169,957 £169,957
161063	BK510065	Freehold	Flat 32 Hutton Close	Berkshire Berkshire	RG141HF Flat 2	GN Social Rent	B B	MV-T	£91,589	£169,957
161069	BK508377	Freehold	Flat 51 Hutton Close	Berkshire	RG141HF Flat 2	Shared Ownership	Not Available	EUV-SH	£90,300	
161070	BK508377	Freehold	Flat 52 Hutton Close	Berkshire	RG141HF Flat 2	Shared Ownership	Not Available	EUV-SH	£90,300	
161071	BK508377	Freehold	Flat 53 Hutton Close	Berkshire	RG141HF Flat 2	Shared Ownership	Not Available	EUV-SH	£90,300	-
161072	BK508377	Freehold	Flat 54 Hutton Close	Berkshire	RG141HF Flat 2	Shared Ownership	Not Available	EUV-SH	£75,200	
161073	BK508377	Freehold	Flat 55 Hutton Close	Berkshire	RG141HF Flat 2	Shared Ownership	Not Available	EUV-SH	£94,300	
161074	BK508377	Freehold	Flat 56 Hutton Close	Berkshire	RG141HF Flat 2	Shared Ownership	Not Available	EUV-SH	£94,300	
161075	BK508377	Freehold	Flat 57 Hutton Close	Berkshire	RG141HF Flat 2	Shared Ownership	Not Available	EUV-SH	£90,100	
157800	BK500522	Freehold	Flat 93 William Heelas Way	Berkshire	RG401LN Flat 2	Shared Ownership	Not Available	EUV-SH	£60,100	
157799 157802	BK500522 BK500522	Freehold Freehold	Flat 95 William Heelas Way Flat 97 William Heelas Way	Berkshire Berkshire	RG40 1LN Flat 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£80,400 £74,200	
157801	BK500522	Freehold	Flat 99 William Heelas Way	Berkshire	RG40 1LN Flat 2	Shared Ownership	Not Available	EUV-SH	£78,200	
157804	BK500522	Freehold	Flat 101 William Heelas Way	Berkshire	RG40 1LN Flat 2	Shared Ownership	Not Available	EUV-SH	£80,400	
157803	BK500522	Freehold	Flat 103 William Heelas Way	Berkshire	RG40 1LN Flat 2	Shared Ownership	Not Available	EUV-SH	£61,900	
157813	BK500524	Freehold	15 Beechey Place	Berkshire	RG40 1LP House 2	GN Social Rent	B	EUV-SH	£100,425	
157809	BK500524	Freehold	11 Beechey Place	Berkshire	RG40 1LP House 2	GN Social Rent	B	EUV-SH	£100,425	
157810	BK500524	Freehold	9 Beechey Place	Berkshire	RG40 1LP House 2	GN Social Rent	B	EUV-SH	£100,425	-
157811	BK500524	Freehold	7 Beechey Place	Berkshire	RG40 1LP House 2	GN Social Rent	B	EUV-SH	£100,425	
157812 157807	BK500524 BK500524	Freehold Freehold	5 Beechey Place	Berkshire	RG40 1LP House 2	GN Social Rent GN Social Rent	B B	EUV-SH EUV-SH	£100,425 £100,425	-
157814	BK502389	Leasehold	3 Beechey Place Flat 12 Beechey Place Flat 10 Receiver Place	Berkshire Berkshire	RG40 1LQ Flat 1	GN Affordable Rent	В	EUV-SH	£156,374	
157815	BK502389	Leasehold	Flat 10 Beechey Place	Berkshire	RG40 1LQ Flat 2	GN Affordable Rent	B	EUV-SH	£191,271	
157816	BK502389	Leasehold	Flat 8 Beechey Place	Berkshire	RG40 1LQ Flat 1	GN Affordable Rent	B	EUV-SH	£156,374	
157817	BK502389	Leasehold	Flat 6 Beechey Place	Berkshire	RG40 1LQ Flat 2	GN Affordable Rent	B	EUV-SH	£191,271	-
157818	BK502389	Leasehold	Flat 4 Beechey Place	Berkshire	RG40 1LQ Flat 2	GN Affordable Rent	B	EUV-SH	£198,600	
157819	BK502389	Leasehold	Flat 2 Beechey Place	Berkshire	RG40 1LQ Flat 2	GN Affordable Rent	B	EUV-SH	£191,271	
157820	BK502389	Leasehold	Flat 24 Beechey Place	Berkshire	RG40 1LQ Flat 1	GN Affordable Rent	B	EUV-SH	£156,374	
157821	BK502389	Leasehold	Flat 22 Beechey Place	Berkshire	RG40 1LQ Flat 2	GN Affordable Rent	B	EUV-SH	£191,271	
157822	BK502389	Leasehold	Flat 20 Beechey Place	Berkshire	RG40 1LO Flat 1	GN Affordable Rent	B	EUV-SH	£156,374	
157823 157824	BK502389 BK502389	Leasehold Leasehold	Flat 18 Beechey Flace Flat 18 Beechey Place Flat 16 Beechey Place	Berkshire Berkshire	RG40 1LQ Flat 2 RG40 1LO Flat 2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£191,271 £191,271	-
157825	BK502389	Leasehold	Flat 14 Beechey Place	Berkshire	RG40 1LQ Flat 2	GN Affordable Rent	В	EUV-SH	£191,271	
157826	BK502389	Leasehold	Flat 36 Beechey Place	Berkshire	RG40 1LQ Flat 1	GN Affordable Rent	B	EUV-SH	£156,374	
157827	BK502389	Leasehold	Flat 34 Beechey Place	Berkshire	RG40 1LQ Flat 2	GN Affordable Rent	B	EUV-SH	£191,271	
157828	BK502389	Leasehold	Flat 32 Beechey Place	Berkshire	RG40 1LQ Flat 1	GN Affordable Rent	B	EUV-SH	£156,374	-
157829	BK502389	Leasehold	Flat 30 Beechey Place	Berkshire	RG40 1LQ Flat 2	GN Affordable Rent	B	EUV-SH	£191,271	
157830	BK502389	Leasehold	Flat 28 Beechey Place	Berkshire	RG40 1LQ Flat 2	GN Affordable Rent	B	EUV-SH	£191,271	
157831	BK502389	Leasehold	Flat 26 Beechey Place	Berkshire	RG40 1LQ Flat 2	GN Affordable Rent	B	EUV-SH	£199,021	
159473	ON358409	Freehold	7 Croft Meadow	Oxfordshire	SN7 8FG House 2	Shared Ownership	Not Available	EUV-SH	£116,200	£202,240
159475	ON358409	Freehold	6 Croft Meadow	Oxfordshire	SN7 8FG House 2	GN Affordable Rent	C	MV-T	£183,949	
159475 159476 159477	ON358409 ON358409	Freehold Freehold	5 Croft Meadow 4 Croft Meadow	Oxfordshire Oxfordshire	SN7 8FG House 2 SN7 8FG House 2	GN Affordable Rent GN Affordable Rent	C	MV-T MV-T	£186,069 £186,069	£202,240 £202,240 £202,240
10047 /	JM3004U9	riceilota	4 CIDIT PRODUM	Oxtorustiire	on a condition of	OV Annorable Rent	·	-19-1	2100,001	£0£,£40

UPRN 159478	Title ON358409	FH / LH Freehold	Address 1 3 Croft Meadow	Address 2 Address 3	County Oxfordshire	Postcode SN7 8FG	roperty Tyr Bo House	drooms 2	Business Stream GN Affordable Rent	С	Basis of Valuation MV-T	£195,227	MV-T £202,240
159474 161249	ON358409 WT456772	Freehold Freehold	2 Croft Meadow 1 Homington Terrace		Oxfordshire Wiltshire	SN7 8FG SN3 6FU	House House	3	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£120,200 £191,896	£256,411
161250 161251	WT456772 WT456772	Freehold Freehold	2 Homington Terrace 3 Homington Terrace		Wittshire	SN3 6FU SN3 6FU	House House	4	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£241,391 £191,896	£270,857 £256,411
161252 161254	WT456772 WT456773	Freehold Freehold	4 Homington Terrace 1 Clyffe Close		Wiltshire Wiltshire	SN3 6FU SN3 6FR	House House	3	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£132,400 £191,896	£256,411
161255	WT456773	Freehold Freehold	2 Clyffe Close		Wiltshire Wiltshire	SN3 6FR	House	3	Shared Ownership	Not Available	EUV-SH	£85,200	-
161256 160237	WT456773 WT457254	Freehold	3 Clyffe Close 21 Dalby Strand		Wiltshire	SN3 6FR SN1 7DB	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£90,300 £100,300	
160238 160239	WT457254 WT457254	Freehold Freehold	19 Dalby Strand 17 Dalby Strand		Wittshire Wittshire	SN1 7DB SN1 7DB	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£100,300 £83,600	-
160240 160241	WT457254 WT457254	Freehold Freehold	15 Datby Strand 11 Datby Strand		Wiltshire Wiltshire	SN1 7DB SN1 7DB	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£66,700 £95,300	1
160242	WT457254	Freehold	9 Dalby Strand		Wiltshire	SN1 7DB	House	3	Shared Ownership	Not Available	EUV-SH	£113,300	
160243 160244	WT460014 WT460014	Freehold Freehold	Flat 1 McGregor House Dalby Strand Flat 2 McGregor House Dalby Strand		Wiltshire Wiltshire	SN1 7DD SN1 7DD	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£62,200 £74,200	:
160245 160246	WT460014 WT460014	Freehold Freehold	Flat 3 McGregor House Dalby Strand Flat 4 McGregor House Dalby Strand		Wiltshire Wiltshire	SN1 7DD SN1 7DD	Flat Flat	1	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£82,200 £46,600	-
160247 160248	WT460014 WT460014	Freehold Freehold	Flat 5 McGregor House Dalby Strand Flat 6 McGregor House Dalby Strand		Wiltshire Wiltshire	SN1 7DD SN1 7DD	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£71,500 £82,200	-
160251	WT460014	Freehold	Flat 9 McGregor House Dalby Strand		Wiltshire	SN1 7DD	Flat	2	Shared Ownership	Not Available Not Available	EUV-SH	£82,200	-
160252 160253	WT459605 WT459605	Freehold Freehold	Flat 1 Watermill House Chaddington Strand Flat 2 Watermill House Chaddington Strand		Wiltshire Wiltshire	SN1 7DS SN1 7DS	Flat Flat	2	Shared Ownership Shared Ownership	Not Available	EUV-SH EUV-SH	£79,200 £81,200	:
160254 160255	WT459605 WT459605	Freehold Freehold	Flat 3 Watermill House Chaddington Strand Flat 4 Watermill House Chaddington Strand		Wiltshire Wiltshire	SN1 7DS SN1 7DS	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£69,900 £78,200	-
160256 160257	WT459605 WT459605	Freehold Freehold	Flat 5 Watermill House Chaddington Strand Flat 6 Watermill House Chaddington Strand		Wiltshire	SN1 7DS SN1 7DS	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£76,200 £78.200	-
160258 160259	WT459605 WT459605	Freehold Freehold	Flat 7 Watermill House Chaddington Strand Flat 8 Watermill House Chaddington Strand		Wiltshire Wiltshire	SN1 7DS SN1 7DS	Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£76,200 £78,200	-
157592	ON346702	Freehold	6 Norseman Road		Berkshire	OX12 0GB	House	2	Shared Ownership	Not Available	EUV-SH	£46,100	
157593 158235	ON346702 ON346702	Freehold Freehold	8 Norseman Road 4 Horsa Close		Berkshire Berkshire	OX12 0GB OX12 0GD	House House	3	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH EUV-SH	£111,100 £196,654	
158236 158241	ON346702 ON346702	Freehold Freehold	6 Horsa Close 8 Horsa Close		Berkshire Berkshire	OX12 0GD OX12 0GD	House House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£195,467 £195,467	-
158242 158243	ON346702 ON346702	Freehold Freehold	10 Horsa Close 12 Horsa Close		Berkshire Berkshire	OX12 0GD OX12 0GD	House House	2	GN Affordable Rent GN Affordable Rent	В	EUV-SH EUV-SH	£195,467 £195,467	-
158244	ON346702	Freehold	14 Horsa Close		Berkshire	OX12 0GD	House	3	GN Affordable Rent	В	EUV-SH	£223,956	-
158245 158247	ON346702 ON346702	Freehold Freehold	7 Horsa Close 5 Horsa Close		Berkshire Berkshire	OX12 0GD OX12 0GD	House House	2	GN Affordable Rent GN Affordable Rent	В	EUV-SH EUV-SH	£195,467 £195,467	
158248 158237	ON346702 ON354458	Freehold Freehold	3 Horsa Close 18 Norseman Road		Berkshire Berkshire	OX12 0GD OX12 0GB	House House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£195,467 £258,296	
158238 158262	ON354458 ON354458	Freehold Freehold	20 Norseman Road 26 Windsor Street		Berkshire Berkshire	OX12 0GB OX12 0FZ	House	4	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£258,296 £195,467	
158263	ON354458	Freehold	28 Windsor Street		Berkshire	OX12 0FZ	House	2	GN Affordable Rent	В	EUV-SH	£192,927	
158264 158265	ON354458 ON354458	Freehold Freehold	30 Windsor Street 32 Windsor Street		Berkshire Berkshire	OX12 0FZ OX12 0FZ	House House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£195,205 £195,467	
158266 158267	ON354458 ON354458	Freehold Freehold	35 Windsor Street 33 Windsor Street		Berkshire Berkshire	OX12 0FZ OX12 0FZ	House House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£172,138 £261,281	
158268 158269	ON354458 ON354458	Freehold Freehold	31 Windsor Street 29 Windsor Street		Berkshire Berkshire	OX12 0FZ OX12 0FZ	House	3	GN Affordable Rent GN Affordable Rent	В В	EUV-SH EUV-SH	£196,654 £233.461	
158270	ON354458	Freehold	27 Windsor Street		Berkshire	OX12 0FZ	House	3	GN Affordable Rent	В	EUV-SH	£211,847	-
158271 158272	ON355117 ON355117	Freehold Freehold	17 Windsor Street 15 Windsor Street		Berkshire Berkshire	OX12 0FZ OX12 0FZ	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£111,100 £103,600	
158249 158250	ON357737 ON357737	Freehold Freehold	15 Mustang Road 11 Mustang Road		Berkshire Berkshire	OX12 0GA OX12 0GA	House House	3	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£227,323 £227,323	
158251 158252	ON357737 ON357737	Freehold Freehold	9 Mustang Road 7 Mustang Road		Berkshire Berkshire	OX12 0GA OX12 0GA	House House	3	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£227,323 £227,323	
158253	ON357737	Freehold	5 Mustang Road		Berkshire	OX12 0GA	House	4	GN Affordable Rent	В	EUV-SH	£254,408	-
158254 158255	ON357737 ON357737	Freehold Freehold	3 Mustang Road 4 Mustang Road		Berkshire Berkshire	OX12 0GA OX12 0GA	House House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£190,564 £190,564	
158256 158257	ON357737 ON357737	Freehold Freehold	6 Mustang Road 8 Mustang Road		Berkshire Berkshire	OX12 0GA OX12 0GA	House House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£190,564 £190,564	
158258 158259	ON357737 ON357737	Freehold Freehold	10 Mustang Road 12 Mustang Road		Berkshire Berkshire	OX12 0GA OX12 0GA	House House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£190,564 £190,564	
158260	ON357737	Freehold	14 Mustang Road		Berkshire	OX12 0GA	House	2	GN Affordable Rent	В	EUV-SH	£183,728	-
158273 158274	ON355117 ON355117	Freehold Freehold	11 Windsor Street 9 Windsor Street		Berkshire Berkshire	OX12 0FZ OX12 0FZ	House House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£227,323 £190,564	:
158275 158276	ON355117 ON355117	Freehold Freehold	7 Windsor Street 4 Windsor Street		Berkshire Berkshire	OX12 0FZ OX12 0FZ	House House	3	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£227,323 £190,564	
158277 158278	ON355117 ON355117	Freehold Freehold	6 Windsor Street 8 Windsor Street		Berkshire Berkshire	OX12 0FZ OX12 0FZ	House House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£190,564 £190.564	
158280	ON350678	Freehold	4 Wellington Street		Berkshire	OX12 0GF	House	3	GN Affordable Rent	В	EUV-SH	£233,461	-
158281 158282	ON350678 ON350678	Freehold Freehold	6 Wellington Street 8 Wellington Street		Berkshire Berkshire	OX12 0GF OX12 0GF	House House	4	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£180,751 £258,296	:
158283 158284	ON350678 ON350678	Freehold Freehold	10 Wellington Street 12 Wellington Street		Berkshire Berkshire	OX12 0GF OX12 0GF	House House	2	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£186,313 £195,467	
158285 158288	ON350678 ON346703	Freehold Freehold	14 Wellington Street Flat 42 Liberator Lane		Berkshire Berkshire	OX12 0GF OX12 0FW	House	4	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£258,296 £95.957	
158289 158290	ON346703 ON346703	Freehold Freehold	Flat 38 Liberator Lane Flat 40 Liberator Lane		Berkshire Berkshire	OX12 0PW OX12 0PW	Flat	1	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£95,957 £95,957	
158291	ON346703	Freehold	Flat 48 Liberator Lane		Berkshire	OX12 0PW	Flat Flat	1	GN Affordable Rent	В	EUV-SH	£95,957	-
158292 158293	ON346703 ON346703	Freehold Freehold	Flat 44 Liberator Lane Flat 46 Liberator Lane		Berkshire Berkshire	OX12 0FW OX12 0FW	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£95,957 £95,957	
158294 158295	ON346703 ON346703	Freehold Freehold	Flat 54 Liberator Lane Flat 50 Liberator Lane		Berkshire Berkshire	OX12 0PW OX12 0PW	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	EUV-SH EUV-SH	£95,957 £95,957	-
158296 159431	ON346703 HP835784	Freehold Freehold	Flat 52 Liberator Lane Flat 3 Osprey House Hurst Avenue		Berkshire Hampshire	OX12 0PW GU17 9FB	Flat	1	GN Affordable Rent Shared Ownership	B Not Available	EUV-SH EUV-SH	£95,957 £91,200	
159432	HP835784	Freehold	Flat 1 Osprey House Hurst Avenue		Hampshire	GU179FB	Flat	1	Shared Ownership	Not Available	EUV-SH	£52,700	-
159433 159434	HP835784 HP835784	Freehold Freehold	Flat 2 Osprey House Hurst Avenue Flat 6 Osprey House Hurst Avenue		Hampshire Hampshire	GU179FB GU179FB	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£99,500 £99,500	
159435 159436	HP835784 HP835784	Freehold Freehold	Flat 4 Osprey House Hurst Avenue Flat 5 Osprey House Hurst Avenue		Hampshire Hampshire	GU179FB GU179FB	Flat Flat	1 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£79,100 £99,500	-
159437 159439	HP835784 HP835784	Freehold Freehold	Flat 9 Osprey House Hurst Avenue Flat 8 Osprey House Hurst Avenue		Hampshire Hampshire	GU179FB GU179FB	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£82,900 £79.100	-
159440	HP835784	Freehold	Flat 41 Hurst Avenue		Hampshire	GU179EZ	Flat	2	Shared Ownership	Not Available	EUV-SH	£99,500	-
159441 159443	HP841396 HP841396	Freehold Freehold	Flat 32 Hurst Avenue Flat 3 Pipit House Hurst Avenue		Hampshire Hampshire	GU179EZ GU179FD	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£101,900 £112,100	-
159444 159445	HP841396 HP841396	Freehold Freehold	Flat 1 Pipit House Hurst Avenue Flat 2 Pipit House Hurst Avenue		Hampshire Hampshire	GU179FD GU179FD	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£54,300 £73,300	-
159446 159447	HP841396 HP841396	Freehold Freehold	Flat 6 Pipit House Hurst Avenue Flat 4 Pipit House Hurst Avenue		Hampshire Hampshire	GU179FD GU179FD	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£102,700 £33,900	-
159448 159449	HP841396 HP841396	Freehold Freehold	Flat 5 Pipit House Hurst Avenue Flat 9 Pipit House Hurst Avenue		Hampshire Hampshire	GU179FD GU179FD	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£112,100 £112,100	-
159450	HP841396	Freehold	Flat 7 Pipit House Hurst Avenue		Hampshire	GU179FD	Flat	1	Shared Ownership	Not Available	EUV-SH	£81,500	-
159451 159639	HP841396 HP843131	Freehold Freehold	Flat 8 Pipit House Hurst Avenue 31 Yeomans Lane		Hampshire Hampshire	GU179FD GU179FG	Flat House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£112,100 £136,500	
159641 159646	HP843131 HP843131	Freehold Freehold	33 Yeomans Lane 35 Yeomans Lane		Hampshire Hampshire	GU179FG GU179FG	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£134,500 £136,500	
159648 159650	HP843131 HP843131	Freehold Freehold	37 Yeomans Lane 39 Yeomans Lane		Hampshire Hampshire	GU179FG GU179FG	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£156,900 £130,800	:
159662 159635	HP843131 HP843131	Freehold Freehold	Flat 41 Yeomans Lane 43 Yeomans Lane		Hampshire Hampshire	GU179FG GU179FG	Flat House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£122,300 £134,500	-
159637	HP843131	Freehold	45 Yeomans Lane		Hampshire	GU179FG	House	2	Shared Ownership	Not Available	EUV-SH	£134,500	
159640 159647	HP843131 HP843131	Freehold Freehold	47 Yeomans Lane 49 Yeomans Lane		Hampshire Hampshire	GU179FG GU179FG	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£136,500 £136,500	
159643 159636	HP843131 HP843131	Freehold Freehold	51 Yeomans Lane 53 Yeomans Lane		Hampshire Hampshire	GU179FG GU179FG	House House	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£125,200 £259,517	£310,582
159658 159659	HP843131 HP843131	Freehold Freehold	55 Yeomans Lane Flat 57 Yeomans Lane		Hampshire Hampshire	GU179FG GU179FG	House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£259,517 £174,310	£310,582
159644	HP843131	Freehold	59 Yeomans Lane		Hampshire	GU179FG	House	2	Shared Ownership	Not Available	EUV-SH	£134,500	£180,571
159638 159649	HP843131 HP843131	Freehold Freehold	61 Yeomans Lane 63 Yeomans Lane		Hampshire Hampshire	GU179FG GU179FG	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£112,100 £134,500	
159642 159645	HP843131 HP843131	Freehold Freehold	65 Yeomans Lane 60 Yeomans Lane		Hampshire Hampshire	GU179FG GU179FG	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£156,900 £154,400	
159634 159675	HP843131 HP841400	Freehold Freehold	58 Yeomans Lane 48 Wright Avenue		Hampshire Hampshire	GU179FG GU179FL	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£156,900 £130,800	
159676	HP841400	Freehold	46 Wright Avenue		Hampshire	GU179FL	House	3	Shared Ownership	Not Available	EUV-SH	£156,900	
159677 159678	HP841400 HP841400	Freehold Freehold	Flat 1 Teal House Wright Avenue Flat 2 Teal House Wright Avenue		Hampshire Hampshire	GU179FN GU179FN	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£81,500 £91,100	
159679 159682	HP841400 HP841400	Freehold Freehold	Flat 3 Teal House Wright Avenue Flat 6 Teal House Wright Avenue		Hampshire Hampshire	GU179FN GU179FN	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£113,300 £110,300	
159684 159686	HP841400 HP841400	Freehold Freehold	Flat 7 Teal House Wright Avenue Flat 8 Teal House Wright Avenue		Hampshire Hampshire	GU179FN GU179FN	Flat	1	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£78,200 £79,500	
159683	HP841400	Freehold	Flat 4 Teal House Wright Avenue		Hampshire	GU179FN	Flat	2	Shared Ownership	Not Available	EUV-SH	£109,300	-
159690 159681	HP841400 HP841400	Freehold Freehold	Flat 5 Teal House Wright Avenue Flat 11 Teal House Wright Avenue		Hampshire Hampshire	GU179FN GU179FN	Flat Flat	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£56,700 £101,100	
159688 159685	HP841400 HP841400	Freehold Freehold	Flat 12 Teal House Wright Avenue Flat 9 Teal House Wright Avenue		Hampshire Hampshire	GU179FN GU179FN	Flat Flat	1 2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£79,500 £109,300	
159698 159699	HP841400 HP841400	Freehold Freehold	Flat 44 Wright Avenue Flat 42 Wright Avenue		Hampshire Hampshire	GU179FL GU179FL	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£174,310 £174,310	£180,571 £180,571
159701 159700	HP841400 HP841400	Freehold Freehold	54 Yeomans Lane		Hampshire	GU179FG GU179FG	House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£260,421 £260,421	£310,582 £310,582
159702	HP841400	Freehold	52 Yeomans Lane 50 Yeomans Lane		Hampshire Hampshire	GU179FG	House	3	GN Affordable Rent	В	MV-T	£260,421	£310,582 £310,582
159697 159118	HP841400 HP835780	Freehold Freehold	Flat 48 Yeomans Lane Flat 1 Swift House Yeomans Lane		Hampshire Hampshire	GU179FG GU179FJ	Flat Flat	2 1	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£81,500 £108,072	£111,954
159134 159135	HP835780 HP835780	Freehold Freehold	Flat 2 Swift House Yeomans Lane Flat 5 Swift House Yeomans Lane		Hampshire Hampshire	GU179FJ GU179FJ	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£135,962 £108,072	£140,846 £111,954
159136 159133	HP835780 HP835780	Freehold Freehold	Flat 6 Swift House Yeomans Lane Flat 3 Swift House Yeomans Lane		Hampshire Hampshire	GU179FJ GU179FJ	Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£108,072 £108,072	£111,954 £111,954
159137	HP835780	Freehold	Flat 4 Swift House Yeomans Lane		Hampshire	GU179FJ	Flat	2	GN Affordable Rent	В	MV-T	£135,962	£140,846
159138 159139	HP835780 HP835780	Freehold Freehold	Flat 9 Swift House Yeomans Lane Flat 10 Swift House Yeomans Lane		Hampshire Hampshire	GU179FJ GU179FJ	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£108,072 £108,072	£111,954 £111,954
159140 159141	HP835780 HP835780	Freehold Freehold	Flat 7 Swift House Yeomans Lane Flat 8 Swift House Yeomans Lane		Hampshire Hampshire	GU179FJ GU179FJ	Flat Flat	1 2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£108,072 £135,962	£111,954 £140,846
159132 159119	HP835805 HP835805	Freehold Freehold	Flat 1 Sandpiper House Yeomans Lane Flat 2 Sandpiper House Yeomans Lane		Hampshire Hampshire	GU179FH GU179FH	Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£135,962 £108,072	£140,846 £111,954
159120 159121	HP835805 HP835805	Freehold Freehold	Flat 2 Sandpiper House Yeomans Lane Flat 4 Sandpiper House Yeomans Lane Flat 4 Sandpiper House Yeomans Lane		Hampshire Hampshire	GU179FH GU179FH	Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£108,072 £108,072	£111,954 £111,954
159121 159122	HP835805 HP835805	Freehold Freehold	Flat 4 Sandpiper House Yeomans Lane Flat 5 Sandpiper House Yeomans Lane		Hampshire Hampshire	GU179FH GU179FH	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£108,072 £135,962	£111,954 £140,846

UPRN 159123	Title HP835805	FH / LH Freehold	Address 1 Flat 6 Sandpiper House Yeomans Lane	Address 2 Address 3	County Hampshire	Postcode GU179FH	roperty Tys B Flat	edrooms 1	Business Stream GN Affordable Rent	В	Basis of Valuatio MV-T	n EUV-SH £108,072	MV-T £111,954
159124 159125	HP835805 HP835805	Freehold Freehold	Flat 7 Sandpiper House Yeomans Lane Flat 8 Sandpiper House Yeomans Lane		Hampshire Hampshire	GU179FH GU179FH	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£108,072 £108,072	£111,954 £111,954
159126 159127	HP835805 HP835805	Freehold Freehold	Flat 9 Sandpiper House Yeomans Lane Flat 10 Sandpiper House Yeomans Lane		Hampshire Hampshire	GU179FH GU179FH	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£135,962 £108,072	£140,846 £111,954
159102 159103	HP835819 HP835819	Freehold Freehold	38 Yeomans Lane 36 Yeomans Lane		Hampshire Hampshire	GU179FG GU179FG	House	3	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£160,700 £196,766	£231,131
159104	HP835819	Freehold Freehold	34 Yeomans Lane Flat 32 Yeomans Lane		Hampshire	GU179FG	House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£196,766 £135,962	£231,131
159111 159112	HP835819 HP835819	Freehold	30 Yeomans Lane		Hampshire Hampshire	GU179FG GU179FG	Flat House	3	Shared Ownership	Not Available	EUV-SH	£156,900	£140,846
159113 159114	HP835819 HP835819	Freehold Freehold	28 Yeomans Lane 26 Yeomans Lane		Hampshire Hampshire	GU179FG GU179FG	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£143,500 £147,300	
159105 159115	HP835819 HP835819	Freehold Freehold	24 Yeomans Lane 22 Yeomans Lane		Hampshire Hampshire	GU179FG GU179FG	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£204,167 £245,609	£231,131 £310,582
159116 159106	HP835819 HP835819	Freehold	20 Yeomans Lane 18 Yeomans Lane		Hampshire Hampshire	GU179FG GU179FG	House	4	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£245,609 £204,167	£310,582 £231,131
159107	HP835819	Freehold Freehold	16 Yeomans Lane		Hampshire	GU179FG	House House	3	GN Affordable Rent	B B	MV-T	£230,383	£278,080
157646 157647	HP833060 HP833060	Freehold Freehold	11 Darby Close 9 Darby Close		Hampshire Hampshire	GU179FF GU179FF	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£204,167 £204,167	£231,131 £231,131
157648 157649	HP833060 HP833060	Freehold Freehold	7 Darby Close 5 Darby Close		Hampshire Hampshire	GU179FF GU179FF	House House	2	GN Affordable Rent Shared Ownership	B Not Available	MV-T EUV-SH	£204,167 £46,500	£231,131
157650 157651	HP833060 HP833060	Freehold Freehold	3 Darby Close 4 Darby Close		Hampshire Hampshire	GU179FF GU179FF	House	2	Shared Ownership GN Affordable Rent	Not Available B	EUV-SH MV-T	£139,800 £230,383	- £278.080
157652	HP833060	Freehold	6 Darby Close		Hampshire	GU179FF	House	2	GN Affordable Rent	В	MV-T	£204,167	£231,131
157653 157654	HP833060 HP833060	Freehold Freehold	8 Darby Close 10 Darby Close		Hampshire Hampshire	GU179FF GU179FF	House House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£204,167 £204,167	£231,131 £231,131
157655 157656	HP833060 HP833060	Freehold Freehold	12 Darby Close 14 Darby Close		Hampshire Hampshire	GU179FF GU179FF	House	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£204,167 £230,383	£231,131 £278,080
158903 158904	HP839445 HP839445	Freehold Freehold	13 Darby Close 15 Darby Close		Hampshire Hampshire	GU179FF GU179FF	House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£230,383 £230.383	£278,080 £278,080
158905	HP839445	Freehold	17 Darby Close		Hampshire	GU179FF	House	3	GN Affordable Rent	В	MV-T	£230,383	£278,080
158906 158898	HP839445 HP835819	Freehold Freehold	19 Darby Close 18 Darby Close		Hampshire Hampshire	GU179FF GU179FF	House House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£230,383 £230,383	£278,080 £278,080
158897 158899	HP835819 HP835819	Freehold Freehold	16 Darby Close 20 Darby Close		Hampshire Hampshire	GU179FF GU179FF	House	3	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£230,383 £230,383	£278,080 £278,080
158900 158901	HP835819 HP835819	Freehold Freehold	22 Darby Close 24 Darby Close		Hampshire Hampshire	GU179FF GU179FF	House House	3	GN Affordable Rent GN Affordable Rent	B	MV-T MV-T	£230,383 £230,383	£278,080 £278,080
158902 157633	HP835819 HP827804	Freehold Freehold	26 Darby Close		Hampshire	GU179FF GU179AT	House Flat	3	GN Affordable Rent GN Affordable Rent	В	MV-T MV-T	£230,383 £135,962	£278,080 £140,846
157634	HP827804	Freehold	Flat 1 Lapwing House Hurst Avenue Flat 2 Lapwing House Hurst Avenue		Hampshire Hampshire	GU179AT	Flat	2	GN Affordable Rent	В	MV-T	£135,962	£140,846
157635 157636	HP827804 HP827804	Freehold Freehold	Flat 3 Lapwing House Hurst Avenue Flat 4 Lapwing House Hurst Avenue		Hampshire Hampshire	GU179AT GU179AT	Flat Flat	2	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£135,962 £108,072	£140,846 £111,954
157637 157638	HP827804 HP827804	Freehold Freehold	Flat 5 Lapwing House Hurst Avenue Flat 6 Lapwing House Hurst Avenue		Hampshire Hampshire	GU179AT GU179AT	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£108,072 £108,072	£111,954 £111,954
157639	HP827804	Freehold	Flat 7 Lapwing House Hurst Avenue		Hampshire	GU179AT	Flat	2	GN Affordable Rent	В	MV-T	£135,962	£140,846
157640 157641	HP827804 HP827804	Freehold Freehold	Flat 8 Lapwing House Hurst Avenue Flat 9 Lapwing House Hurst Avenue		Hampshire Hampshire	GU179AT GU179AT	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£135,962 £108,072	£140,846 £111,954
157642 157643	HP827804 HP827804	Freehold Freehold	Flat 10 Lapwing House Hurst Avenue Flat 11 Lapwing House Hurst Avenue		Hampshire Hampshire	GU179AT GU179AT	Flat Flat	1	GN Affordable Rent GN Affordable Rent	B B	MV-T MV-T	£108,072 £108,072	£111,954 £111,954
157644 51000	HP827804 AV120661	Freehold Freehold	Flat 12 Lapwing House Hurst Avenue 28 Daneacre Road		Hampshire Somerset	GU179AT BA33JS	Flat House	2	GN Affordable Rent GN Social Rent	B D	MV-T MV-T	£135,962 £78,837	£140,846 £166,558
51000 51001 50997	AV125342 AV132823	Freehold Freehold	37 Woodborough Road 26 Dartmouth Walk		Somerset	BA3 3JE BS31 2NZ	House House	2	GN Social Rent GN Affordable Rent	C D	MV-T MV-T	£67,748 £149,172	£152,961 £216,685
50984	AV133713	Freehold	22 Bickford Close		Avon Gloucestershire	BS30 8SF	House	2	GN Social Rent	D	MV-T	£71,610	£183,553
50988 61895	AV134928 AV144153	Freehold Leasehold	42 Kennmoor Close 25 Cranham		Gloucestershire Gloucestershire	BS30 8BD BS37 4JT	House House	3	GN Social Rent GN Social Rent	D D	MV-T MV-T	£70,239 £81,031	£183,553 £166,558
50987 61887	AV149740 AV169798	Freehold Freehold	60 Glanville Gardens 15 Sandhurst		Avon Gloucestershire	BS15 9WX BS37 4JQ	House House	2	GN Social Rent GN Social Rent	D C	MV-T MV-T	£71,736 £79,654	£166,558 £166,558
51009 50993	AV175701 AV19298	Freehold Freehold	9 Daglands 40B Orchard Road		Somerset Avon	BA2 OPR BS15 9TN	House House	3	GN Social Rent GN Social Rent	D D	MV-T MV-T	£77,763 £78,928	£163,158 £193,751
50897	AV202634	Freehold	10 Palmers Leaze		Gloucestershire	BS32 0HE	House	2	GN Social Rent	С	MV-T	£76,235	£166,558
61120 61122	AV39835 AV39835	Freehold Freehold	1 Ashgrove Place 4 Ashgrove Place		Avon Avon	BS7 9LG BS7 9LG	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£113,600 £85,500	-
61124 61125	AV39835 AV39835	Freehold Freehold	6 Ashgrove Place 8 Ashgrove Place		Avon	BS79LG BS79LG	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£85,500 £85,500	-
61126 61127	AV39835 AV39835	Freehold Freehold	9 Ashgrove Place 10 Ashgrove Place		Avon Avon	BS7 9LG BS7 9LG	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£85,500 £85,500	
50983 50985	AV43683 AV77777	Freehold Freehold	47 Ferndale Avenue		Gloucestershire Gloucestershire	BS30 9XS BS30 8LB	House	2	GN Social Rent GN Social Rent	C	MV-T MV-T	£74,090 £70,239	£166,558 £183,553
58321	BK107293	Freehold	5 Lees Lane 155 Curling Way		Berkshire	RG142PU	House House	3	GN Social Rent	C	MV-T	£103,293	£217,545
53758 58893	BK140031 BK140208	Freehold Freehold	8 Chesterton Road 44 Dunn Crescent		Berkshire Berkshire	RG183UH RG179UH	House House	2	GN Social Rent GN Social Rent	D D	MV-T MV-T	£99,026 £100,848	£231,141 £197,150
53762 53741	BK141409 BK144392	Freehold Freehold	172 Sagecroft Road 26 Eliot Close		Berkshire Berkshire	RG183BQ RG183UG	House House	3	GN Social Rent GN Social Rent	E D	MV-T MV-T	£108,515 £99,035	£231,141 £231,141
54760 54756	BK155979 BK167089	Freehold Freehold	165 Derwent Road 36 Derwent Road		Berkshire Berkshire	RG193UP RG193UT	House House	2	GN Social Rent GN Social Rent	C	MV-T MV-T	£100,431 £100,431	£180,154 £180,154
60349 53610	BK177895 BK179512	Freehold Freehold	37 Austen Gardens 92A Park Avenue		Berkshire Berkshire	RG14 7UB RG18 4LL	House House	3	GN Social Rent GN Social Rent	C	MV-T MV-T	£85,812 £104,019	£237,939 £305,922
58163	BK193161	Freehold	70 Gaywood Drive		Berkshire	RG142PR	House	3	GN Social Rent	С	MV-T	£99,282	£217,545
58246 60448	BK200639 BK202527	Freehold Freehold	34 Cresswell Road 27 Dickens Walk		Berkshire Berkshire	RG142PH RG147UQ	House House	3	GN Social Rent GN Social Rent	C D	MV-T MV-T	£95,627 £85,815	£217,545 £237,939
60633 60644	BK206099 BK207542	Freehold Freehold	52 The Nightingales 71 The Nightingales		Berkshire Berkshire	RG147UJ RG147UJ	House House	3	GN Social Rent GN Social Rent	C	MV-T MV-T	£85,815 £85,812	£237,939 £237,939
54008 60444	BK208412 BK208683	Freehold Freehold	4 Chiltern View 16 Dickens Walk		Berkshire Berkshire	RG8 8TF RG14 7UQ	House House	3	GN Social Rent GN Social Rent	C D	MV-T MV-T	£105,847 £85,812	£292,325 £237,939
58301 59374	BK215431 BK224325	Freehold Freehold	32 Curling Way 1 Priory Avenue		Berkshire Berkshire	RG142PX RG170BQ	House	3	GN Social Rent GN Social Rent	c	MV-T MV-T	£96,901 £98,580	£217,545 £217,545
53554	BK224335	Freehold	41 Park Avenue		Berkshire	RG184LH	House	3	GN Social Rent	C	MV-T	£99,728	£207,347
60188 60508	BK237532 BK257505	Freehold Freehold	77 Middle Close 39 Ewing Way		Berkshire Berkshire	RG146HB RG147UF	House House	3	GN Social Rent GN Social Rent	D C	MV-T MV-T	£101,163 £85,812	£224,343 £237,939
55252 59120	BK260428 BK265734	Freehold Freehold	65 College Piece 23 Atherton Crescent		Berkshire Berkshire	RG7 3XH RG17 0LE	House House	3	GN Social Rent GN Social Rent	C	MV-T MV-T	£100,740 £109,309	£200,549 £217,545
60629 60533	BK266547 BK269220	Freehold Freehold	48 The Nightingales 4 Gaskell Mews		Berkshire Berkshire	RG14 7UJ RG14 7UP	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£109,263 £109,178	£237,939 £237,939
53949 54618	BK270017 BK274596	Freehold Freehold	33 Lister Close 85 Longcroft Road		Berkshire Berkshire	RG8 8DB RG19 4OS	House	4	GN Social Rent GN Social Rent	C C	MV-T MV-T	£111,274 £106.824	£305,922 £220.944
53573	BK275075	Freehold	61 Park Avenue		Berkshire	RG184LH	House	3	GN Social Rent	С	MV-T	£104,153	£207,347
59156 58170	BK275448 BK278126	Freehold Freehold	4 Lancaster Square 90 Gaywood Drive		Berkshire Berkshire	RG170AH RG142PL	House House	3	GN Social Rent GN Social Rent	C D	MV-T MV-T	£110,532 £95,627	£217,545 £217,545
58204 54143	BK286924 BK288803	Freehold Freehold	33 Avon Way 48 Wakemans Copse		Berkshire Berkshire	RG142PF RG88JE	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£95,627 £107,111	£217,545 £292,325
54637 62215	BK299065 BK315120	Freehold Freehold	98 Paynesdown Road 79 Mount Road		Berkshire Berkshire	RG193TD RG184LE	House House	3	GN Social Rent GN Social Rent	C	MV-T MV-T	£112,640 £105,424	£214,145 £207,347
52798	BK318767	Freehold	280 Liverpool Road		Berkshire	RG13PJ	House	3	GN Social Rent	С	MV-T	£94,342	£210,746
52799 52800	BK318767 BK318767	Freehold Freehold	282 Liverpool Road 284 Liverpool Road		Berkshire Berkshire	RG13PJ RG13PJ	House House	3	GN Social Rent GN Social Rent	c	MV-T MV-T	£94,342 £94,342	£210,746 £210,746
52801 52802	BK318767 BK318767 / BK322770	Freehold Freehold	286 Liverpool Road 288 Liverpool Road		Berkshire Berkshire	RG13PJ RG13PJ	House House	3 5	GN Affordable Rent GN Social Rent	D C	MV-T MV-T	£214,672 £146,487	£223,908 £475,879
52803 52804	BK318767 BK318767	Freehold Freehold	290 Liverpool Road 292 Liverpool Road		Berkshire Berkshire	RG13PJ RG13PJ	House House	2	GN Affordable Rent GN Affordable Rent	D D	MV-T MV-T	£178,588 £175,529	£195,017 £195,017
52805 52807	BK318767 BK318767	Freehold Freehold	294 Liverpool Road 298 Liverpool Road		Berkshire Berkshire	RG13PJ RG13PJ	House House	2	GN Social Rent GN Social Rent	c	MV-T MV-T	£83,390 £83,390	£183,553 £183,553
53592	BK328400	Freehold	92 Park Avenue		Berkshire	RG18 4LL	House	3	GN Social Rent	C	MV-T	£96,050	£183,553 £207,347
61409 61410	BK330435 & BK325086 BK330435 & BK325086	Freehold Freehold	48 Stranraer Gardens 49 Stranraer Gardens		Berkshire Berkshire	SL1 3TF SL1 3TF	House House	1	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£74,200 £74,200	
61412 61413	BK330435 BK330435	Freehold Freehold	52 Stranraer Gardens 53 Stranraer Gardens		Berkshire Berkshire	SL1 3TF SL1 3TF	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£80,400 £79,000	
60810 60811	BK343028 BK343028	Freehold Freehold	2 Greyberry Copse Road 4 Greyberry Copse Road		Berkshire Berkshire	RG198XB RG198XB	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£109,686 £109,686	£258,334 £258,334
60812 60813	BK343028 BK343028	Freehold Freehold	6 Greyberry Copse Road 8 Greyberry Copse Road		Berkshire Berkshire	RG198XB RG198XB	House House	4	GN Social Rent GN Social Rent	c	MV-T MV-T	£172,645 £172.645	£560,857 £560.857
60818	BK343028	Freehold	18 Greyberry Copse Road		Berkshire	RG198XB	House	4	GN Social Rent	С	MV-T	£172,645	£560,857
60819 60820	BK343028 BK343028	Freehold Freehold	20 Greyberry Copse Road 22 Greyberry Copse Road		Berkshire Berkshire	RG198XB RG198XB	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£172,645 £101,928	£560,857 £258,334
60821 60780	BK343028 BK343028	Freehold Freehold	24 Greyberry Copse Road 50 Pigeons Farm Road		Berkshire Berkshire	RG198XB RG198XD	House House	3	GN Social Rent GN Social Rent	c c	MV-T MV-T	£109,686 £107,555	£258,334 £258,334
60781 60782	BK343028 BK343028	Freehold Freehold	52 Pigeons Farm Road 54 Pigeons Farm Road		Berkshire Berkshire	RG198XD RG198XD	House House	4	GN Social Rent GN Social Rent	c	MV-T MV-T	£172,645 £172,645	£560,857 £560,857
60787	BK343028 BK343028 BK343028	Freehold Freehold	64 Pigeons Farm Road		Berkshire Berkshire	RG198XD	House	3	GN Social Rent	С	MV-T MV-T	£107,555	£258,334
60788 60789	BK343028	Freehold	66 Pigeons Farm Road 68 Pigeons Farm Road		Berkshire	RG198XD RG198XD	House	4	GN Social Rent GN Social Rent	C C	MV-T	£104,139 £172,645	£258,334 £560,857
60790 60791	BK343028 BK343028	Freehold Freehold	70 Pigeons Farm Road 72 Pigeons Farm Road		Berkshire Berkshire	RG198XD RG198XD	House House	4 3	GN Social Rent GN Social Rent	C	MV-T MV-T	£172,645 £107,555	£560,857 £258,334
60792 60793	BK343028 BK343028	Freehold Freehold	74 Pigeons Farm Road 79 Pigeons Farm Road		Berkshire Berkshire	RG198XD RG198XD	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£107,555 £100,129	£258,334 £258,334
60794 60795	BK343028 BK343028	Freehold Freehold	81 Pigeons Farm Road 83 Pigeons Farm Road		Berkshire Berkshire	RG198XD RG198XD	House House	3	GN Social Rent GN Social Rent	C	MV-T MV-T	£104,139 £107,555	£258,334 £258,334
60796 60797	BK343028 BK343028	Freehold	85 Pigeons Farm Road		Berkshire	RG198XD RG198XD	House	3	GN Social Rent GN Social Rent	c	MV-T MV-T	£107,555 £107,555	£258,334 £560,857
60798	BK343028	Freehold Freehold	87 Pigeons Farm Road 89 Pigeons Farm Road		Berkshire Berkshire	RG198XD	House	4	GN Social Rent	С	MV-T	£172,645	£560,857
60799 60800	BK343028 BK343028	Freehold Freehold	96 Pigeons Farm Road 98 Pigeons Farm Road		Berkshire Berkshire	RG198XD RG198XD	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£107,563 £104,139	£258,334 £258,334
60801 60802	BK343028 BK343028	Freehold Freehold	100 Pigeons Farm Road 102 Pigeons Farm Road		Berkshire Berkshire	RG198XD RG198XD	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£107,555 £106,824	£258,334 £258,334
60803 60804	BK343028 BK343028	Freehold Freehold	Flat 104 Pigeons Farm Road Flat 106 Pigeons Farm Road		Berkshire Berkshire	RG198XD RG198XD	Flat	1	GN Social Rent GN Social Rent	c	MV-T MV-T	£69,222 £69,229	£135,965 £135.965
60805 60806	BK343028 BK343028	Freehold Freehold	Flat 108 Pigeons Farm Road Flat 108 Pigeons Farm Road Flat 110 Pigeons Farm Road		Berkshire Berkshire	RG198XD RG198XD	Flat Flat	1	GN Social Rent GN Social Rent	c	MV-T MV-T	£69,222 £69,222	£135,965 £135,965
60783	BK343028	Freehold Freehold	Flat 56 Pigeons Farm Road		Berkshire	RG198XD	Flat	1	GN Social Rent	c	MV-T	£69,229	£135,965
60784 60785	BK343028 BK343028	Freehold	Flat 58 Pigeons Farm Road Flat 60 Pigeons Farm Road		Berkshire Berkshire	RG198XD RG198XD	Flat	1	GN Social Rent GN Social Rent	B C	MV-T MV-T	£69,222 £69,222	£135,965 £135,965
60786 57995	BK343028 BK343344	Freehold Freehold	Flat 62 Pigeons Farm Road 84 Cromwell Road		Berkshire Berkshire	RG198XD RG142HW	Flat House	4	GN Social Rent GN Social Rent	C C	MV-T MV-T	£71,878 £107,430	£135,965 £217,545
58412 58413	BK354940 BK354940	Freehold Freehold	1 Alder Close 2 Alder Close		Berkshire Berkshire	RG142QW RG142QW	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£95,627 £95,627	£217,545 £217,545
58414 58415	BK354940 BK354940	Freehold Freehold	3 Alder Close 4 Alder Close		Berkshire Berkshire	RG142QW RG142QW	House House	2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£86,366 £86,366	£183,553 £183,553
58416 54596	BK354940 BK368518	Freehold Freehold	5 Alder Close 1 Longcroft Road		Berkshire Berkshire	RG142QW RG194QN	House House	3	GN Social Rent GN Social Rent	c c	MV-T MV-T	£95,627 £104,139	£217,545 £220,944
54597	BK368518	Freehold	3 Longcroft Road		Berkshire	RG194QN	House	3	GN Social Rent	c	MV-T	£104,139 £104,139	£220,944 £220,944

UPRN 61676	Title BK376788	FH / LH Freehold	Address 1 Address 2 # 23 Water Lane	Berkshire	RG198SH Ho	rty Tyr Bedr ouse		Business Stream Shared Ownership	Not Available	Basis of Valuatio EUV-SH	n EUV-SH £129,200	MV-T
79438 76871	BK38932 BK72783	Freehold Freehold	7 Kingfishers 16 Caudwell Close	Berkshire Berkshire	OX127LT Ho	ouse :		SN Affordable Rent GN Social Rent	c c	MV-T MV-T	£135,962 £89,240	£140,846 £217,545
55041 55043	BK92082 BK92623	Freehold Freehold	3 Sandbrooke Walk 5 Sandbrooke Walk	Berkshire Berkshire		ouse :		GN Social Rent GN Social Rent	D E	MV-T MV-T	£114,334 £96,050	£200,549 £200,549
61013 61014	BL52634 BL52634	Freehold Freehold	17 Willow Bed Close 19 Willow Bed Close	Avon Avon		ouse :		Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£70,400 £69,300	
61015	BL52634	Freehold	20 Willow Bed Close	Avon	BS16 2WB Ho	ouse :	: :	Shared Ownership	Not Available	EUV-SH MV-T	£33,300	
50879 50880	BL59369 BL59369	Leasehold Leasehold	5 Menhyr Grove 6 Menhyr Grove	Avon Avon	BS106SX Ho	ouse :	1	GN Social Rent GN Social Rent	c c	MV-T	£85,932 £85,932	£200,549 £200,549
50881 50882	BL59369 BL59369	Leasehold Leasehold	7 Menityr Grove 8 Menityr Grove	Avon Avon		ouse :	1	GN Social Rent GN Social Rent	c c	MV-T MV-T	£85,932 £85,932	£200,549 £200,549
50883 50884	BL59369 BL59369	Leasehold Leasehold	9 Menhyr Grove 10 Menhyr Grove	Avon Avon		ouse :	1	GN Social Rent GN Social Rent	c	MV-T MV-T	£85,932 £85,932	£200,549 £200,549
50885	BL59369 BL59369	Leasehold	11 Menthyr Grove 12 Menthyr Grove	Avon	BS106SX Ho	ouse		GN Social Rent GN Social Rent	c	MV-T MV-T	£85,932	£200,549 £200,549
50886 50887	BL59369	Leasehold Leasehold	14 Menhyr Grove	Avon Avon	BS106SX Ho	ouse :		GN Social Rent	c c	MV-T	£85,935 £85,869	£200,549
50888 50889	BL59369 BL59369	Leasehold Leasehold	15 Menhyr Grove 16 Menhyr Grove	Avon Avon		ouse :	1	GN Social Rent GN Social Rent	C C	MV-T MV-T	£85,932 £85,932	£200,549 £200,549
50890 50891	BL59369 BL59369	Leasehold Leasehold	17 Menityr Grove 18 Menityr Grove	Avon Avon		ouse :		GN Social Rent GN Social Rent	C	MV-T MV-T	£85,932 £85,932	£200,549 £200,549
61241	DN301408	Freehold	36A Palmerston Street	Devon	PL1 5LL Ho	ouse :		Shared Ownership	Not Available	EUV-SH	£102,000	-
61233 61231	DN351271 DN358701	Freehold Freehold	87 Jh Taylor Drive 75 Jh Taylor Drive	Devon Devon		ouse :		Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£117,700 £104,700	
61232 61230	DN361071 DN361075	Freehold Freehold	83 Jh Taylor Drive 73 Jh Taylor Drive	Devon Devon		ouse :		Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£73,100 £71.700	
61229 61228	DN361076 DN361077	Freehold Freehold	71 Jh Taylor Drive 69 Jh Taylor Drive	Devon Devon		ouse :		Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£71,700 £71,700	-
61227	DN361079	Freehold	67 Jh Taylor Drive	Devon	EX39 1TT Ho	ouse :		Shared Ownership	Not Available	EUV-SH	£77,900	
61225 61224	DN361080 DN361081	Freehold Freehold	63 Jh Taylor Drive 61 Jh Taylor Drive	Devon Devon	EX39 1TT Ho	ouse :	! !	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£71,700 £108,400	
61236 61238	DN370667 DN370667	Freehold Freehold	96 Jh Taylor Drive 102 Jh Taylor Drive	Devon Devon		ouse :		Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£22,100 £78,500	
61237 51634	DN391381 DN444471	Freehold Freehold	100 Jh Taylor Drive 71 Fleet Street	Devon Devon		ouse :	: :	Shared Ownership GN Social Rent	Not Available D	EUV-SH MV-T	£73,600 £61,624	£115,571
61156 61157	DN478324 DN478324	Freehold Freehold	6 Lakelands Drive 8 Lakelands Drive	Devon Devon	EX4 2QB Ho	ouse :		Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£78,500 £78,500	-
61158	DN478324	Freehold	9 Lakelands Drive	Devon	EX4 2QB Ho	ouse :	! !	Shared Ownership	Not Available	EUV-SH	£79,700	
61159 61160	DN478324 DN478324	Freehold Freehold	13 Lakelands Drive 14 Lakelands Drive	Devon Devon		ouse :		Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£78,500 £78,500	
61161 61162	DN478324 DN478324	Freehold Freehold	20 Lakelands Drive 21 Lakelands Drive	Devon Devon		ouse :		Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£93,100 £91,900	-
61163	DN478324	Freehold	22 Lakelands Drive	Devon	EX4 2QB Ho	ouse :		Shared Ownership	Not Available	EUV-SH	£84,100	-
61164 61151	DN478324 DN478324	Freehold Freehold	23 Lakelands Drive 2 Windermere Close	Devon Devon	EX42QD Ho	ouse :		Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£91,900 £85,800	
61152 61153	DN478324 DN478324	Freehold Freehold	3 Windermere Close 13 Windermere Close	Devon Devon		ouse :		Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£85,800 £81,600	
61154 52080	DN478324 DN483213	Freehold Freehold	14 Windermere Close 10 Exwick Road	Devon Devon		ouse :		Shared Ownership GN Social Rent	Not Available D	EUV-SH MV-T	£88,200 £60,793	£122.369
52081	DN483213	Freehold	12 Exwick Road	Devon	EX42QH Bung	galow		GN Social Rent Shared Ownership	D	MV-T	£58,553	£122,369
60959 60944	DT113238 DT158017	Freehold Freehold	94 Rip Croft 5 Cassiobury Road	Dorset Dorset	DT4 7JN Ho	ouse :		Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£66,700 £77,600	
50010 50019	DT160345 DT160345	Freehold Freehold	Flat 1.29 St Albans Crescent Flat 10.29 St Albans Crescent	Dorset Dorset		lat :		GN Social Rent GN Social Rent	D D	MV-T MV-T	£83,705 £88,155	£149,562 £149,562
50011 50012	DT160345 DT160345	Freehold Freehold	Flat 2.29 St Albans Crescent Flat 3.29 St Albans Crescent	Dorset Dorset		lat :		GN Social Rent GN Social Rent	C	MV-T MV-T	£88,155 £81,774	£149,562 £149.562
50013	DT160345	Freehold	Flat 429 St Albans Crescent	Dorset	BH8 9EW FI	lat :	!	GN Social Rent	В	MV-T	£87,732	£149,562
50014 50015	DT160345 DT160345	Freehold Freehold	Flat 5 29 St Albans Crescent Flat 6 29 St Albans Crescent	Dorset Dorset		lat :		GN Social Rent GN Social Rent	C D	MV-T MV-T	£88,212 £83,711	£149,562 £149,562
50016 50017	DT160345 DT160345	Freehold Freehold	Flat 7 29 St Albans Crescent Flat 8 29 St Albans Crescent	Dorset Dorset		lat :	:	GN Social Rent GN Social Rent	D C	MV-T MV-T	£88,155 £83,302	£149,562 £149,562
50018 60961	DT160345 DT162567	Freehold Freehold	Flat 9 29 St Albans Crescent 19 Cunningham Close	Dorset Dorset	BH8 9EW FI	lat ouse		GN Social Rent Shared Ownership	C Not Available	MV-T EUV-SH	£83,216 £69,300	£149,562
60945	DT174838	Freehold	12 Jenner Way	Dorset	DT36RW Ho	ouse :	: :	Shared Ownership	Not Available	EUV-SH	£58,100	
50749 60888	DT241712 DT243263	Freehold Freehold	46 Palmer Road 15 Hoyal Road	Dorset Dorset		ouse :		GN Social Rent Shared Ownership	D Not Available	MV-T EUV-SH	£87,220 £87,200	£200,549
60889 60890	DT243263 DT243263	Freehold Freehold	17 Hoyal Road 21 Hoyal Road	Dorset Dorset	BH15 4HY Ho	ouse :	: :	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£87,200 £86,100	
60895	DT243263	Freehold	3 Nathan Gardens	Dorset	BH15 4JZ Ho	ouse :	: :	Shared Ownership	Not Available	EUV-SH	£86,000	
60901 60897	DT243263 DT243263	Freehold Freehold	Flat 11 Nathan Gardens Flat 5 Nathan Gardens	Dorset Dorset		lat :		Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£68,300 £68,300	
60948 50748	DT247053 DT25707	Freehold Freehold	3 Clearmount Road 14 Carisbrooke Grescent	Dorset Dorset		ouse :		Shared Ownership GN Social Rent	Not Available C	EUV-SH MV-T	£80,700 £78.648	£207.347
80908 60909	DT258901 DT258901	Leasehold Leasehold	Flat 1 Sycamore Court Flat 2 Sycamore Court	Dorset Dorset	BH8 8TW FI	lat :	: :	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£58,900 £58.900	-
60910	DT258901	Leasehold	Flat 3 Sycamore Court	Dorset	BH8 8TW FI	lat :	: :	Shared Ownership	Not Available	EUV-SH	£58,900	
60911 60912	DT258901 DT258901	Leasehold Leasehold	Flat 4 Sycamore Court Flat 5 Sycamore Court	Dorset Dorset		lat :		Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£58,900 £58,900	
60913 60914	DT258901 DT258901	Leasehold Leasehold	Flat 6 Sycamore Court Flat 7 Sycamore Court	Dorset Dorset		lat :		Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£58,900 £58,900	
60915 60916	DT258901 DT258901	Leasehold Leasehold	Flat 8 Sycamore Court	Dorset	BH8 8TW FI	lat :	! !	Shared Ownership Shared Ownership	Not Available	EUV-SH EUV-SH	£74,800 £58,900	
50366	DT272370	Freehold	Flat 9 Sycamore Court 25 Highview Gardens	Dorset Dorset	BH123HH Ho	ouse :		GN Social Rent	Not Available C	MV-T	£76,393	£180,154
50372 61779	DT272370 DT273199	Freehold Freehold	25A Highview Gardens 3 Hardwick Street	Dorset Dorset		ouse :	:	GN Social Rent Shared Ownership	C Not Available	MV-T EUV-SH	£72,738 £71,300	£180,154
60930 50297	DT274188 DT292796	Freehold Freehold	4 Foxglove Way Flat 1 Badbury Court	Dorset Dorset	DT3 6SY Ho	ouse :		Shared Ownership GN Social Rent	Not Available C	EUV-SH MV-T	£110,500 £73,029	£183,553
50306	DT292796	Freehold	Flat 10 Badbury Court	Dorset	BH22 9US FI	lat :		GN Social Rent	C	MV-T	£75,826	£183,553
50307 50308	DT292796 DT292796	Freehold Freehold	Flat 11 Badbury Court Flat 12 Badbury Court	Dorset Dorset		lat :		GN Social Rent GN Social Rent	C C	MV-T MV-T	£71,086 £68,678	£183,553 £183,553
50298 50299	DT292796 DT292796	Freehold Freehold	Flat 2 Badbury Court Flat 3 Badbury Court	Dorset Dorset		lat :		GN Social Rent GN Social Rent	C C	MV-T MV-T	£69,675 £69,675	£183,553 £183,553
50300 50301	DT292796 DT292796	Freehold Freehold	Flat 4 Badbury Court Flat 5 Badbury Court	Dorset Dorset	BH22 9US FI	lat :		GN Social Rent GN Social Rent	C	MV-T MV-T	£71,086 £74,878	£183,553 £183,553
50302	DT292796	Freehold	Flat 6 Badbury Court	Dorset	BH22 9US FI	lat :		GN Social Rent	С	MV-T	£68,678	£183,553
50303 50304	DT292796 DT292796	Freehold Freehold	Flat 7 Badbury Court Flat 8 Badbury Court	Dorset Dorset	BH22 9US FI	lat :		GN Social Rent GN Social Rent	C C	MV-T MV-T	£71,432 £74,174	£183,553 £183,553
50305 60942	DT292796 DT34681	Freehold Freehold	Flat 9 Badbury Court 55 Southfield Avenue	Dorset Dorset		lat :		GN Social Rent Shared Ownership	C Not Available	MV-T EUV-SH	£73,029 £45,700	£183,553
60946 50375	DT74932 DT83815	Freehold Freehold	27 Grove Road 17 Aspen Way	Dorset Dorset		ouse :		Shared Ownership GN Social Rent	Not Available D	EUV-SH MV-T	£61,900 £79,917	£180,154
51010 51011	GR110322 GR139402	Freehold Freehold	22 Hazeldene Road	Gloucestershire Gloucestershire	GL510QF Ho	ouse :	!	GN Social Rent GN Social Rent	D	MV-T MV-T	£66,976 £77,123	£129,167 £156,360
51012	GR159684	Freehold	29 Somergate Road 17 Honeybourne Drive	Gloucestershire	GL510QJ Ho	ouse :	!	GN Social Rent	c c	MV-T	£72,307	£129,167
61886 50990	GR194545 GR228791	Freehold Freehold	2 Woodmancote 77 Crispin Way	Gloucestershire Avon		ouse :		GN Social Rent GN Social Rent	C D	MV-T MV-T	£82,922 £78,927	£166,558 £183,553
51054 51055	GR232594 GR232594	Freehold Freehold	1 Penrith Close 2 Penrith Close	Gloucestershire Gloucestershire		galow :	:	GN Social Rent GN Social Rent	c	MV-T MV-T	£66,132 £66,132	£180,154 £180,154
51056 51057	GR232594 GR232594	Freehold Freehold	3 Penrith Close 4 Penrith Close	Gloucestershire Gloucestershire	GL513QY Bung	galow :		GN Social Rent GN Social Rent	c	MV-T MV-T	£66,132 £66,132	£180,154 £180,154
51058	GR232594	Freehold	5 Penrith Close	Gloucestershire	GL513QY Bung	galow :		GN Social Rent	c	MV-T	£66,128	£180,154
51059 51060	GR232594 GR232594	Freehold Freehold	6 Penrith Close 7 Penrith Close	Gloucestershire Gloucestershire	GL513QY Bung	galow :		GN Social Rent GN Social Rent	C C	MV-T MV-T	£66,132 £60,453	£180,154 £135,965
51061 51062	GR232594 GR232594	Freehold Freehold	8 Penrith Close 9 Penrith Close	Gloucestershire Gloucestershire		galow :		GN Social Rent GN Social Rent	D C	MV-T MV-T	£60,453 £66,132	£135,965 £180,154
51063 51064	GR232594 GR232594	Freehold Freehold	10 Penrith Close 11 Penrith Close	Gloucestershire Gloucestershire	GL513QY Bung	galow galow		GN Social Rent GN Social Rent	c c	MV-T MV-T	£60,453 £60,453	£135,965 £135,965
51065 51066	GR232594 GR232594	Freehold Freehold	12 Penrith Close	Gloucestershire	GL513QY Bung	galow		GN Social Rent	D D	MV-T MV-T	£60,453 £60,396	£135,965 £135,965
50927	GR233149	Freehold	14 Penrith Close 11 Castle Court	Gloucestershire Avon	BS348RF Ho	galow ouse :		GN Social Rent GN Social Rent	С	MV-T	£80,219	£217,545
50928 50929	GR233149 GR233149	Freehold Freehold	12 Castle Court 14 Castle Court	Avon Avon		ouse :		GN Social Rent GN Social Rent	C C	MV-T MV-T	£80,220 £83,296	£217,545 £217,545
50926 50923	GR233149 GR233149	Freehold Freehold	Flat 10 Castle Court Flat 7 Castle Court	Avon		lat lat		GN Social Rent GN Social Rent	C	MV-T MV-T	£61,544 £61.544	£129,167 £129.167
50924	GR233149	Freehold	Flat 8 Castle Court	Avon	BS348RF FI	lat :		GN Social Rent	С	MV-T	£61,259	£129,167
50925 50905	GR233149 GR233149	Freehold Freehold	Flat 9 Castle Court 1 Grange Close	Avon Avon	BS348RE Ho	lat ouse :		GN Social Rent GN Social Rent	C C	MV-T MV-T	£61,555 £73,673	£129,167 £169,957
50907 50908	GR233149 GR233149	Freehold Freehold	3 Grange Close 4 Grange Close	Avon Avon		ouse :		GN Social Rent GN Social Rent	C C	MV-T MV-T	£73,673 £73,673	£169,957 £169,957
50909 50910	GR233149 GR233149	Freehold Freehold	5 Grange Close 6 Grange Close	Avon Avon	BS348RE Ho	ouse	!	GN Social Rent GN Social Rent	c	MV-T MV-T	£73,238 £73,673	£169,957 £169,957
50911	GR233149	Freehold	7 Grange Close	Avon	BS34 8RE Ho	ouse :		GN Social Rent	c	MV-T	£75,318	£169,957
50912 50913	GR233149 GR233149	Freehold Freehold	8 Grange Close 9 Grange Close	Avon Avon	BS34 8RE Ho	ouse :		GN Social Rent GN Social Rent	c c	MV-T MV-T	£73,673 £73,238	£169,957 £169,957
50914 50915	GR233149 GR233149	Freehold Freehold	10 Grange Close 11 Grange Close	Avon Avon	BS34 8RE Ho	ouse :	!	GN Social Rent GN Social Rent	C C	MV-T MV-T	£73,673 £73,238	£169,957 £169,957
50916 50917	GR233149 GR233149	Freehold Freehold	12 Grange Close 15 Grange Close	Avon Avon	BS348RE Ho	ouse	!	GN Social Rent GN Social Rent	c	MV-T MV-T	£73,673 £80,219	£169,957 £217,545
50918	GR233149	Freehold	17 Grange Close	Avon	BS34 8RE Ho	ouse :	1	GN Social Rent	C	MV-T	£80,219	£217,545
50919 50906	GR233149 GR233149	Freehold Freehold	Flat 19 Grange Close Flat 2 Grange Close	Avon Avon	BS34 8RE FI	lat :	!	GN Social Rent GN Social Rent	c c	MV-T MV-T	£68,957 £71,593	£156,360 £156,360
50931 50933	GR233149 GR233149	Freehold Freehold	40 Kings Drive 44 Kings Drive	Avon Avon		ouse :		GN Social Rent GN Social Rent	C	MV-T MV-T	£87,926 £87,926	£217,545 £217,545
50932 61888	GR233149 GR236916	Freehold Leasehold	Flat 42 Kings Drive 47 Hardwicke	Avon Gloucestershire	BS34 8RD FI	lat :	!	GN Social Rent GN Social Rent	C D	MV-T MV-T	£78,351 £82,922	£156,360 £166.558
61855	GR242876	Freehold	1 Halls Garden	Avon	BS34 8RJ Ho	ouse :	1	GN Social Rent	С	MV-T	£93,713	£217,545
61856 61857	GR242876 GR242876	Freehold Freehold	2 Halls Garden 3 Halls Garden	Avon Avon	BS34 8RJ Ho	ouse :		GN Social Rent GN Social Rent	c c	MV-T MV-T	£93,713 £93,713	£217,545 £217,545
61858 61859	GR242876 GR242876	Freehold Freehold	4 Halls Garden 6 Halls Garden	Avon Avon		ouse o		GN Social Rent GN Social Rent	c c	MV-T MV-T	£105,310 £105,304	£282,128 £282,128
61860 61861	GR242876 GR242876	Freehold Freehold	8 Halls Garden 10 Halls Garden	Avon Avon	BS34 8RJ Ho	ouse ouse		GN Social Rent GN Social Rent	c c	MV-T MV-T	£105,304 £93,713	£282,128 £217,545
50934	GR242876	Freehold	78 Kings Drive	Avon	BS348RQ Ho	ouse :	1	GN Social Rent	С	MV-T	£95,638	£217,545
50935 61763	GR242876 GR242876	Freehold Freehold	80 Kings Drive 82 Kings Drive	Avon Avon	BS348RQ Ho	ouse :	1	GN Social Rent GN Social Rent	c c	MV-T MV-T	£95,638 £93,713	£217,545 £217,545
50937 50938	GR242876 GR242876	Freehold Freehold	86 Kings Drive 88 Kings Drive	Avon Avon		ouse :		GN Social Rent GN Social Rent	C C	MV-T MV-T	£86,086 £85,230	£169,957 £169,957
50939 50940	GR242876 GR242876	Freehold Freehold	90 Kings Drive 92 Kings Drive	Avon Avon	BS348RQ Ho	ouse :	!	GN Social Rent GN Social Rent	c	MV-T MV-T	£85,230 £88,501	£169,957 £169,957
50941	GR242876 GR242876	Freehold	94 Kings Drive	Avon		ouse :		GN Social Rent	c	MV-T	£85,240	£169,957

UPRN 61764	Title GR242876	FH / LH Freehold	84A Kings Drive	Address 2 Address 3 County Avon	Postcode BS34 8RQ	roperty Typ House	Bedrooms 2	Business Stream GN Social Rent	EPC D	Basis of Valuation MV-T	on EUV-SH £83,476	MV-T £169,957
50936 61852	GR242876 GR242876	Freehold Freehold	Flat 84 Kings Drive 1 Riveria Wav	Avon Avon	BS348RQ BS348RY	Flat House	2	GN Social Rent GN Social Rent	D C	MV-T MV-T	£85,230 £93.713	£156,360 £217.545
61853	GR242876	Freehold	3 Riveria Way	Avon	BS348RY	House	3	GN Social Rent	С	MV-T	£93,397	£217,545
61854 50992	GR242876 GR30294	Freehold Freehold	5 Riveria Way 19 Caddick Close	Avon Avon	BS34 8RY BS15 4QQ	House House	3	GN Social Rent GN Social Rent	C	MV-T MV-T	£93,713 £80,219	£217,545 £183,553
61885 50989	GR38998 GR45663	Freehold Freehold	36 Harescombe 117 Holly Hill Road	Gloucestershire Avon	BS37 8UA BS15 4DL	House House	3	GN Social Rent GN Social Rent	D C	MV-T MV-T	£82,922 £78,928	£166,558 £183,553
85743	HP519971	Freehold	9 Birch Road	Berkshire	RG264QT	House	3	GN Social Rent	С	MV-T	£146,487	£475,879
85744 85746	HP519971 HP519971	Freehold Freehold	10 Birch Road 12 Birch Road	Berkshire Berkshire	RG26 4QS RG26 4QS	House House	2	GN Social Rent GN Social Rent	D D	MV-T MV-T	£92,336 £85,418	£224,343 £224,343
86102 91507	HP519971 HP53200	Freehold Freehold	4 Burnham Road 28 Stephens Road	Berkshire Berkshire	RG26 4QW RG26 3RY	House House	3	GN Social Rent Shared Ownership	C Not Available	MV-T EUV-SH	£146,487 £72,300	£475,879
90538	HP550722	Freehold	1 Rune Drive	Hampshire	SP104NH	House	3	GN Social Rent	С	EUV-SH	£86,307	
90539 90540	HP550722 HP550722	Freehold Freehold	2 Rune Drive 3 Rune Drive	Hampshire Hampshire	SP104NH SP104NH	House House	3 2	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£87,690 £71,700	
90541	HP550722	Freehold	4 Rune Drive	Hampshire	SP104NH	House	2	GN Social Rent	С	EUV-SH	£73,281	
90542 90543	HP550722 HP550722	Freehold Freehold	5 Rune Drive 6 Rune Drive	Hampshire Hampshire	SP104NH SP104NH	House House	3 4	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£86,307 £93,991	
90544 90545	HP550722 HP550722	Freehold Freehold	7 Rune Drive 8 Rune Drive	Hampshire Hampshire	SP104NH SP104NH	House House	2 2	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£73,281 £73,281	
90546	HP550722	Freehold	9 Rune Drive	Hampshire	SP104NH	House	2	GN Social Rent	C	EUV-SH	£70,230	
90547 90548	HP550722 HP550722	Freehold Freehold	11 Rune Drive	Hampshire Hampshire	SP104NH SP104NH	House House	2	GN Social Rent GN Social Rent	C D	EUV-SH EUV-SH	£69,883 £68,965	
90549 90551	HP550722 HP550722	Freehold Freehold	12 Rune Drive 15 Rune Drive	Hampshire Hampshire	SP104NH SP104NH	House House	1	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£61,051 £61.051	
90552	HP550722	Freehold	16 Rune Drive	Hampshire	SP104NH	House	1	GN Social Rent Shared Ownership	D	EUV-SH	£61,051	-
61426 61587	BK239610 ON101344	Freehold Freehold	31 Blackdown Way 38 Worcester Drive	Berkshire Oxfordshire	RG193FY OX118UR	House House	3	Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£83,700 £72,000	
61643 61519	ON103711 ON106596 / ON135391	Freehold Freehold	97 Glenmore Road 3 William Bliss Avenue	Gloucestershire Gloucestershire	OX18 1TZ OX7 5LT	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£67,600 £82,900	
61478	ON106790	Freehold Freehold	31 Mill Lane	Oxfordshire	OX25 1PB	House	4	Shared Ownership Shared Ownership	Not Available	EUV-SH EUV-SH	£171,500	
61621 82019	ON107644 ON110940	Freehold	4 Bailey Close 14 Ruskin Close	Berkshire Oxfordshire	OX129HP OX118TN	House House	3	GN Social Rent	Not Available C	MV-T	£72,000 £88,949	£217,545
61508 61618	ON11656 ON117622	Freehold Freehold	3 Stratford Drive 3 Pascali Place	Oxfordshire Oxfordshire	OX29 4QJ OX16 1FG	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£103,000 £63,000	
61610	ON119131	Freehold	6 Crutch Furlang	Oxfordshire	OX10 7NN	House	3	Shared Ownership	Not Available	EUV-SH	£67,600	
78339 75597	ON120206 ON120235	Freehold Freehold	6 Glenmore Road 6 Acacia Close	Gloucestershire Gloucestershire	OX18 1TX OX18 3DB	House House	4	GN Social Rent GN Social Rent	D C	MV-T MV-T	£101,557 £101,553	£224,343 £214,145
61502 61620	ON120772 ON125612	Freehold Freehold	33 Somerton Road 51 Blakesfield	Oxfordshire Oxfordshire	OX25 5LB OX11 7PF	House House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£62,700 £74,300	
61688	ON127417	Freehold	18 Stour Close	Oxfordshire	OX117QE	House	3	Intermediate Rent	С	MV-T	£150,019	£210,000
61703 77437	ON128530 ON131255	Freehold Freehold	1 Campion Hall Drive 37 Cypress Gardens	Oxfordshire Oxfordshire	OX119RL OX263XT	House House	2	Shared Ownership GN Affordable Rent	Not Available C	EUV-SH MV-T	£73,100 £179,717	£187,794
61704 80630	ON132141 ON136715	Freehold Freehold	43 Campion Hall Drive  4 Mead Walk	Oxfordshire Oxfordshire	OX119RL OX117PA	House House	2	Shared Ownership GN Social Rent	Not Available C	EUV-SH MV-T	£62,600 £90,508	£224.343
81861	ON136734	Freehold	41 Richens Drive	Gloucestershire	OX18 3XU	House	3	GN Social Rent	С	MV-T	£90,942	£214,145
61606 75675	ON138409 ON140197	Freehold Freehold	27 Villiers Road 80 Andersey Way	Oxfordshire Oxfordshire	OX26 2BD OX14 5NW	House House	3	Shared Ownership GN Social Rent	Not Available C	EUV-SH MV-T	£65,300 £92,108	£193,751
61654 80204	ON142377 ON145722	Leasehold Freehold	49 Roebuck Court	Oxfordshire Oxfordshire	OX118UT SN7 7UO	Flat House	2	Shared Ownership GN Social Rent	Not Available C	EUV-SH MV-T	£58,700 £89.658	£203.948
79164	ON150285	Freehold	53 Hornbeam Road	Oxfordshire	OX26 3YH	House	2	GN Social Rent	С	MV-T	£82,887	£176,755
75676 61507	ON152587 ON154283	Freehold Freehold	81 Andersey Way 40 Steventon Road	Oxfordshire Oxfordshire	OX14 5NW OX14 4LD	House House	3 4	GN Social Rent Shared Ownership	C Not Available	MV-T EUV-SH	£96,485 £101,300	£193,751
82697 82062	ON156281 ON157897	Freehold Freehold	108 Spruce Drive 11 Sallow Close	Oxfordshire Oxfordshire	OX26 3YW OX26 3YP	House House	2	GN Social Rent GN Social Rent	C	MV-T	£81,173 £82.887	£176,755 £176,755
61778	ON158436	Freehold	15 St Hughs Rise	Oxfordshire	OX119UY	House	2	Shared Ownership	Not Available	EUV-SH	£62,600	-
75958 75959	ON162308 ON162308	Freehold Freehold	102A Banbury Road 102B Banbury Road	Buckinghamshire Buckinghamshire	OX5 2BX OX5 2BX	House House	3	GN Social Rent GN Social Rent	D C	EUV-SH EUV-SH	£82,741 £82,741	
61650 61458	ON163976 ON165636	Leasehold Freehold	Flat 45 Washford Glen 10 Foudry Close	Oxfordshire Oxfordshire	OX117PU OX117TP	Flat House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£54,600 £114,600	
76601	ON166356	Freehold	6 Braemar Close	Gloucestershire	OX18 1TS	House	2	GN Social Rent	D	MV-T	£80,790	£163,158
81579 61470	ON166937 ON167459	Freehold Freehold	14 Portway 10 Lee Close	Oxfordshire Gloucestershire	SN7 7DX OX7 3SG	House House	3	GN Social Rent Shared Ownership	D Not Available	MV-T EUV-SH	£83,721 £109,100	£203,948
61468	ON167533	Freehold	34 Hollybush Road	Gloucestershire	OX18 3JS	House	3	Shared Ownership	Not Available Not Available	EUV-SH	£90,500	-
61702 61616	ON169655 ON170049	Freehold Freehold	45 Ramsons Way 45 North Drive	Oxfordshire Oxfordshire	OX14 3TJ OX11 0PE	House House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£81,000 £64,100	
81863 80637	ON170369 ON184836	Freehold Freehold	2 Ridgeway Close 6 Merritt Road	Berkshire Oxfordshire	RG9 5SW OX11 7DG	House House	2 2	GN Social Rent GN Social Rent	E C	EUV-SH MV-T	£67,626 £83,321	£180,154
61666	ON184977	Freehold	23 Fieldside	Oxfordshire	OX14 1JT	House	3	Shared Ownership	Not Available	EUV-SH	£76,500	-
75599 76857	ON189217 ON189218	Freehold Freehold	33 Albermarte Drive 5 Catmore Close	Berkshire Berkshire	OX12 0NB OX12 0ND	House House	3	GN Social Rent GN Social Rent	D E	MV-T MV-T	£89,240 £87,955	£261,733 £261,733
75558 75559	ON190455 ON190455	Freehold Freehold	1 Abbey Woods Close 3 Abbey Woods Close	Oxfordshire Oxfordshire	OX10 7QD OX10 7OD	House House	2 2	GN Social Rent GN Social Rent	C	MV-T MV-T	£75,643 £75.643	£152,961 £152,961
75560	ON190455	Freehold	5 Abbey Woods Close	Oxfordshire	OX10 7QD	House	2	GN Social Rent	С	MV-T	£75,643	£152,961
75561 75562	ON190455 ON190455	Freehold Freehold	7 Abbey Woods Close 9 Abbey Woods Close	Oxfordshire Oxfordshire	OX10 7QD OX10 7QD	House House	2	GN Social Rent GN Social Rent	D C	MV-T MV-T	£75,647 £75,641	£152,961 £152,961
75563 75564	ON190455 ON190455	Freehold Freehold	10 Abbey Woods Close 11 Abbey Woods Close	Oxfordshire Oxfordshire	OX10 7QD OX10 7QD	House House	2 2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£75,643 £78,537	£152,961 £152,961
75565	ON190455	Freehold	12 Abbey Woods Close	Oxfordshire	OX107QD	House	2	GN Social Rent	С	MV-T	£75,643	£152,961
75566 75567	ON190455 ON190455	Freehold Freehold	14 Abbey Woods Close 15 Abbey Woods Close	Oxfordshire Oxfordshire	OX10 7QD OX10 7QD	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£84,967 £75,643	£183,553 £152,961
75568 75569	ON190455 ON190455	Freehold Freehold	16 Abbey Woods Close 17 Abbey Woods Close	Oxfordshire Oxfordshire	OX10 7QD OX10 7QD	House House	3	GN Social Rent GN Social Rent	C	MV-T MV-T	£84,973 £75,643	£183,553 £152,961
75570	ON190455	Freehold	18 Abbey Woods Close	Oxfordshire	OX10 7QD	House	3	GN Social Rent	D	MV-T	£84,967	£183,553
75571 75572	ON190455 ON190455	Freehold Freehold	19 Abbey Woods Close 20 Abbey Woods Close	Oxfordshire Oxfordshire	OX10 7QD OX10 7QD	House House	2	GN Social Rent GN Social Rent	C	MV-T MV-T	£74,471 £84,967	£152,961 £183,553
75573	ON190455	Freehold	21 Abbey Woods Close	Oxfordshire	OX10 7QD	House	2	GN Social Rent	С	MV-T	£75,643	£152,961
75574 75575	ON190455 ON190455	Freehold Freehold	22 Abbey Woods Close 23 Abbey Woods Close	Oxfordshire Oxfordshire	OX10 7QD OX10 7QD	House House	2	GN Social Rent GN Social Rent	D C	MV-T MV-T	£84,967 £75,643	£183,553 £152,961
75576 75577	ON190455 ON190455	Freehold Freehold	24 Abbey Woods Close 25 Abbey Woods Close	Oxfordshire Oxfordshire	OX10 7QD OX10 7QD	House House	3 2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£84,967 £75,647	£183,553 £152,961
75578	ON190455	Freehold	26 Abbey Woods Close 27 Abbey Woods Close	Oxfordshire	OX10 7QD	House	2	GN Social Rent	C	MV-T	£75,641	£152,961
75579 75580	ON190455 ON190455	Freehold Freehold	27 Abbey Woods Close 28 Abbey Woods Close	Oxfordshire Oxfordshire	OX10 7QD OX10 7QD	House House	2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£75,643 £75,647	£152,961 £152,961
75581 75582	ON190455 ON190455	Freehold Freehold	30 Abbey Woods Close 32 Abbey Woods Close	Oxfordshire Oxfordshire	OX10 7QD OX10 7OD	House House	2	GN Social Rent GN Social Rent	D C	MV-T MV-T	£75,643 £84.973	£152,961 £183.553
75583	ON190455	Freehold	34 Abbey Woods Close	Oxfordshire	OX10 7QD	House	3	GN Social Rent	С	MV-T	£84,967	£183,553
84875 84876	ON190455 ON190455	Freehold Freehold	31 Wimblestraw Road 33 Wimblestraw Road	Oxfordshire Oxfordshire	OX10 7LZ OX10 7LZ	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£84,967 £84,967	£183,553 £183,553
84877 84878	ON190455 ON190455	Freehold Freehold	35 Wimblestraw Road 37 Wimblestraw Road	Oxfordshire Oxfordshire	OX10 7LZ OX10 7LZ	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£84,967 £84,967	£183,553 £183,553
84879	ON190455	Freehold	39 Wimblestraw Road	Oxfordshire	OX10 7LZ	House	3	GN Social Rent	С	MV-T	£84,973	£183,553
84880 84881	ON190455 ON190455	Freehold Freehold	41 Wimblestraw Road 43 Wimblestraw Road	Oxfordshire Oxfordshire	OX10 7LZ OX10 7LZ	House House	3	GN Social Rent GN Social Rent	C	MV-T MV-T	£84,967 £84,967	£183,553 £183,553
84882 80752	ON190455 ON193062	Freehold Freehold	45 Wimblestraw Road 35 Netheravon Close	Oxfordshire Gloucestershire	OX10 7LZ OX18 3SF	House House	3	GN Social Rent GN Social Rent	D C	MV-T MV-T	£84,967 £92,222	£183,553 £214,145
61683	ON198559	Freehold	14 Mandarin Place	Berkshire	OX12 0QH	House	2	Shared Ownership	Not Available	EUV-SH	£64,000	-
84945 84946	ON203582 ON203582	Freehold Freehold	7 Worcester Place 8 Worcester Place	Oxfordshire Oxfordshire	OX13 5NG OX13 5NG	House House	3	GN Social Rent GN Social Rent	D C	EUV-SH EUV-SH	£85,021 £85,021	
84947 84948	ON203582 ON203582	Freehold Freehold	9 Worcester Place 10 Worcester Place	Oxfordshire Oxfordshire	OX13 5NG OX13 5NG	House House	3 2	GN Social Rent GN Social Rent	C C	EUV-SH EUV-SH	£85,021 £75,547	
84949 84950	ON203582	Freehold Freehold	11 Worcester Place	Oxfordshire	OX135NG	House	3	GN Social Rent	D	EUV-SH EUV-SH	£85,021	
84951	ON203582 ON203582	Freehold	12 Worcester Place 14 Worcester Place	Oxfordshire Oxfordshire	OX13 5NG OX13 5NG	House House	2	GN Social Rent GN Social Rent	C D	EUV-SH	£75,547 £75,547	
78389 61657	ON204702 ON205241	Freehold Freehold	15 Great Western Drive 72 Burford Road	Oxfordshire Gloucestershire	OX11 7PB OX18 1AE	House House	4 2	GN Social Rent Shared Ownership	D Not Available	MV-T EUV-SH	£99,849 £61,900	£275,330
61575 77039	ON205679 ON219340	Freehold Freehold	44 Gainsborough Green 57 Church Road	Oxfordshire Oxfordshire	OX145JH OX298JF	House House	3 2	Shared Ownership GN Social Rent	Not Available D	EUV-SH MV-T	£76,900 £77,769	£200,549
84992	ON233693	Freehold	55 Youens Drive	Buckinghamshire	OX9 3ZQ	House	2	GN Social Rent	D	MV-T	£85,871	£227,742
84993 84994	ON233693 ON233693	Freehold Freehold	57 Youens Drive 59 Youens Drive	Buckinghamshire Buckinghamshire	OX9 3ZQ OX9 3ZQ	House House	2 2	GN Social Rent GN Social Rent	D C	MV-T MV-T	£85,875 £85,871	£227,742 £227,742
84995 84996	ON233693 ON233693	Freehold Freehold	61 Youens Drive 63 Youens Drive	Buckinghamshire Buckinghamshire	OX9 3ZQ OX9 3ZO	House House	2 3	GN Social Rent GN Social Rent	C	MV-T MV-T	£85,875 £95,216	£227,742 £292.325
84997	ON233693	Freehold	65 Youens Drive	Buckinghamshire	OX9 3ZQ	House	3	GN Social Rent	D	MV-T	£95,198	£292,325
84998 84999	ON233693 ON233693	Freehold Freehold	67 Youens Drive 88 Youens Drive	Buckinghamshire Buckinghamshire	OX9 3ZQ OX9 3ZQ	House House	2	GN Social Rent GN Social Rent	D D	MV-T MV-T	£83,893 £95,198	£227,742 £292,325
85000 85001	ON233693 ON233693	Freehold Freehold	90 Youens Drive 92 Youens Drive	Buckinghamshire Buckinghamshire	OX9 3ZQ OX9 3ZQ	House	2	GN Social Rent GN Social Rent	D D	MV-T MV-T	£85,875 £89.157	£227,742 £227,742
85002	ON233693	Freehold	94 Youens Drive	Buckinghamshire	OX9 3ZQ	House	2	GN Affordable Rent	C	MV-T	£166,575	£241,965
85003 85004	ON233693 ON233693	Freehold Freehold	96 Youens Drive 98 Youens Drive	Buckinghamshire Buckinghamshire	OX9 3ZQ OX9 3ZQ	House House	2	GN Social Rent GN Social Rent	C D	MV-T MV-T	£85,875 £85,875	£227,742 £227,742
85005 85006	ON233693 ON233693	Freehold Freehold	100 Youens Drive 102 Youens Drive	Buckinghamshire Buckinghamshire	OX9 3ZQ OX9 3ZQ	House House	3 2	GN Social Rent GN Social Rent	C D	MV-T MV-T	£95,198 £85,875	£292,325 £227,742
85007	ON233693	Freehold	104 Youens Drive	Buckinghamshire	OX9 3ZQ	House	2	GN Social Rent	D	MV-T	£85,875	£227,742
85008 85009	ON233693 ON233693	Freehold Freehold	106 Youens Drive 108 Youens Drive	Buckinghamshire Buckinghamshire	OX9 3ZQ OX9 3ZQ	House House	3	GN Social Rent GN Social Rent	D C	MV-T MV-T	£85,875 £95,198	£227,742 £292,325
85010 79993	ON233693 ON238670	Freehold Freehold	110 Youens Drive 12 Mably Grove	Buckinghamshire Berkshire	OX9 3ZQ OX12 9XN	House House	3	GN Social Rent GN Social Rent	D C	MV-T EUV-SH	£95,198 £76,515	£292,325
79994	ON238670	Freehold	13 Mably Grove	Berkshire	OX12 9XN	House	2	GN Social Rent	С	EUV-SH	£78,051	-
79995 79996	ON238670 ON238670	Freehold Freehold	14 Mably Grove 15 Mably Grove	Berkshire Berkshire	OX129XN OX129XN	House House	3	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£74,365 £77,221	
79997 79998	ON238670 ON238670	Freehold Freehold	16 Mably Grove 17 Mably Grove	Berkshire Berkshire	OX12 9XN OX12 9XN	House House	3 2	GN Social Rent GN Social Rent	C D	EUV-SH EUV-SH	£73,725 £77,210	-
79999	ON238670	Freehold	18 Mably Grove	Berkshire	OX12 9XN	House	3	GN Social Rent	D	EUV-SH	£74,363	:
80000 80001	ON238670 ON238670	Freehold Freehold	19 Mably Grove 20 Mably Grove	Berkshire Berkshire	OX12 9XN OX12 9XN	House House	3 2	GN Social Rent GN Social Rent	C C	EUV-SH EUV-SH	£73,690 £75,169	
80002 80003	ON238670 ON238670	Freehold Freehold	21 Mably Grove 22 Mably Grove	Berkshire Berkshire	OX12 9XN OX12 9XN	House House	3 2	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£73,695 £75,171	-
80004	ON238670	Freehold	23 Mably Grove	Berkshire	OX12 9XN	House	2	GN Social Rent	D	EUV-SH	£74,363	
80005 80006	ON238670 ON238670	Freehold Freehold	24 Mably Grove 25 Mably Grove	Berkshire Berkshire	OX12 9XN OX12 9XN	House House	2	GN Affordable Rent GN Social Rent	C C	EUV-SH EUV-SH	£188,141 £74,369	
80007 80008	ON238670 ON238670	Freehold Freehold	28 Mably Grove 27 Mably Grove	Berkshire Berkshire	OX12 9XN OX12 9XN	House House	2	GN Social Rent GN Social Rent	c	EUV-SH EUV-SH	£75,169 £78,051	
80009	ON238670	Freehold	28 Mably Grove	Berkshire	OX12 9XN	House	3	GN Social Rent	D	EUV-SH	£81,332	:
80010 78378	ON238670 ON239950	Freehold Freehold	29 Mably Grove 1 Gordon Way	Berkshire Oxfordshire	OX12 9XN OX28 4EH	House House	3	GN Social Rent GN Social Rent	D C	EUV-SH EUV-SH	£82,363 £85,872	
78379 78380	ON239950 ON239950	Freehold Freehold	3 Gordon Way 5 Gordon Way	Oxfordshire Oxfordshire	OX28 4EH OX28 4EH	House House	4	GN Social Rent GN Social Rent	c	EUV-SH EUV-SH	£82,705 £74,363	
78380 78381	ON239950 ON239950	Freehold Freehold	5 Gordon Way 7 Gordon Way	Oxfordshire Oxfordshire	OX28 4EH OX28 4EH	House House	3	GN Social Rent GN Affordable Rent	c c	EUV-SH EUV-SH	£74,363 £171,115	

UPRN 78925	Title ON239950	FH / LH Freehold	Address 1 2 Henry Box Close	Address 2 Address	Oxfordshire	Postcode roperty Tyr Be OX28 4EF House	3	Business Stream GN Social Rent	С	Basis of Valuation EUV-SH	EUV-SH £66,572	MV-T
78926 78927	ON239950 ON239950	Freehold Freehold	3 Henry Box Close 4 Henry Box Close		Oxfordshire Oxfordshire	OX28 4EF House OX28 4EF House	3	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£66,572 £66,571	-
78928 78929	ON239950 ON239950	Freehold Freehold	5 Henry Box Close 6 Henry Box Close		Oxfordshire Oxfordshire	OX28 4EF House OX28 4EF House	3	GN Social Rent GN Social Rent	C C	EUV-SH EUV-SH	£66,570 £62,038	
78930 78931	ON239950 ON239950	Freehold Freehold	7 Henry Box Close 8 Henry Box Close		Oxfordshire Oxfordshire	OX28 4EF House OX28 4EF House	3 2	GN Social Rent GN Social Rent	C C	EUV-SH EUV-SH	£88,071 £62,041	
78932	ON239950	Freehold	9 Henry Box Close		Oxfordshire	OX28 4EF House	2	GN Social Rent	C	EUV-SH	£69,467	
78933 78935	ON239950 ON239950	Freehold Freehold	10 Henry Box Close 12 Henry Box Close		Oxfordshire Oxfordshire	OX28 4EF House OX28 4EF House	3	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£82,741 £85,910	
78936 78937	ON239950 ON239950	Freehold Freehold	14 Henry Box Close 15 Henry Box Close		Oxfordshire Oxfordshire	OX28 4EF House OX28 4EF House	3	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£82,741 £69,455	
78938 78939	ON239950 ON239950	Freehold Freehold	16 Henry Box Close 17 Henry Box Close		Oxfordshire Oxfordshire	OX28 4EF House OX28 4EF House	3	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£82,741 £72,888	
79431	ON239950	Freehold	8 Kingfisher Drive		Oxfordshire	OX28 4EE House	2	GN Social Rent	C	EUV-SH	£72,883	-
79432 79433	ON239950 ON239950	Freehold Freehold	10 Kingfisher Drive 11 Kingfisher Drive		Oxfordshire Oxfordshire	OX28 4EE House OX28 4EE House	2	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£69,550 £72,883	:
79434 79435	ON239950 ON239950	Freehold Freehold	12 Kingfisher Drive 15 Kingfisher Drive		Oxfordshire Oxfordshire	OX28 4EE House OX28 4EE House	2	GN Social Rent GN Social Rent	C C	EUV-SH EUV-SH	£89,597 £72,883	-
79436 80120	ON239950 ON239950	Freehold Freehold	17 Kingfisher Drive 1 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EE House OX28 4EG House	3	GN Social Rent GN Social Rent	D C	EUV-SH EUV-SH	£88,072 £74,363	-
80121 80122	ON239950 ON239950	Freehold Freehold	3 Mallard Drive 5 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EG House OX28 4EG House	2	GN Social Rent GN Social Rent	C C	EUV-SH EUV-SH	£70,141 £67.560	-
80123	ON239950	Freehold	7 Mallard Drive		Oxfordshire	OX28 4EG House	3	GN Social Rent	C	EUV-SH	£74,363	
80124 80125	ON239950 ON239950	Freehold Freehold	9 Mallard Drive 11 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EG House OX28 4EG House	3	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£72,807 £74,369	
80130 80131	ON239950 ON239950	Freehold Freehold	22 Mallard Drive 24 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EQ House OX28 4EQ House	3	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£75,883 £84.608	
80133 80135	ON239950 ON239950	Freehold Freehold	26 Mallard Drive 28 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EQ House OX28 4EQ House	4	GN Social Rent GN Social Rent	C C	EUV-SH EUV-SH	£84,608 £84,608	
80137 80139	ON239950 ON239950	Freehold Freehold	30 Mallard Drive 32 Mallard Drive		Oxfordshire	OX28 4EQ House	4	GN Social Rent	C	EUV-SH EUV-SH	£82,149 £74,746	
80140	ON239950	Freehold	34 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EQ House OX28 4EQ House	3	GN Social Rent GN Social Rent	C	EUV-SH	£74,756	
80142 80144	ON239950 ON239950	Freehold Freehold	36 Mallard Drive 38 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EQ House OX28 4EQ House	2	GN Social Rent GN Social Rent	C C	EUV-SH EUV-SH	£67,557 £74,746	
80146 80148	ON239950 ON239950	Freehold Freehold	40 Mallard Drive 42 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EQ House OX28 4EQ House	3	GN Social Rent GN Affordable Rent	C D	EUV-SH EUV-SH	£74,746 £171,115	
80153 80154	ON239950 ON239950	Freehold Freehold	61 Mallard Drive 63 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EG House OX28 4EG House	2	GN Social Rent GN Social Rent	C C	EUV-SH EUV-SH	£65,780 £66,791	
80155	ON239950	Freehold	65 Mallard Drive		Oxfordshire	OX28 4EG House	2	GN Social Rent	C	EUV-SH	£66,797	
80126 80127	ON239950 ON239950	Freehold Freehold	Flat 15 Mallard Drive Flat 17 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EG Flat OX28 4EG Flat	1	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£63,021 £62,773	
80128 80129	ON239950 ON239950	Freehold Freehold	Flat 19 Mallard Drive Flat 21 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EG Flat OX28 4EG Flat	2	GN Social Rent GN Social Rent	C C	EUV-SH EUV-SH	£63,021 £70,141	
80132 80134	ON239950 ON239950	Freehold Freehold	Flat 25 Mallard Drive Flat 27 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EG Flat OX28 4EG Flat	1	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£63,021 £63.027	
80136 80138	ON239950 ON239950	Freehold Freehold	Flat 29 Mallard Drive Flat 31 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EG Flat OX28 4EG Flat	1 2	GN Social Rent GN Social Rent	C B	EUV-SH EUV-SH	£63,021 £74,911	
80141	ON239950	Freehold	Flat 35 Mallard Drive		Oxfordshire	OX28 4EG Flat	1	GN Social Rent	C	EUV-SH	£63,027	
80143 80145	ON239950 ON239950	Freehold Freehold	Flat 37 Mallard Drive Flat 39 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EG Flat OX28 4EG Flat	1	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£63,021 £63,021	
80147 80149	ON239950 ON239950	Freehold Freehold	Flat 41 Mallard Drive Flat 45 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EG Flat OX28 4EG Flat	2	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£73,645 £76,464	
80150 80151	ON239950 ON239950	Freehold Freehold	Flat 47 Mallard Drive Flat 49 Mallard Drive		Oxfordshire Oxfordshire	OX28 4EG Flat OX28 4EG Flat	2 2	GN Social Rent GN Affordable Rent	C	EUV-SH EUV-SH	£74,911 £162,569	
80152 61497	ON239950 ON27377	Freehold Freehold	Flat 51 Mallard Drive 15 Ruscote Avenue		Oxfordshire Oxfordshire	OX28 4EG Flat OX16 2NP House	2	GN Affordable Rent Shared Ownership	C Not Available	EUV-SH EUV-SH	£154,969 £101,000	-
61463	ON29809	Freehold	23 Hanborough Close		Oxfordshire	OX29 4NR House	3	Shared Ownership	Not Available	EUV-SH	£77,400	
61701 81858	ON35302 ON35457	Freehold Freehold	12 Butts Road 7 Richens Drive		Oxfordshire Gloucestershire	SN7 7PG House OX18 3XT House	3	Shared Ownership GN Social Rent	Not Available C	EUV-SH MV-T	£75,900 £92,508	£214,145
61448 83807	ON35640 ON36599	Freehold Freehold	19 Dovetrees 14 Town End Road		Gloucestershire Oxfordshire	OX18 1AN House SN7 7UP House	3	Shared Ownership GN Social Rent	Not Available C	EUV-SH MV-T	£127,600 £89,657	£203,948
80214 61558	ON37596 ON41966	Freehold Freehold	46 Marines Drive 4 Waxes Close		Oxfordshire Oxfordshire	SN7 7UG House OX14 2NG House	3	GN Social Rent Shared Ownership	C Not Available	MV-T EUV-SH	£87,955 £44,900	£203,948
61595	ON43253	Freehold	6 Woodgate Close		Berkshire	OX12 0NF House	3	Shared Ownership	Not Available	EUV-SH	£86,600	
84928 61624	ON44407 ON45531	Freehold Freehold	21 Woodgate Close 26 Hiskins		Berkshire Berkshire	OX12 0NG House OX12 9HU House	2	GN Social Rent Shared Ownership	C Not Available	MV-T EUV-SH	£80,756 £94,500	£186,952
83795 61685	ON45638 ON46184	Freehold Freehold	12 Tower View 6 Hiskins		Oxfordshire Berkshire	SN7 7UN House OX12 9HU House	3	GN Social Rent Shared Ownership	C Not Available	MV-T EUV-SH	£88,903 £67,600	£203,948
80211 61690	ON46801 ON46808	Freehold Freehold	37 Marines Drive 82 Marines Drive		Oxfordshire Oxfordshire	SN7 7UJ House SN7 7UG House	3	GN Social Rent Shared Ownership	D Not Available	MV-T EUV-SH	£87,955 £77.900	£203,948
61686	ON47602	Freehold	28 Kennet Close		Berkshire	OX12 0NJ House	3	Shared Ownership	Not Available	EUV-SH	£43,300	
61687 61635	ON50230 ON50822	Freehold Freehold	50 Kennet Close 21 Bosleys Orchard		Berkshire Oxfordshire	OX12 0NJ House OX11 7NY House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£86,600 £74,800	
61633 61475	ON53264 ON54282	Freehold Freehold	2 Cavalier Road 80 Maple Avenue		Buckinghamshire Buckinghamshire	OX9 3TP House OX5 1HW House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£96,800 £90,500	-
61634 80819	ON54409 ON55522	Freehold Freehold	21 Cavalier Road 26 Nobles Close		Buckinghamshire Berkshire	OX9 3TP House OX12 0NR House	3 2	Shared Ownership GN Social Rent	Not Available C	EUV-SH MV-T	£96,800 £80,756	£186.952
81252	ON56610 ON56831	Freehold Freehold	33 Pampas Close and garage		Gloucestershire Gloucestershire	OX18 3YE House	2	GN Social Rent Shared Ownership	C	MV-T EUV-SH	£81,185 £76,300	£193,751
61689 61492	ON60706	Freehold	37 Pampas Close and garage 186 Queens Road		Gloucestershire	OX18 3XW House	3	Shared Ownership	Not Available Not Available	EUV-SH	£70,900	
61585 61623	ON69557 ON71021	Freehold Freehold	9 Catmore Close 27 White Horse Crescent		Berkshire Berkshire	OX12 0ND House OX12 0PY House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£86,600 £63,000	
61521 61420	ON72621 ON74922	Freehold Freehold	87 Windmill Road 12 Amberley Court and garage		Oxfordshire Oxfordshire	OX29 6RH House OX16 1YL House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£82,100 £73,700	
79487 80633	ON75664 ON76570	Freehold Freehold	16 King Walk 14 Mead Walk		Oxfordshire Oxfordshire	OX117PE House OX117PA House	3	GN Social Rent GN Social Rent	C	MV-T MV-T	£90,508 £88,086	£224,343 £224,343
78338	ON78359	Freehold	5 Glenmore Road		Gloucestershire	OX18 1TU House	2	GN Social Rent	D	MV-T	£84,590	£163,158
61574 77129	ON78892 ON79761	Freehold Freehold	87 Andersey Way 25 Columbia Way		Oxfordshire Berkshire	OX14 5NW House OX12 0QJ House	3	Shared Ownership GN Social Rent	Not Available C	EUV-SH MV-T	£97,700 £90,946	£261,733
61615 76494	ON83439 ON84088	Freehold Freehold	14 Hardings Strings 14 Bracken Close		Oxfordshire Gloucestershire	OX11 8SR House OX18 1UB House	3	Shared Ownership GN Social Rent	Not Available C	EUV-SH MV-T	£86,400 £84,584	£163,158
61522 61658	ON88549 ON88855	Freehold Freehold	93 Windmill Road 11 Somerville		Oxfordshire Oxfordshire	OX29 6RH House OX11 8UD House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£99,200 £72,000	-
61499	ON89470	Freehold	8 Seatham Road		Oxfordshire	OX29 7XU House	3	Shared Ownership	Not Available	EUV-SH	£87,400	
78894 77789	ON89870 ON91195 / ON101811	Freehold Freehold	30 Heather Close 11 Evenlode Drive		Gloucestershire Oxfordshire	OX18 1TH House OX10 7NZ House	3	GN Social Rent GN Social Rent	D C	MV-T MV-T	£83,693 £81,910	£193,751 £183,553
61625 61554	ON95507 ON98832	Freehold Freehold	79 Preston Road 3A Heather Close		Oxfordshire Gloucestershire	OX14 5NG House OX18 1TF House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£77,900 £60,300	-
60918 51365	WT106778 WT120241	Freehold Freehold	88 Westwood Road 9 Melville Close		Wittshire	SP2 9HR House SN3 3AD House	3	Shared Ownership GN Social Rent	Not Available D	EUV-SH MV-T	£98,500 £81,396	£142,764
60960 51370	WT132019 WT144997	Freehold Freehold	5 Link Way		Wittshire Wittshire	SP1 3EP House SN2 2UQ House	2	Shared Ownership GN Social Rent	Not Available	EUV-SH EUV-SH	£93,800 £68,577	-
60892	WT167395	Freehold	9 Wayside Close 22 Orchard Road		Wiltshire	SP2 7JE House	2	Shared Ownership	C Not Available	EUV-SH	£56,700	-
60893 60928	WT168268 WT176039	Freehold Freehold	47 Park Street 3 Home Field		Wiltshire Wiltshire	SP11JF House BA126LT House	2	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£95,000 £53,900	
60923 60924	WT176039 WT176039	Freehold Freehold	4 Long Hill 9 Long Hill		Wittshire Wittshire	BA12 6LR House BA12 6LR House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£61,500 £63,500	
60925 60926	WT176039 WT176039	Freehold Freehold	15 Long Hill 17 Long Hill		Wiltshire Wiltshire	BA12 6LR House BA12 6LR House	3	Shared Ownership Shared Ownership	Not Available Not Available	EUV-SH EUV-SH	£61,500 £91,400	
60943 51366	WT198295 WT41913	Freehold Freehold	41 York Road 27 Netherton Close		Wiltshire Wiltshire	SP2 7AU House SN3 2AN House	3	Shared Ownership GN Social Rent	Not Available C	EUV-SH MV-T	£65,700 £80,351	- £142,764
51367	WT42228	Freehold	41 Netherton Close		Wiltshire	SN3 2AN House	3	GN Social Rent	D	MV-T	£80,357	£142,764
51369 51312	WT62472 WT70487	Freehold Freehold	16 Kimbertey Road 28 Marston Avenue		Wittshire Wittshire	SN3 2JA House SN2 5EN House	2	GN Social Rent GN Social Rent	C D	MV-T MV-T	£80,351 £73,668	£142,764 £122,369
61084 51346	WT74387 WT77541	Freehold Freehold	43 Islandsmead 135 Sevenfields and garage		Wittshire Gloucestershire	SN3 3TG House SN6 7NQ House	2	Shared Ownership GN Social Rent	Not Available D	EUV-SH MV-T	£58,900 £79,688	£146,163
51368 61110	WT79521 WT80879	Freehold Freehold	6 Cowley Walk 29 Sparcells Drive		Wittshire Wittshire	SN3 2RR House SN5 5FY House	3	GN Social Rent Shared Ownership	E Not Available	MV-T EUV-SH	£80,351 £58,400	£142,764
60940 52217	WT86335 DN92636	Freehold Freehold	32 Stanley Little Road 22 Barley Mount		Wiltshire Devon	SP2 9DT House EX4 1RP Flat	3	Shared Ownership GN Social Rent	Not Available C	EUV-SH MV-T	£74,000 £71,170	£214.145
52216	DN99474	Freehold	46 Bernadette Close	Exeter	Devon	Ex4 8DU Bungalow	2	GN Social Rent	D	MV-T	£66,823	£183,553
52240 51863	DN99026 DN224957	Freehold Freehold	53 Elizabeth Avenue, Stoke Hill 55 Firlands Road, Torquay	Stoke Hill Torquay	Devon Devon	EX4 7EQ House TQ2 8EL House	3	GN Social Rent GN Social Rent	C D	MV-T MV-T	£81,979 £73,067	£214,145 £139,364
52239 52218	DN267856 DN327232	Freehold Freehold	4 Laxton Avenue, Whipton 21 Pippin Close, Whipton	Whipton Whipton	Devon Devon	EX1 3UB House EX1 3UA House	3	GN Social Rent GN Social Rent	C	MV-T MV-T	£74,181 £71,176	£180,154 £180,154
51803 51804	DN382892 DN382892	Freehold Freehold	1 Milizac Close, Yealmpton 2 Milizac Close, Yealmpton	Yealmpton	Devon Devon	PL8 2QA House PL8 2QA House	1	GN Social Rent GN Social Rent	C C	EUV-SH EUV-SH	£53,868 £53.868	-
51805	DN382892	Freehold	3 Milizac Close, Yealmpton	Yealmpton	Devon	PL8 2QA House	2	GN Social Rent	C	EUV-SH	£59,899	
51806 51807	DN382892 DN382892	Freehold Freehold	4 Milizac Close, Yealmpton 5 Milizac Close, Yealmpton		Devon Devon	PL8 2QA House PL8 2QA House	2	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£62,359 £61,205	
51808 51809	DN382892 DN382892	Freehold Freehold	6 Milizac Close, Yealmpton 7 Milizac Close, Yealmpton	Yealmpton	Devon Devon	PL8 2QA House PL8 2QA House	2	GN Social Rent GN Social Rent	C C	EUV-SH EUV-SH	£61,209 £66,006	
51810 51811	DN382892 DN382892	Freehold Freehold	8 Milizac Close, Yealmpton 9 Milizac Close, Yealmpton		Devon Devon	PL8 2QA House PL8 2QA House	2	GN Social Rent GN Social Rent	C C	EUV-SH EUV-SH	£62,353 £61,729	- :
51812 51813	DN382892 DN382892	Freehold Freehold	10 Milizac Close, Yealmpton 11 Milizac Close, Yealmpton		Devon Devon	PL8 2QA House PL8 2QA House	3	GN Social Rent GN Social Rent	c	EUV-SH EUV-SH	£70,072 £70,072	
51814	DN382892	Freehold	12 Milizac Close, Yealmpton		Devon	PL8 2QA House	3	GN Social Rent	C	EUV-SH	£70,067	-
51815 51816	DN382892 DN382892	Freehold Freehold	14 Milizac Close, Yealmpton 15 Milizac Close, Yealmpton		Devon Devon	PL8 2QA House PL8 2QA House	2	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£70,072 £62,348	-
51817 50763	DN382892 DT296649	Freehold Freehold	16 Milizac Close, Yealmpton 8 Coles Close, Sturminster Newton, Dorset	minster Newton	Devon Dorset	PL8 2QA House DT10 1QT Bungalow	2	GN Social Rent GN Social Rent	C D	EUV-SH MV-T	£62,353 £78,636	£244,738
50764 50765	DT296649 DT296649	Freehold Freehold	9 Coles Close 10 Coles Close	minster Newton minster Newton	Dorset Dorset	DT10 1QT House DT10 1OT House	2	GN Social Rent GN Social Rent	c	MV-T MV-T	£69,736 £69,142	£156,360 £156,360
50766 50767	DT296649 DT296649	Freehold Freehold	11 Coles Close, Sturminster Newton, Dorset 12 Coles Close, Sturminster Newton, Dorset	minster Newton	Dorset Dorset	DT10 1QT Bungalow DT10 1QT Bungalow	1	GN Social Rent GN Social Rent	C	MV-T MV-T	£62,972 £78.636	£118,970 £244,738
50768	DT296649	Freehold	13 Coles Close	minster Newton	Dorset	DT10 1QT House	2	GN Social Rent	C	MV-T	£69,736	£156,360
50769 50770	DT296649 DT296649	Freehold Freehold	14 Coles Close 15 Coles Close	minster Newton minster Newton	Dorset Dorset	DT10 1QT House DT10 1QT House	3	GN Social Rent GN Social Rent	C	MV-T MV-T	£124,514 £124,514	£404,497 £404,497
50771 50772	DT296649 DT296649	Freehold Freehold	16 Coles Close 17 Coles Close, Sturminster Newton, Dorset	minster Newton minster Newton	Dorset Dorset	DT10 1QT House DT10 1QT House	2	GN Social Rent GN Social Rent	D C	MV-T MV-T	£69,731 £87,969	£156,360 £254,935
50773 50774	DT296649 DT296649	Freehold Freehold	18 Coles Close 19 Coles Close, Sturminster Newton, Dorset	minster Newton	Dorset Dorset	DT10 1QT House DT10 1QT House	3 2	GN Social Rent GN Social Rent	c	MV-T MV-T	£124,514 £69,736	£404,497 £156,360
50775 50776	DT296649	Freehold Freehold	20 Coles Close, Sturminster Newton, Dorset	minster Newton	Dorset	DT10 1QT Bungalow	1	GN Social Rent	D	MV-T MV-T	£62,972	£118,970
50777	DT296649 DT296649	Freehold	21 Coles Close, Sturminster Newton, Dorset	minster Newton	Dorset Dorset	DT10 1QT House DT10 1QT House	3	GN Social Rent GN Affordable Rent	C D	MV-T	£124,514 £295,858	£404,497 £429,759
50778 50779	DT296649 DT296649	Freehold Freehold	23 Coles Close, Sturminster Newton, Dorset 24 Coles Close, Sturminster Newton, Dorset		Dorset Dorset	DT10 1QT House DT10 1QT House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£124,514 £69,736	£404,497 £156,360
50780 50781	DT296649 DT296649	Freehold Freehold	25 Coles Close, Sturminster Newton, Dorset 26 Coles Close, Sturminster Newton, Dorset	minster Newton	Dorset Dorset	DT10 1QT House DT10 1QT House	1	GN Social Rent GN Social Rent	C C	MV-T MV-T	£59,344 £59,344	£98,575 £98,575

UPRN 50782	Title DT296649	FH / LH Freehold	Address 1 27 Coles Close, Sturminster Newton, Dorset	Address 2 Addres	s 3 County Dorset	Postcode DT10 1QT	roperty Tyr Be House	drooms 1	Business Stream GN Social Rent	EPC E	Basis of Valuation MV-T	EUV-SH £59,344	MV-T £98,575
50783 50784	DT296649 DT296649	Freehold Freehold	28 Coles Close, Sturminster Newton, Dorset 29 Coles Close, Sturminster Newton, Dorset		Dorset Dorset	DT10 1QT DT10 1QT	House House	1 3	GN Social Rent GN Social Rent	D C	MV-T MV-T	£59,344 £124,514	£98,575 £404,497
50785	DT296649 DT296649	Freehold	30 Coles Close, Sturminster Newton, Dorset		Dorset	DT10 1QT	House	3	GN Social Rent	С	MV-T MV-T	£124,514	£404,497 £254,935
50786 50787	DT296649	Freehold Freehold	31 Coles Close, Sturminster Newton, Dorset 32 Coles Close, Sturminster Newton, Dorset		Dorset Dorset	DT10 1QT DT10 1QT	House House	4	GN Social Rent GN Social Rent	C C	MV-T	£87,969 £86,264	£254,935
50788 51825	DT296649 DN403205	Freehold Freehold	33 Coles Close, Sturminster Newton, Dorset 18 Montgomery Close, hybridge	lvybridge	Dorset Devon	DT10 1QT PL21 0FG	House House	2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£69,736 £61,390	£156,360 £101,974
51826 51827	DN403205 DN403205	Freehold Freehold	19 Montgomery Close, hybridge 20 Montgomery Close, hybridge		Devon Devon	PL21 0FG PL21 0FG	House House	2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£61,390 £61,390	£101,974 £101,974
51828 51829	DN403205 DN403205	Freehold Freehold	21 Montgomery Close, hybridge 22 Montgomery Close, hybridge		Devon Devon	PL21 0FG PL21 0FG	House House	2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£61,390 £61,390	£101,974 £101.974
51830 50721	DN403205 DT266905	Freehold Freehold	23 Montgomery Close, hybridge 1 School Close, Colliton Strret, Dorchester	olliton Street	Devon Dorset	PL21 0FG DT1 1XS	House Flat	2	GN Social Rent GN Social Rent	C	MV-T MV-T	£61,390 £64,142	£101,974 £152.961
50722	DT266905	Freehold	2 School Close, Colliton Strret, Dorchester	otiitoii Sireet	Dorset	DT1 1XS	Flat	2	GN Social Rent	C	MV-T	£64,142	£152,961
50723 50724	DT266905 DT266905	Freehold Freehold	3 School Close, Colliton Strret, Dorchester 4 School Close, Colliton Strret, Dorchester		Dorset Dorset	DT1 1XS DT1 1XS	Flat Flat	1	GN Social Rent GN Social Rent	C C	MV-T MV-T	£55,248 £55,248	£95,176 £95,176
50725 50726	DT266905 DT266905	Freehold Freehold	5 School Close, Colliton Strret, Dorchester 6 School Close, Colliton Strret, Dorchester	olliton Street	Dorset Dorset	DT1 1XS DT1 1XS	House House	3	GN Social Rent GN Social Rent	C	MV-T MV-T	£71,742 £71,742	£197,150 £197,150
50727 50728	DT266905 DT266905	Freehold Freehold	7 School Close, Colliton Strret, Dorchester 8 School Close, Colliton Strret, Dorchester		Dorset Dorset	DT1 1XS DT1 1XS	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£71,742 £71,445	£197,150 £197,150
50729 50730	DT266905 DT266905	Freehold Freehold	9 School Close, Colliton Strret, Dorchester 10 School Close, Colliton Strret, Dorchester		Dorset Dorset	DT1 1XS DT1 1XS	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£71,742 £74,496	£197,150 £197,150
51831 51832	DN428158 DN428158	Freehold Freehold	14 Bedford Grove, Nybridge 15 Bedford Grove, Nybridge	lvybridge lvybridge	Devon Devon	PL21 0FJ PL21 0FJ	House House	3	GN Social Rent GN Social Rent	D C	MV-T MV-T	£69,485 £61,390	£115,571 £101,974
51833 51834	DN428158 DN428158 DN428158	Freehold Freehold	16 Bedford Grove, Nybridge 17 Bedford Grove, Nybridge	ivyuriuge	Devon Devon	PL210FJ PL210FJ	House House	2	GN Social Rent GN Affordable Rent	c	MV-T MV-T	£61,390 £104,586	£101,974 £108,343
51835	DN428158	Freehold	18 Bedford Grove, lvybridge		Devon	PL21 0FJ	House	2	GN Social Rent	C	MV-T	£61,390	£101,974
51836 61276	DN428158 DN394093	Freehold Freehold	19 Bedford Grove, hybridge 37 Queen Elizabeth Drive, Crediton		Devon Devon	PL21 0FJ EX17 2EH	House House	3	GN Social Rent Shared Ownership	C Not Available	MV-T EUV-SH	£69,485 £80,800	£115,571
52235 61788	DN123489 DN129413	Freehold Freehold	140 Beacon Lane, Exeter, 17 Laburnum Terrace, Abbotskerswell,	Exeter	Devon Devon	EX4 8LX TQ12 5PT	House House	3	GN Social Rent GN Social Rent	D D	MV-T MV-T	£74,181 £71,262	£183,553 £207,347
51992 52234	DN150514 DN154343	Freehold Freehold	68 Nelson Drive, Exmouth, 25 St Georges Avenue, Millwey Rise, Axminster	Milliwey Rise	Devon Devon	EXB 2PS EX13 5ER	House House	3	GN Social Rent GN Social Rent	C D	MV-T MV-T	£78,037 £77,761	£200,549 £129.167
52370 61786	DN182977 DN190896	Freehold Freehold	77 Whitebridges, Honiton, 10 Hadfield Court, Chudleigh Knighton, Newton Abbot	Honiton dleigh Knighton	Devon Devon	EX14 2RZ TO 13 0PX	House House	3	GN Social Rent GN Social Rent	D D	MV-T MV-T	£69,485 £72.261	£166,558 £129.167
52221 52243	DN228448 DN236229	Freehold Freehold	60 Bennett Square, Whipton, 78 Shakespeare Road.	Whipton lakespeare Road	Devon Devon	EX4 8AY EX2 6DD	House House	2	GN Social Rent GN Social Rent	D C	MV-T MV-T	£66,815 £76,303	£139,364 £173,356
52378	DN259314	Freehold	5 Brook Road, Budleigh Salterton,	fleigh Salterton	Devon	EX9 6LZ	House	3	GN Social Rent	С	MV-T	£80,568	£261,733
51987 51999	DN259879 DN261888	Freehold Freehold	102 Moorfield Road, Exmouth, 31 Phear Avenue, Exmouth,		Devon Devon	EX8 3QP EX8 2JS	House House	3	GN Social Rent GN Social Rent	C	MV-T MV-T	£84,544 £72,027	£217,545 £200,549
52225 52226	DN280760 DN280760	Freehold Freehold	8 Acland Road, Broadclyst 8A Acland Road, Broadclyst	Broadclyst	Devon Devon	EX5 3HF EX5 3HF	House House	3	GN Social Rent GN Social Rent	D D	MV-T MV-T	£69,891 £76,735	£214,145 £214,145
52219 61850	DN284831 DN292520	Freehold Freehold	29 Spenser Avenue, Wonford, 14 Lower Cannon Road, Newton Abbot,		Devon Devon	EX2 6BW TQ12 6SU	House House	3	GN Social Rent GN Social Rent	D C	MV-T MV-T	£78,890 £63,702	£173,356 £112,171
51994 61851	DN294329 DN305606 / DN323411	Freehold Freehold	1 Sturges Road, Withycombe Raleigh, Exmouth 23 Cannon Road, Heathfield, Bovey Tracey and carport		Devon Devon	EX8 4BH TQ12 6SH	House House	3	GN Social Rent GN Social Rent	D C	MV-T MV-T	£68,585 £74,067	£197,150 £152,961
61849	DN309213	Freehold	17 Moorland Gate, Heathfield, Newton Abbot and Parking Space	Heathfield	Devon	TQ127TX	House	3	GN Social Rent	С	MV-T	£73,947	£152,961
51995 51823	DN316692 DN352875	Freehold Freehold	3 Sturges Road, Exmouth, 3 Yarda Walk, Brixton,	Brixton	Devon Devon	EX8 4BH PL8 2DX	House House	3	GN Social Rent GN Social Rent	E C	MV-T MV-T	£72,027 £77,186	£197,150 £163,158
52365 61787	DN372025 DN402593	Freehold Freehold	64 Streamers Meadows, Honiton, 11 Laburnum Terrace, Abbotskerswell, Newton Abbot	Honiton obotskerswell	Devon Devon	EX14 2DL TQ12 5PT	House House	3	GN Social Rent GN Social Rent	C D	MV-T MV-T	£75,044 £71,610	£166,558 £207,347
61789 61790	DN448111 DN448111	Freehold Freehold	5 Tailyour Road, 6 Tailyour Road,	Tailyour Road	Devon Devon	PL65DQ PL65DQ	House House	3	GN Social Rent GN Social Rent	D E	MV-T MV-T	£61,624 £61,624	£115,571 £115,571
61791 61792	DN448111 DN448111	Freehold Freehold	7 Tailyour Road, 8 Tailyour Road,		Devon Devon	PL65DQ PL65DQ	House House	3	GN Social Rent GN Social Rent	D D	MV-T MV-T	£61,624 £61,624	£115,571 £115,571
61792 61793 61794	DN448111 DN448111 DN448111	Freehold Freehold	9 Tailyour Road, 9 Tailyour Road, 10 Tailyour Road.		Devon Devon	PL65DQ PL65DQ PL65DQ	House	3	GN Social Rent GN Social Rent	D D	MV-T MV-T	£61,624 £61,624	£115,571 £115,571 £115,571
61795	DN448111	Freehold	11 Tailyour Road,		Devon	PL6 5DQ	House	3	GN Social Rent	D	MV-T	£61,624	£115,571
61796 61797	DN448111 DN448111	Freehold Freehold	12 Tailyour Road, 13 Tailyour Road,		Devon Devon	PL6 5DQ PL6 5DQ	House House	3	GN Social Rent GN Social Rent	C D	MV-T MV-T	£61,624 £61,624	£115,571 £115,571
61798 61799	DN448111 DN448111	Freehold Freehold	14 Tailyour Road, 15 Tailyour Road,		Devon Devon	PL6 5DQ PL6 5DQ	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£61,624 £61,635	£115,571 £115,571
61800 61801	DN448111 DN448111	Freehold Freehold	16 Tailyour Road, 17 Tailyour Road,		Devon Devon	PL6 5DQ PL6 5DQ	House House	3	GN Social Rent GN Social Rent	D D	MV-T MV-T	£61,624 £63,412	£115,571 £115,571
61802 61803	DN448111 DN448111	Freehold Freehold	33 Tailyour Road, 34 Tailyour Road,		Devon Devon	PL6 5DQ PL6 5DO	House House	3	GN Social Rent GN Social Rent	E D	MV-T	£63,993 £61.624	£115,571 £115,571
61804 61805	DN448111 DN448111	Freehold Freehold	35 Tailyour Road,		Devon	PL65DQ PL65DQ	House House	3	GN Social Rent GN Social Rent	D D	MV-T	£61,624 £61,624	£115,571 £115,571
61806	DN448111	Freehold	36 Tailyour Road, 85 Tailyour Road,		Devon Devon	PL6 5DQ	House	3	GN Social Rent	D	MV-T	£61,624	£115,571
61807 61808	DN448111 DN448111	Freehold Freehold	96 Tailyour Road, 87 Tailyour Road,		Devon Devon	PL6 5DQ PL6 5DQ	House House	3	GN Social Rent GN Social Rent	D C	MV-T MV-T	£61,624 £61,470	£115,571 £115,571
61809 61810	DN448111 DN448111	Freehold Freehold	88 Tailyour Road, 89 Tailyour Road,		Devon Devon	PL6 5DQ PL6 5DQ	House House	3	GN Social Rent GN Social Rent	E D	MV-T MV-T	£61,624 £61,630	£115,571 £115,571
61811 61812	DN448111 DN448111	Freehold Freehold	90 Tailyour Road, 91 Tailyour Road,		Devon Devon	PL6 5DQ PL6 5DQ	House House	3	GN Social Rent GN Social Rent	D D	MV-T MV-T	£61,624 £61,624	£115,571 £115,571
61813 61814	DN448111 DN448111	Freehold Freehold	92 Tailyour Road, 93 Tailyour Road,		Devon Devon	PL65DQ PL65DQ	House House	3	GN Social Rent GN Social Rent	D D	MV-T MV-T	£61,624 £61,624	£115,571 £115,571
61815	DN448111	Freehold	94 Tailyour Road,		Devon	PL6 5DQ	House	3	GN Social Rent	D D	MV-T MV-T	£61,326	£115,571
61816 61817	DN448111 DN448111	Freehold Freehold	95 Tailyour Road, 96 Tailyour Road,		Devon Devon	PL65DQ PL65DQ	House House	3	GN Social Rent GN Social Rent	D	MV-T	£61,624 £61,624	£115,571 £115,571
61818 61819	DN448111 DN448111	Freehold Freehold	97 Tailyour Road, 98 Tailyour Road,		Devon Devon	PL6 5DQ PL6 5DQ	House House	3	GN Social Rent GN Social Rent	D D	MV-T MV-T	£61,624 £61,624	£115,571 £115,571
61820 61847	DN448111 DN462643	Freehold Leasehold	99 Tailyour Road, 3 Birch Court, Wonford Street, Exeter and Parking Space (Ground Floor Flat)	onford Street	Devon Devon	PL6 5DQ EX2 5BZ	House Flat	3	GN Social Rent GN Social Rent	D C	MV-T MV-T	£61,626 £70,776	£115,571 £118,970
61848 61846	DN462643 DN462644	Leasehold Freehold	6 Birch Court, Wonford Street, Exeter, and Parking Space (First Floor Flat) 101 Wonford Street. Exeter.		Devon Devon	EX2 5BZ EX2 5AA	Flat House	2	GN Social Rent GN Social Rent	B C	MV-T MV-T	£70,776 £69.223	£118,970 £186,952
61845 61493	DN467580 ON113450	Freehold Freehold	103 Wonford Street, Exeter, 35 Queens Road, Carterton,	Exeter Carterton	Devon Gloucestershire	EX2 5AA OX18 3YB	House House	3	GN Social Rent Shared Ownership	C Not Available	MV-T EUV-SH	£69,217 £36,000	£186,952
50462 50463	DT1959	Freehold	3 Trenchard Way	Chickerell	Dorset	DT3 4NH	House	3	GN Social Rent	C	MV-T	£82,492	£241,338
50464	DT1959 DT1959	Freehold Freehold	5 Trenchard Way 7 Trenchard Way	Chickerell Chickerell	Dorset Dorset	DT3 4NH DT3 4NH	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£82,491 £82,492	£241,338 £241,338
50465 50466	DT1959 DT1959	Freehold Freehold	9 Trenchard Way 11 Trenchard Way, Chickerell, Weymouth	Chickerell Chickerell	Dorset Dorset	DT3 4NH DT3 4NH	House House	3 4	GN Social Rent GN Social Rent	c c	MV-T MV-T	£82,492 £91,825	£241,338 £265,132
50467 50468	DT1959 DT1959	Freehold Freehold	15 Trenchard Way, Chickerell, Weymouth 17 Trenchard Way, Chickerell, Weymouth		Dorset Dorset	DT3 4NH DT3 4NH	House House	2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£73,171 £73,171	£197,150 £197,150
50469 50470	DT1959 DT1959	Freehold Freehold	19 Trenchard Way, Chickerell, Weymouth 21 Trenchard Way, Chickerell, Weymouth		Dorset Dorset	DT3 4NH DT3 4NH	House House	2	GN Social Rent GN Social Rent	C C	MV-T MV-T	£73,171 £73,171	£197,150 £197,150
50471 50472	DT1959 DT1959	Freehold Freehold	22 Trenchard Way, Chickerell, Weymouth 23 Trenchard Way, Chickerell, Weymouth		Dorset Dorset	DT3 4NH DT3 4NH	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£82,492 £73,171	£241,338 £197,150
50473 50474	DT1959 DT1959	Freehold	24 Trenchard Way, Chickerell, Weymouth 25 Trenchard Way, Chickerell, Weymouth				House	3	GN Social Rent	С			£241,338 £197,150
50475	DT1959	Freehold Freehold			Dorset	DT3 4NH					MV-T	£82,492	
50476 50477	DT1959		26 Trenchard Way, Chickerell, Weymouth		Dorset Dorset	DT3 4NH DT3 4NH	House House	3	GN Social Rent GN Social Rent	C C	MV-T MV-T	£73,171 £82,492	£241,338
50478 50479	DT1959	Freehold Freehold	27 Trenchard Way, Chickerell, Weymouth 28 Trenchard Way, Chickerell, Weymouth		Dorset Dorset Dorset Dorset	DT3 4NH DT3 4NH DT3 4NH DT3 4NH	House House House	3 3 3	GN Social Rent GN Social Rent GN Social Rent GN Social Rent	C C	MV-T MV-T MV-T MV-T	£73,171 £82,492 £82,492 £82,492	£241,338 £241,338 £241,338
504/9	DT1959 DT1959 DT1959	Freehold	27 Trenchard Way, Chickerell, Weymouth		Dorset Dorset Dorset	DT3 4NH DT3 4NH DT3 4NH	House House	3	GN Social Rent GN Social Rent GN Social Rent	C C	MV-T MV-T MV-T	£73,171 £82,492 £82,492	£241,338 £241,338
50480 50481	DT1959	Freehold Freehold Freehold	27 Trenchard Way, Chickerell, Weymouth 28 Trenchard Way, Chickerell, Weymouth 29 Trenchard Way, Chickerell, Weymouth		Dorset Dorset Dorset Dorset Dorset	DT3 4NH DT3 4NH DT3 4NH DT3 4NH DT3 4NH	House House House	3 3 3	GN Social Rent GN Social Rent GN Social Rent GN Social Rent GN Social Rent	C C C	MV-T MV-T MV-T MV-T	£73,171 £82,492 £82,492 £82,492 £82,493	£241,338 £241,338 £241,338 £241,338
50480	DT1959 DT1959 DT1959	Freehold Freehold Freehold Freehold	27 Trenchard Way, Chickerell, Weymouth 28 Trenchard Way, Chickerell, Weymouth 29 Trenchard Way, Chickerell, Weymouth 30 Trenchard Way, Chickerell, Weymouth 31 Trenchard Way, Chickerell, Weymouth		Dorset Dorset Dorset Dorset Dorset Dorset Dorset Dorset	DT3 4NH DT3 4NH DT3 4NH DT3 4NH DT3 4NH DT3 4NH DT3 4NH	House House House House House	3 3 3 4 3	GN Social Rent GN Social Rent GN Social Rent GN Social Rent GN Social Rent GN Social Rent GN Social Rent	00000	MV-T MV-T MV-T MV-T MV-T MV-T	£73,171 £82,492 £82,492 £82,492 £82,493 £91,825 £82,492	£241,338 £241,338 £241,338 £241,338 £265,132 £241,338
50480 50481 50482	DT1959 DT1959 DT1959 DT1959 DT1959	Freehold Freehold Freehold Freehold Freehold Freehold Freehold	27 Trenchard Way, Chickerell, Wymnouth 28 Trenchard Way, Chickerell, Weymouth 29 Trenchard Way, Chickerell, Weymouth 30 Trenchard Way, Chickerell, Weymouth 31 Trenchard Way, Chickerell, Weymouth 32 Trenchard Way, Chickerell, Weymouth 33 Trenchard Way, Chickerell, Weymouth		Dorset	DT3 4NH	House House House House House House House	3 3 3 4 3 4 3	GN Social Rent GN Social Rent	0 0 0 0 0	MV-T MV-T MV-T MV-T MV-T MV-T MV-T MV-T	£73,171 £82,492 £82,492 £82,492 £82,493 £91,825 £82,492 £91,825 £82,492	£241,338 £241,338 £241,338 £241,338 £265,132 £241,338 £265,132 £241,338
50480 50481 50482 50483 50484 50485 50486	DT1959 DT1959 DT1959 DT1959 DT1959 DT1959 DT1959 DT1959 DT1959	Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold	27 Terchard Way, Chickerel, Wymouth 28 Terchard Way, Chickerel, Wymouth 26 Terchard Way, Chickerel, Wymouth 30 Terchard Way, Chickerel, Wymouth 31 Terchard Way, Chickerel, Wymouth 31 Terchard Way, Chickerel, Wymouth 32 Terchard Way, Chickerel, Wymouth 33 Terchard Way, Chickerel, Wymouth 30 Terchard Way, Chickerel, Wymouth 30 Terchard Way, Chickerel, Wymouth 30 Terchard Way, Chickerel, Wymouth 41 Terchard Way, Chickerel, Wymouth 41 Terchard Way, Chickerel, Wymouth		Dorset	DT3 4NH	House House House House House House House House House House House	3 3 3 4 3 4 3 3 3 3	GN Social Rent GN Social Rent	0 0 0 0 0 0 0 0 0 0 0 0	MV-T MV-T MV-T MV-T MV-T MV-T MV-T MV-T	£73,171 £82,492 £82,492 £82,493 £91,825 £82,492 £91,825 £82,492 £82,492 £82,492 £82,492 £82,492 £82,492	£241,338 £241,338 £241,338 £241,338 £265,132 £241,338 £265,132 £241,338 £241,338 £241,338
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50-880 50-481 50-482 50-483 50-484 50-483 50-484 50-485 50-485 50-683 50-70-6 87-781 85-782 85-783 857-783 857-783 857-785 857-785 857-785 857-786 857-787 85-8863 859-17 85-9863 859-17 85-9863 859-17 85-9863 859-17 85-9863 859-17 85-9863 859-17 85-9863 859-17 85-9863 859-17 85-9863 859-17 85-9863 859-17 85-9863 859-17 85-9863 859-17 85-9863 859-17 85-9863 859-17 85-9863 859-17 85-9863 859-17 85-9863 859-17 85-9863 859-17 85-9863 85-9863 85-9863 85-9863 85-9863 85-9863 85-9863 85-9863 85-9863 85-9863 85-9863	D11959 DN430181 DN430181 DN430181 DN430181 HP486227	Freehold Fre	27 Trenchard Way, Chickerell, Wymouth 28 Trenchard Way, Chickerell, Wymouth 29 Trenchard Way, Chickerell, Wymouth 30 Trenchard Way, Chickerell, Wymouth 31 Trenchard Way, Chickerell, Wymouth 31 Trenchard Way, Chickerell, Wymouth 33 Trenchard Way, Chickerell, Wymouth 33 Trenchard Way, Chickerell, Wymouth 33 Trenchard Way, Chickerell, Wymouth 37 Trenchard Way, Chickerell, Wymouth 40 Trenchard Way, Chickerell, Wymouth 41 Trenchard Way, Chickerell, Wymouth 59 Trenchard Way, Chickerell, Wymouth 61 Neman Road, Easter 63 Neman Road, Easter 100 Neman Road 100 Declared R		Donset Do	DT3 48H1 DT3	House Langatow Bungatow Bungatow Bungatow Bungatow Bungatow Bungatow Bungatow House	3 3 3 4 3 4 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ON SOCIAL Rend (ON SOCIAL REND		MV-T MV-T MV-T MV-T MV-T MV-T MV-T MV-T	\$73,171 \$12,462 \$12,46	E241,338 E241,338 E241,338 E241,338 E265,138 E265,138 E265,138 E241,338 E241,338 E241,338 E241,338 E241,338 E241,338 E271,931 E277,931 E277,931 E277,931 E277,931 E277,931 E277,931 E277,931 E277,931 E277,931 E37
50-880 50-881 50-882 50-883 50-883 50-885 50-885 50-885 50-885 50-885 50-885 50-785 85-784 85-784 85-785 85-784 85-785 85-784 85-785 85-784 85-785 85	D11959 DN430181 DN430181 DN430181 PP488237 HP488237 HP488328 HP488438 HP488438 HP488438 HP488438 HP488438 HP488438 HP488438 HP488438	Freehold Freeho	27 Trenchard Way, Chickerell, Wymnouth 28 Trenchard Way, Chickerell, Wymnouth 20 Trenchard Way, Chickerell, Wymnouth 30 Trenchard Way, Chickerell, Wymnouth 31 Trenchard Way, Chickerell, Wymnouth 32 Trenchard Way, Chickerell, Wymnouth 33 Trenchard Way, Chickerell, Wymnouth 33 Trenchard Way, Chickerell, Wymnouth 35 Trenchard Way, Chickerell, Wymnouth 40 Trenchard Way, Chickerell, Wymnouth 41 Trenchard Way, Chickerell, Wymnouth 41 Trenchard Way, Chickerell, Wymnouth 50 Trenchard Way, Chickerell, Wymnouth 50 Trenchard Way, Chickerell, Wymnouth 51 Neman Road, Exeter 51 Neman Road, Exeter 51 Neman Road, Exeter 51 Neman Road, Exeter 52 Neman Road, Exeter 52 Neman Road, Exeter 53 Neman Road, Exeter 53 Neman Road, Exeter 53 Neman Road, Exeter 54 Section Close 52 Section Close 53 Neman Road, Exeter 54 Section Close 55 Pinkerton Road 65 Pinkerton Road 66 Pinkerton Road 67 Finkerton Road 68 Finkerton Road 68 Finkerton Road 68 Fix 111 Septimenton Road 69 Portumouth Way 69 Portumouth Way		Donset Homponie Homponie Homponie Hamponie	DT3 48H1 DT3	House Langatow Bungatow Bungatow Bungatow Bungatow Bungatow Bungatow Bungatow House	3 3 3 4 4 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ON SOCIAL Rend CN SOC		MV-T MV-T MV-T MV-T MV-T MV-T MV-T MV-T	\$73,171 \$12,492 \$13,707 \$13,70	E241,338 E241,338 E241,338 E241,338 E241,338 E265,132 E241,338 E24
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50-880 50-881 50-482 50-483 50-484 50-485 50-485 50-486 50-50-78 5	D11959 D1	Freehold Freeho	27 Trenchard Way, Chickerell, Wymouth 28 Trenchard Way, Chickerell, Wymouth 29 Trenchard Way, Chickerell, Wymouth 30 Trenchard Way, Chickerell, Wymouth 31 Trenchard Way, Chickerell, Wymouth 31 Trenchard Way, Chickerell, Wymouth 32 Trenchard Way, Chickerell, Wymouth 33 Trenchard Way, Chickerell, Wymouth 37 Trenchard Way, Chickerell, Wymouth 37 Trenchard Way, Chickerell, Wymouth 41 Trenchard Way, Chickerell, Wymouth 41 Trenchard Way, Chickerell, Wymouth 41 Trenchard Way, Chickerell, Wymouth 42 Trenchard Way, Chickerell, Wymouth 43 Trenchard Way, Chickerell, Wymouth 43 Trenchard Way, Chickerell, Wymouth 43 Trenchard Way, Chickerell, Wymouth 44 Trenchard Way, Chickerell, Wymouth 54 Trenchard Way, Chickerell, Wymouth 55 Trenchard Way, Chickerell, Wymouth 56 Bodmin Close 58 Bodmin Close 59 Bodmin Close 52 Bodmin Close 52 Bodmin Close 53 Bodmin Close 54 Bodmin Close 57 Bodmin Close 57 Trenchard Way, Chickerell, Wymouth 58 Trenchard Close 59 Pinkerten Road 50 Pinkerten Road 51 Pinkerten Road 51 Pinkerten Road 51 Trenchard Road		Donset Do	DT3 44941 DT3 44	House Sangalow House Sangalow House Sangalow House Hou	3 3 3 3 4 3 4 3 3 3 3 3 3 3 3 3 3 3 3 3	CM SOCIAL Rend (AN SOCIAL REND		MAT	\$73,171 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$11,255 \$12,462 \$11,255 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$13,707 \$18,8377 \$11,4714 \$11,4714 \$11,4714 \$11,4759 \$11,4714 \$11,6759 \$11,4714 \$11,6759 \$11,4714 \$11,6759 \$11,4714 \$11,6759 \$11,4714 \$11,6759 \$11,4714 \$11,6759 \$11,4714	2241,338 2241,338 2241,338 2241,338 2265,132 2341,338 2261,332 2241,338 2241,338 2241,338 2241,338 2241,338 2241,338 2241,338 2241,338 2241,338 2241,338 2241,338 2241,338 2241,338 2241,338 2271,931 277
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50-880 50-881 50-482 50-483 50-484 50-485 50-485 50-486 50-486 50-486 50-50-50 50-50 50-50-50 50-50-50 50-50-50 50-50-50 50-50-50 50-50-50 50-50-50 50-50-50 50-50-50 50-50-50 50-50-50 50-50-50 50-50-50 50-50-50 50-50 50-50-50 50 50-50 50	D11959 DN430181 DN430181 DN430181 DN430181 DN430181 DN430181 HP486227 HP48627 HP	Freehold	27 Trenchard Way, Chickerell, Wymouth 28 Trenchard Way, Chickerell, Wymouth 29 Trenchard Way, Chickerell, Wymouth 30 Trenchard Way, Chickerell, Wymouth 31 Trenchard Way, Chickerell, Wymouth 31 Trenchard Way, Chickerell, Wymouth 32 Trenchard Way, Chickerell, Wymouth 35 Trenchard Way, Chickerell, Wymouth 35 Trenchard Way, Chickerell, Wymouth 36 Trenchard Way, Chickerell, Wymouth 37 Trenchard Way, Chickerell, Wymouth 41 Trenchard Way, Chickerell, Wymouth 41 Trenchard Way, Chickerell, Wymouth 50 Fembard Way, Chickerell, Wymouth 50 Fembard Way, Chickerell, Wymouth 51 Seman Educate 61 Seman Bood, Earler 510 Newman Road, Earler 510 Newman Road, Earler 510 Newman Road, Earler 510 Newman Road, Earler 510 Remon Close 22 Bodmin Close 23 Bodmin Close 24 Bodmin Close 25 Bodmin Close 26 Bodmin Close 27 Bodmin Close 27 Bodmin Close 37 Seman Close 38 Bodmin Close 39 Pinkerten Road 61 Pinkerten Road 61 Pinkerten Road 62 Pinkerten Road 63 Pinkerten Road 64 Pinkerten Road 65 Pinkerten Road 66 Pinkerten Road 67 Pinkerten Road 68 Pinkerten Road 69 Pinkerten Road 69 Pinkerten Road 60 Pinkerten Road 61 Pinkerten Road 61 Pinkerten Road 62 Portunnouth Way 66 Portunnouth Way 66 Portunnouth Way 67 Portunnouth Way 68 Portunnouth Way 68 Portunnouth Way 68 Portunnouth Way 69 Portunnouth Way 61 Portunnouth Way 62 Portunnouth Way 63 Portunnouth Way 64 Portunnouth Way 65 Portunnouth Way 66 Portunnouth Way 67 Portunnouth Way 68 Portunno		Donset Do	DT3 44941 DT3 44	House	3 3 3 3 4 3 3 4 3 3 3 3 3 3 3 3 3 3 3 3	CM SOCIAL Rend (AN SOCIAL Rend		MOVT MOVT MOVT MOVT MOVT MOVT MOVT MOVT	\$73,171 \$12,492 \$12,492 \$12,492 \$12,492 \$12,493 \$12,493 \$12,493 \$12,493 \$12,493 \$12,493 \$12,493 \$12,493 \$12,492 \$13,797 \$11,925	E241,338 E241,338 E241,338 E241,338 E241,338 E261,132 E261,132 E261,132 E261,132 E261,132 E261,132 E261,132 E261,132 E271,931 E371,931 E37
50-880 50-881 50-682 50-683 50-683 50-683 50-683 50-683 50-683 50-783 50	D11959 DN430181 DN430181 DN430181 DN430181 DN430181 HP486237 HP486337 HP	Freehold	27 Trenchard Way, Chickerell, Wymouth 28 Trenchard Way, Chickerell, Wymouth 29 Trenchard Way, Chickerell, Wymouth 30 Trenchard Way, Chickerell, Wymouth 31 Trenchard Way, Chickerell, Wymouth 31 Trenchard Way, Chickerell, Wymouth 32 Trenchard Way, Chickerell, Wymouth 35 Trenchard Way, Chickerell, Wymouth 36 Trenchard Way, Chickerell, Wymouth 37 Trenchard Way, Chickerell, Wymouth 41 Trenchard Way, Chickerell, Wymouth 41 Trenchard Way, Chickerell, Wymouth 42 Trenchard Way, Chickerell, Wymouth 43 Trenchard Way, Chickerell, Wymouth 43 Trenchard Way, Chickerell, Wymouth 40 Trenchard Way, Chickerell, Wymouth 41 Trenchard Way, Chickerell, Wymouth 42 Trenchard Way, Chickerell, Wymouth 43 Trenchard Way, Chickerell, Wymouth 43 Trenchard Way, Chickerell, Wymouth 44 Trenchard Way, Chickerell, Wymouth 45 Trenchard Way, Chickerell, Wymouth 46 Trenchard Way, Chickerell, Way 47 Trenchard Way, Chickerell, Way 48 Trenchard Way, Chickerell, Way 48 Trenchard Way, Chickerell, Way 48 Trenchard Way 49 Trenchard Way 40 Trenchard Way 40 Trenchard Way 40 Trenchard Way 410 Pertamouth Way 410 Pertamouth Way 4110 Pertamouth Way 4112 Trenchard Way 4113 Trenchard Way 4113 Trenchard Way 4114 Trenchard Way 4114 Trenchard Way 4115 Trenchard Way 4115 Trenchard Way 4116 Trenchard Way 4116 Trenchard Way 4117 Trencha		Dorset Do	DT3 44941 DT3 44	House House House Land House House House House House House House House State of the House	3 3 3 4 3 4 3 3 3 3 3 3 3 3 3 3 3 3 3 3	CM SOCIAL Rend (AN SOCIAL Rend		MOVT MOVT MOVT MOVT MOVT MOVT MOVT MOVT	\$73,171 \$12,462 \$13,767 \$14,975 \$14,97	2241,338 2241,338 2241,338 2241,338 2265,138 2565,138 2565,138 2565,138 2565,138 2541,338 2271,931 227
50-880 50-881 50-882 50-883 50-884 50-885 50-885 50-885 50-985 50-985 50-985 50-985 50-985 60	D11959 DN430181 DN430181 DN430181 DN430181 DN430181 PP488237 HP488237 HP488337 HP488237	Freehold Fre	27 Trenchard Way, Chickerel, Wymnouth 28 Trenchard Way, Chickerel, Wymnouth 29 Trenchard Way, Chickerel, Wymnouth 30 Trenchard Way, Chickerel, Wymnouth 31 Trenchard Way, Chickerel, Wymnouth 32 Trenchard Way, Chickerel, Wymnouth 33 Trenchard Way, Chickerel, Wymnouth 33 Trenchard Way, Chickerel, Wymnouth 39 Trenchard Way, Chickerel, Wymnouth 40 Trenchard Way, Chickerel, Wymnouth 40 Trenchard Way, Chickerel, Wymnouth 41 Trenchard Way, Chickerel, Wymnouth 42 Trenchard Way, Chickerel, Wymnouth 43 Trenchard Way, Chickerel, Wymnouth 43 Trenchard Way, Chickerel, Wymnouth 40 Trenchard Way, Chickerel, Wymnouth 41 Trenchard Way, Chickerel, Wymnouth 42 Trenchard Way, Chickerel, Wymnouth 43 Trenchard Way, Chickerel, Wymnouth 43 Trenchard Way, Chickerel, Wymnouth 44 Trenchard Way, Chickerel, Wymnouth 45 Trenchard Way, Chickerel, Wymnouth 46 Trenchard Way, Chickerel, Wymnouth 47 Trenchard Way, Chickerel, Wymnouth 48 Trenchard Way, Chickerel, Way, Chickerel, Wymnouth 48 Trenchard Way, Chickerel, Wymnouth 48 Trenchard Way, Chickerel, Way, Chicke		Dorset Hampstire	DT3 449H DT3	House	3 3 3 4 3 4 3 3 3 3 3 3 3 3 3 3 3 3 3 3	CM SOCIAL Rend (AN SOCIAL Rend		MV-T MV-T MV-T MV-T MV-T MV-T MV-T MV-T	\$73,171 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$11,125 \$12,462 \$11,125 \$12,462 \$11,125 \$12,462 \$11,125 \$12,462 \$11,125 \$12,462 \$11,125 \$12,462 \$11,125 \$12,462 \$11,125 \$12,462 \$11,125 \$12,462 \$11,125 \$12,462 \$11,125	E241,338 E241,338 E241,338 E241,338 E241,338 E265,132 E261,332 E261,332 E241,338 E24
50-880 50-881 50-882 50-883 50-884 50-885 50-885 50-885 50-885 50-885 50-885 50-885 50-885 50-885 50-885 50-885 50-885 50-885 50-885 50-885 50-885 50-885 50-985 50	D11959 DN430181 DN430181 DN430181 DN430181 DN430181 PP488227 HP488227 HP48	Freehold	27 Trenchard Way, Chickerell, Wymouth 28 Trenchard Way, Chickerell, Wymouth 29 Trenchard Way, Chickerell, Wymouth 30 Trenchard Way, Chickerell, Wymouth 31 Trenchard Way, Chickerell, Wymouth 31 Trenchard Way, Chickerell, Wymouth 32 Trenchard Way, Chickerell, Wymouth 33 Trenchard Way, Chickerell, Wymouth 33 Trenchard Way, Chickerell, Wymouth 30 Trenchard Way, Chickerell, Wymouth 40 Trenchard Way, Chickerell, Wymouth 41 Trenchard Way, Chickerell, Wymouth 42 Trenchard Way, Chickerell, Wymouth 43 Trenchard Way, Chickerell, Wymouth 43 Trenchard Way, Chickerell, Wymouth 40 Trenchard Way, Chickerell, Wymouth 41 Trenchard Way, Chickerell, Wymouth 42 Trenchard Way, Chickerell, Wymouth 43 Trenchard Way, Chickerell, Wymouth 43 Trenchard Way, Chickerell, Wymouth 44 Trenchard Way, Chickerell, Wymouth 45 Trenchard Way, Chickerell, Wymouth 46 Trenchard Way, Chickerell, Wymouth 47 Trenchard Way, Chickerell, Wymouth 48 Trenchard Way, Chickerell, Wymouth 48 Trenchard Way, Chickerell, Wymouth 48 Trenchard Way, Chickerell, Wymouth 49 Trenchard Way, Chickerell, Wymouth 40 Trenchard Way 40 Trenchard Way 40 Trenchard Way 41 Trenchard		Dorset Do	DT3 4494	House	3 3 3 3 4 4 3 4 4 3 3 3 3 3 3 3 3 3 3 3	CM SOCIAL Rend (A) SOCIAL Rend		MAT	\$73,171 \$12,462 \$12,462 \$12,462 \$12,462 \$13,165 \$12,462 \$11,165 \$12,462 \$11,165 \$12,462 \$11,165 \$12,462 \$11,165 \$12,462 \$11,165 \$12,462 \$11,165 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$12,462 \$13,170 \$18,163 \$13,170 \$18,163 \$13,170 \$18,163 \$13,170 \$13,1625 \$13,162	2241,338 2241,338 2241,338 2241,338 2241,338 2265,132 2341,338 2265,132 241,338 241,338 2241,

UPRN	Title	FH / LH	Address 1 Address 2 .	Hampshire	Postcode roperty Tys Bedroo	ms Business Stream	EPC	Basis of Valuation	EUV-SH	MV-T
91336	HP498426	Freehold	47 Stag Hill		RG22 6JF House 3	GN Social Rent	D	MV-T	£91,925	£197,150
91338	HP498426	Freehold	50 Stag Hill	Hampshire	RG22 6JF House 3	GN Social Rent	C	MV-T	£91,925	£197,150
91339	HP498426	Freehold	51 Stag Hill	Hampshire	RG22 6JF House 2	GN Social Rent		MV-T	£85,052	£169,957
91340	HP498426	Freehold	53 Stag Hill	Hampshire	RG22 6JF House 2	GN Social Rent	C	MV-T	£85,052	£169,957
91341	HP498426	Freehold	61 Stag Hill	Hampshire	RG22 6JF House 2	GN Social Rent		MV-T	£85,052	£169,957
91342	HP498426	Freehold	63 Stag Hill	Hampshire	RG22 6JF House 2	GN Social Rent	C	MV-T	£85,052	£169,957
91343	HP498426	Freehold	64 Stag Hill	Hampshire	RG22 6JG House 3	GN Social Rent		MV-T	£91,925	£197,150
91344	HP498426	Freehold	65 Stag Hill	Hampshire	RG226JF House 3	GN Social Rent	D	MV-T	£91,925	£197,150
91345	HP498426	Freehold	67 Stag Hill	Hampshire	RG226JF House 3	GN Social Rent	C	MV-T	£91,925	£197,150
91346	HP498426	Freehold	68 Stag Hill	Hampshire	RG22 6JG House 3	GN Affordable Rent	С	MV-T	£177,353	£209,463
91348	HP498426	Freehold	76 Stag Hill	Hampshire	RG22 6JE House 2	GN Social Rent	C	MV-T	£85,165	£169,957
91349	HP498426	Freehold	77 Stag Hill	Hampshire	RG22 6JE House 3	GN Social Rent		MV-T	£89,962	£197,150
91350	HP498426	Freehold	78 Stag Hill	Hampshire	RG22 6JQ House 3	GN Social Rent	D	MV-T	£88,310	£197,150
91351	HP498426	Freehold	79 Stag Hill	Hampshire	RG22 6JE House 3	GN Social Rent	D	MV-T	£91,925	£197,150
91352	HP498426	Freehold	84 Stag Hill	Hampshire	RG22 6JQ House 3	GN Social Rent	D	MV-T	£91,925	£197,150
91353	HP498426	Freehold	88 Stag Hill	Hampshire	RG22 6JQ House 3	GN Social Rent	D	MV-T	£91,928	£197,150
91354 91355	HP498426 HP498426	Freehold Freehold	90 Stag Hill 94 Stag Hill	Hampshire	RG22 6JQ House 3	GN Social Rent GN Social Rent	C D	MV-T MV-T	£93,409	£197,150 £234,540
91356	HP498426	Freehold	95 Stag Hill	Hampshire Hampshire	RG22 6JE House 4	GN Social Rent	D	MV-T	£102,671 £102,665	£234,540
91357	HP498426	Freehold	96 Stag Hill	Hampshire	RG22 6JQ House 4	GN Social Rent	C	MV-T	£102,179	£234,540
91358	HP498426	Freehold	98 Stag Hill	Hampshire	RG22 6JQ House 4	GN Social Rent		MV-T	£99,968	£234,540
91363	HP498426	Freehold	119 Stag Hill	Hampshire	RG22 6JE House 3	GN Social Rent	C	MV-T	£91,942	£197,150
91364	HP498426	Freehold	121 Stag Hill	Hampshire	RG22 6JE House 3	GN Social Rent		MV-T	£91,925	£197,150
91365	HP498426	Freehold	123 Stag Hill	Hampshire	RG22 6JE House 3	GN Social Rent	D	MV-T	£91,925	£197,150
86009	HP498371	Freehold	1 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	E	MV-T	£49,965	£85,410
86010	HP498371	Freehold	2 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	D	MV-T	£49,220	£85,410
86011	HP498371	Freehold	3 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	D	MV-T	£51,105	£85,410
86012	HP498371	Freehold	4 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	D	MV-T	£51,105	£85,410
86013	HP498371	Freehold	5 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	C	MV-T	£49,220	£85,410
86014	HP498371	Freehold	6 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained		MV-T	£49,974	£85,410
86015	HP498371	Freehold	7 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	C	MV-T	£49,220	£85,410
86016	HP498371	Freehold	8 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	E	MV-T	£49,965	£85,410
86017	HP498371	Freehold	9 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	D	MV-T	£49,220	£85,410
86018	HP498371	Freehold	10 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	C	MV-T	£49,974	£85,410
86019	HP498371	Freehold	11 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	D	MV-T	£49,220	£85,410
86020	HP498371	Freehold	12 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	C	MV-T	£49.974	£85,410
86021 86022	HP498371 HP498371	Freehold Freehold	Flat 13 Buckingham Court  14 Buckingham Court	Hampshire	RG22 5NY Flat 3	GN Social Rent HOP self-contained	D D	MV-T MV-T	£82,405 £49.965	£146,163 £85,410
86023	HP498371	Freehold	15 Buckingham Court	Hampshire Hampshire	RG22 5NY Bungalow 1	HOP self-contained	C	MV-T	£49,974	£85,410
86025	HP498371	Freehold	17 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	C	MV-T	£49,965	£85,410
86026	HP498371	Freehold	18 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained		MV-T	£49,974	£85,410
86027	HP498371	Freehold	19 Buckingham Court 20 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	D	MV-T	£49,220	£85,410
86028	HP498371	Freehold		Hampshire	RG22 5NY Bungalow 1	HOP self-contained	C	MV-T	£49,974	£85,410
86029	HP498371	Freehold	21 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	D	MV-T	£49,733	£85,410
86030	HP498371	Freehold	22 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	D	MV-T	£49,965	£85,410
86031	HP498371	Freehold	23 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	C	MV-T	£49,974	£85,410
86032	HP498371	Freehold	24 Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	D	MV-T	£49,220	£85,410
86033	HP498371	Freehold	25 Buckingham Court	Hampshire	RG225NY Bungalow 1	HOP self-contained	D	MV-T	£49,220	£85,410
86034	HP498371	Freehold	16A Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	C	MV-T	£51,105	£91,980
86035	HP498371	Freehold	16B Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained		MV-T	£49,965	£91,980
86036	HP498371	Freehold	17A Buckingham Court	Hampshire	RG22 5NY Bungalow 1	HOP self-contained	C	MV-T	£49,974	£91,980
91182	HP498371	Freehold	1 Smith Wright Terrace	Hampshire	RG22 5RR Bungalow 1	HOP self-contained	D	MV-T	£49,965	£91,980
91183	HP498371	Freehold	2 Smith Wright Terrace 3 Smith Wright Terrace	Hampshire	RG22 5RR Bungalow 1	HOP self-contained	C	MV-T	£49,220	£91,980
91184	HP498371	Freehold		Hampshire	RG22 5RR Bungalow 1	HOP self-contained	D	MV-T	£49,974	£91,980
91185	HP498371	Freehold	4 Smith Wright Terrace	Hampshire	RG22 5RR Bungalow 1	HOP self-contained	D	MV-T	£49,965	£91,980
87544	HP498326	Freehold	1 Fletcher Close	Hampshire	RG21 8AZ House 3	GN Social Rent	D	MV-T	£91,925	£214,145
87545	HP498326	Freehold	4 Fletcher Close	Hampshire	RG218AZ House 3	GN Social Rent	С	MV-T	£89,962	£214,145
87546	HP498326	Freehold	5 Fletcher Close	Hampshire	RG218AZ House 3	GN Social Rent	C	MV-T	£91,925	£214,145
87547	HP498326	Freehold	6 Fletcher Close	Hampshire	RG218AZ House 3	GN Social Rent		MV-T	£91,925	£214,145
87548	HP498326	Freehold	7 Fletcher Close	Hampshire	RG218AZ House 3	GN Social Rent	C	MV-T	£91,925	£214,145
87549	HP498326	Freehold	Flat 8 Fletcher Close	Hampshire	RG218AZ Flat 1	GN Social Rent	D	MV-T	£63,436	£105,373
87551	HP498326	Freehold	11 Fletcher Close	Hampshire	RG218AZ House 3	GN Social Rent	C	MV-T	£91,925	£214,145
87552	HP498326	Freehold	14 Fletcher Close	Hampshire	RG218AZ House 3	GN Social Rent	D	MV-T	£93,409	£214.145
87553	HP498326	Freehold	Flat 17 Fletcher Close	Hampshire	RG218AZ Flat 1	GN Social Rent	C	MV-T	£63,436	£105,373
87555	HP498326	Freehold	20 Fletcher Close	Hampshire	RG218AZ House 3	GN Social Rent	C	MV-T	£93,409	£214,145
87556	HP498326	Freehold	21 Fletcher Close	Hampshire	RG218AZ House 3	GN Social Rent		MV-T	£93,409	£214,145
87557	HP498326	Freehold	22 Fletcher Close	Hampshire	RG218AZ House 3	GN Affordable Rent	C	MV-T	£175,375	£227,520
87558	HP498326	Freehold	23 Fletcher Close	Hampshire	RG218AZ House 3	GN Social Rent		MV-T	£91,925	£214,145
87559	HP498326	Freehold	24 Fletcher Close	Hampshire	RG218AZ House 3	GN Affordable Rent	C	MV-T	£179,346	£227,520
87560	HP498326	Freehold	25 Fletcher Close	Hampshire	RG218AZ House 3	GN Social Rent		MV-T	£91,925	£214,145
88586	HP498326	Freehold	7 Knight Street	Hampshire	RG21 8AX House 3	GN Social Rent	C	MV-T	£91,942	£214,145
88587	HP498326	Freehold	9 Knight Street	Hampshire	RG21 8AX House 3	GN Social Rent		MV-T	£91,925	£214,145
88588	HP498326	Freehold	12 Knight Street	Hampshire	RG218AX House 3	GN Social Rent	С	MV-T	£91,925	£214,145
88589	HP498326	Freehold	13 Knight Street	Hampshire	RG21 8AX House 3	GN Social Rent	C	MV-T	£89,962	£214,145
88590	HP498326	Freehold	27 Knight Street	Hampshire	RG21 8AX House 3	GN Social Rent	D	MV-T	£91,925	£214,145
88591	HP498326	Freehold	Flat 31 Knight Street	Hampshire	RG218AX Flat 1	GN Social Rent	C	MV-T	£63,436	£105,373
88592	HP498326	Freehold	Flat 32 Knight Street	Hampshire	RG218AX Flat 1	GN Social Rent		MV-T	£63,436	£105,373
88593	HP498326	Freehold	36 Knight Street	Hampshire	RG218AX House 3	GN Social Rent	D	MV-T	£91,925	£214,145
88594	HP498326	Freehold	38 Knight Street	Hampshire	RG218AX House 3	GN Affordable Rent		MV-T	£186,279	£227,520
88595	HP498326	Freehold	42 Knight Street Flat 43 Knight Street	Hampshire	RG21 8AX House 3	GN Social Rent	D	MV-T	£91,925	£214,145
88596	HP498326	Freehold		Hampshire	RG21 8AX Flat 1	GN Social Rent	D	MV-T	£63,436	£105,373
88597	HP498326	Freehold	Flat 44 Knight Street	Hampshire	RG21 BAX Flat 1	GN Social Rent	C	MV-T	£63,436	£105,373
88598	HP498326	Freehold	45 Knight Street	Hampshire	RG21 BAX House 3	GN Social Rent		MV-T	£91.925	£214.145
88599	HP498326	Freehold	46 Knight Street	Hampshire	RG21 8AX House 3	GN Social Rent GN Social Rent	С	MV-T	£91,925	£214,145
88600 88601	HP498326 HP498326	Freehold Freehold	50 Knight Street 51 Knight Street	Hampshire Hampshire	RG21 8AX House 3 RG21 8AX House 3	GN Social Rent	C	MV-T MV-T	£89,965 £91,925	£214,145 £214,145
88602	HP498326	Freehold	52 Knight Street	Hampshire	RG218AX House 3	GN Social Rent	C	MV-T	£93,409	£214,145
88603	HP498326	Freehold	56 Knight Street	Hampshire	RG218AX House 3	GN Social Rent		MV-T	£91,925	£214,145
91888	HP498326	Freehold	25 Stukeley Road	Hampshire	RG218XB House 3	GN Social Rent	C	MV-T	£91,925	£214,145
91889	HP498326	Freehold	27 Stukeley Road	Hampshire	RG218XB House 3	GN Social Rent	D	MV-T	£91,925	£214,145
91890	HP498326	Freehold	Flat 60 Stukeley Road	Hampshire	RG218XD Flat 1	GN Social Rent	C	MV-T	£63,436	£105,373
91891	HP498326	Freehold	Flat 62 Stukeley Road	Hampshire	RG218XD Flat 1	GN Social Rent	D	MV-T	£63,436	£105,373
91892	HP498326	Freehold	76 Stukeley Road	Hampshire	RG218XD House 3	GN Social Rent	С	MV-T	£91,925	£214,145
91893	HP498326	Freehold	Flat 80 Stukeley Road	Hampshire	RG218XD Flat 1	GN Social Rent	C	MV-T	£63,436	£105,373
91894	HP498326	Freehold	Flat 82 Stukeley Road	Hampshire	RG218XD Flat 1	GN Social Rent		MV-T	£63,436	£105,373
92190	HP498326	Freehold	1 Townsend Close	Hampshire	RG218AY Bungalow 1	HOP self-contained	D	MV-T	£49,965	£85,410
92191	HP498326	Freehold	2 Townsend Close	Hampshire	RG218AY Bungalow 1	HOP self-contained	D	MV-T	£49,220	£85,410
92192	HP498326	Freehold	3 Townsend Close	Hampshire	RG218AY Bungalow 1	HOP self-contained	C	MV-T	£51,105	£85,410
92193	HP498326	Freehold	4 Townsend Close	Hampshire	RG218AY Bungalow 1	HOP self-contained		MV-T	£49,974	£85,410
92194	HP498326	Freehold	5 Townsend Close	Hampshire	RG21 8AY Bungalow 1	HOP self-contained	D	MV-T	£49,965	£85,410
92195	HP498326	Freehold	6 Townsend Close	Hampshire	RG21 8AY Bungalow 1	HOP self-contained	D	MV-T	£49,220	£85,410
92196 92197	HP498326 HP498326	Freehold Freehold	7 Townsend Close 8 Townsend Close	Hampshire	RG218AY Bungalow 1 RG218AY Bungalow 1	HOP self-contained HOP self-contained	C	MV-T MV-T	£49,733 £51,105	£85,410 £85,410
92198	HP498326	Freehold	9 Townsend Close	Hampshire Hampshire	RG218AY Bungalow 1	HOP self-contained	С	MV-T	£49,974	£85,410
92199	HP498326	Freehold	10 Townsend Close	Hampshire	RG21 8AY Bungalow 1	HOP self-contained	C	MV-T	£49,965	£85,410
92200	HP498326	Freehold	11 Townsend Close	Hampshire	RG21 8AY Bungalow 1	HOP self-contained		MV-T	£49,974	£85,410
92201	HP498326	Freehold	12 Townsend Close	Hampshire	RG218AY Bungalow 1	HOP self-contained	C	MV-T	£49,974	£85,410
92202	HP498326	Freehold	13 Townsend Close	Hampshire	RG218AY Bungalow 1	HOP self-contained	D	MV-T	£49,974	£85,410
92203	HP498326	Freehold	14 Townsend Close	Hampshire	RG218AY Bungalow 1	HOP self-contained	C	MV-T	£49,733	£85,410
92204	HP498326	Freehold	15 Townsend Close	Hampshire	RG218AY Bungalow 1	HOP self-contained	D	MV-T	£42,475	£85,410
92249	HP498326	Freehold	64 Townsend Close	Hampshire	RG21 8AY House 3	GN Social Rent	C	MV-T	£89,962	£214,145
92250	HP498326	Freehold	65 Townsend Close	Hampshire	RG21 8AY House 3	GN Social Rent		MV-T	£91,925	£214.145
92251	HP498326	Freehold	67 Townsend Close	Hampshire	RG21 8AY House 3	GN Social Rent	D	MV-T	£91,925	£214,145
87748	HP498356	Freehold	2 Gershwin Road	Hampshire	RG22 4HH House 2	GN Social Rent	C	MV-T	£83.230	£166.558
87748 87749 87750	HP498356 HP498356 HP498356	Freehold	2 Gershwin Road 8 Gershwin Road 14 Gershwin Road	Hampshire	RG22 4HH House 2	GN Social Rent GN Social Rent GN Social Rent	С	MV-T MV-T	£85,066	£166,558
87751	HP498356	Freehold Freehold	Flat 16 Gershwin Road	Hampshire Hampshire	RG22 4HH House 2 RG22 4HH Flat 1	GN Social Rent	C D	MV-T	£82,943 £55,251	£166,558 £91,777
87753	HP498356	Freehold	20 Gershwin Road	Hampshire	RG22 4HH House 2	GN Affordable Rent	C	MV-T	£165,999	£176,960
87754	HP498356	Freehold	22 Gershwin Road	Hampshire	RG22 4HH House 2	GN Social Rent		MV-T	£85,052	£166,558
87755	HP498356	Freehold	26 Gershwin Road	Hampshire	RG22 4HH House 2	GN Social Rent	C	MV-T	£85,066	£166,558
87756	HP498356	Freehold	28 Gershwin Road	Hampshire	RG22 4HH House 2	GN Social Rent		MV-T	£88,322	£166,558
87758	HP498356	Freehold	Flat 32 Gershwin Road	Hampshire	RG22 4HH Flat 1	GN Social Rent	C	MV-T	£55,251	£91,777
87759	HP498356	Freehold	Flat 34 Gershwin Road	Hampshire	RG22 4HH Flat 1	GN Social Rent		MV-T	£55,251	£91,777
87760	HP498356	Freehold	36 Gershvin Road	Hampshire	RG22 4HH House 3	GN Social Rent	C	MV-T	£91,925	£200,549
87761	HP498356	Freehold	38 Gershvin Road	Hampshire	RG22 4HH House 3	GN Social Rent		MV-T	£91,925	£200,549
87762	HP498356	Freehold	42 Gershwin Road	Hampshire	RG22 4HH House 3	GN Social Rent	С	MV-T	£91,925	£200,549
87763	HP498356	Freehold	46 Gershwin Road	Hampshire	RG22 4HH House 3	GN Social Rent	C	MV-T	£91,925	£200,549
87764	HP498356	Freehold	60 Gershwin Road	Hampshire	RG22 4HH House 3	GN Social Rent		MV-T	£91,925	£200,549
87765	HP498356	Freehold	62 Gershwin Road	Hampshire	RG22 4HH House 3	GN Social Rent	C	MV-T	£91,925	£200,549
87767	HP498356	Freehold	68 Gershwin Road	Hampshire	RG22 4HH House 3	GN Social Rent	D	MV-T	£91,925	£200,549
87768	HP498356	Freehold	70 Gershwin Road	Hampshire	RG22 4HH House 3	GN Social Rent	D	MV-T	£91,925	£200,549
87771	HP498356	Freehold	78 Gershwin Road	Hampshire	RG22 4HH House 2	GN Social Rent		MV-T	£85,052	£166,558
87772	HP498356	Freehold	80 Gershwin Road	Hampshire	RG22 4HH House 2	GN Social Rent	C	MV-T	£85,066	£166,558
87773	HP498356	Freehold	82 Gershwin Road	Hampshire	RG22 4HH House 2	GN Social Rent		MV-T	£85,062	£166.558
87774 87775	HP498356 HP498356	Freehold Freehold	84 Gershwin Road 86 Gershwin Road	Hampshire Hampshire	RG22 4HH House 2 RG22 4HH House 2	GN Social Rent GN Social Rent	C	MV-T MV-T	£85,052 £85,052 £85,052	£166,558 £166,558
87777	HP498356	Freehold	Flat 90 Gershwin Road	Hampshire	RG22 4HH Flat 1	GN Social Rent	С	MV-T	£55,251	£91,777
87778	HP498356	Freehold	92 Gershwin Road	Hampshire	RG22 4HH House 3	GN Social Rent	D	MV-T	£91,925	£200,549
87779	HP498356	Freehold	106 Gershwin Road	Hampshire	RG22 4HJ House 3	GN Social Rent	D	MV-T	£91,925	£200,549
87780	HP498356	Freehold	108 Gershwin Road	Hampshire	RG22 4HJ House 3	GN Social Rent	C	MV-T	£91,925	£200,549
87781	HP498356	Freehold	122 Gershwin Road	Hampshire	RG22 4HJ House 3	GN Social Rent	D	MV-T	£91,925	£200,549
87782	HP498356	Freehold	126 Gershwin Road	Hampshire	RG22 4HJ House 3	GN Social Rent	D	MV-T	£91,925	£200,549
87783	HP498356	Freehold	Flat 128 Gershwin Road	Hampshire	RG22 4HJ Flat 1	GN Social Rent	D	MV-T	£55,251	£91,777
87784	HP498356	Freehold	Flat 130 Gershwin Road	Hampshire	RG22 4HJ Flat 1	GN Social Rent	D	MV-T	£55,251	£91,777
87785	HP498356	Freehold	132 Gershwin Road	Hampshire	RG22 4HJ House 2	GN Social Rent	C	MV-T	£85,052	£166,558
87786	HP498356	Freehold	138 Gershwin Road	Hampshire	RG22 4HJ House 2	GN Affordable Rent	С	MV-T	£154,658	£176,960
87787	HP498356	Freehold	Flat 144 Gershwin Road	Hampshire	RG22 4HJ Flat 1	GN Social Rent	C	MV-T	£55,251	£91,777
87788	HP498356	Freehold	Flat 146 Gershwin Road	Hampshire	RG22 4HJ Flat 1	GN Affordable Rent	C	MV-T	£94,127	£97,508
87789	HP498356	Freehold	148 Gershwin Road	Hampshire	RG22 4HJ House 3	GN Social Rent	C	MV-T	£89,962	£200,549
87790	HP498356	Freehold	152 Gershwin Road	Hampshire	RG22 4HJ House 3	GN Social Rent		MV-T	£91,925	£200,549
89025	HP498464	Freehold	51 Mansfield Road	Hampshire	RG22 6DY House 3	GN Affordable Rent	C	MV-T	£186,141	£209,463
89026	HP498464	Freehold	53 Mansfield Road	Hampshire	RG22 6DY House 3	GN Social Rent	D	MV-T	£91,925	£197,150
89027	HP498464	Freehold	71 Mansfield Road	Hampshire	RG22 6DZ House 3	GN Social Rent	D	MV-T	£91,925	£197,150
89028	HP498464	Freehold	77 Mansfield Road	Hampshire	RG22 6DZ House 3	GN Social Rent	C	MV-T	£91,497	£197,150
92669	HP498464	Freehold	213 Western Way 146 Portsmouth Walk	Hampshire	RG22 6EZ House 3	GN Affordable Rent	C	MV-T	£173,457	£209,463
90031	HP498416	Freehold		Hampshire	RG22 6HE Bungalow 1	GN Social Rent	D	MV-T	£70,900	£146.163
90032	HP498416	Freehold	148 Portsmouth Walk	Hampshire	RG22 6HE Bungalow 1	GN Social Rent	С	MV-T	£70,902	£146,163
90033	HP498416	Freehold	150 Portsmouth Walk	Hampshire	RG22 6HE Bungalow 1	GN Social Rent	C	MV-T	£70,902	£146,163
90034	HP498416	Freehold	152 Portsmouth Walk	Hampshire	RG22 6HE Bungalow 1	GN Social Rent		MV-T	£70,902	£146,163
90035	HP498416	Freehold	154 Portsmouth Walk	Hampshire	RG226HE Bungalow 1	GN Social Rent	D	MV-T	£70,547	£146,163

UPRN 90036	Title HP498416	FH / LH Freehold	Address 1 Address 2 156 Portsmouth Walk	Hampshire	Postcode roperty Ty; Bedroor RG22 6HE Bungalow 1	ns Business Stream GN Social Rent	EPC C	Basis of Valuation MV-T	EUV-SH £73,611	MV-T £146,163
90037	HP498416	Freehold	158 Portsmouth Walk	Hampshire	RG226HE House 3	GN Affordable Rent	D	MV-T	£168,435	£209,463
90038	HP498416	Freehold	160 Portsmouth Walk	Hampshire	RG226HE House 3	GN Social Rent	C	MV-T	£93,409	£197,150
90039	HP498416	Freehold	168 Portsmouth Walk	Hampshire	RG22 6HE House 3	GN Social Rent	C	MV-T	£91,925	£197,150
90044	HP498416	Freehold	Flat 186 Portsmouth Walk	Hampshire	RG22 6HE Flat 2	GN Social Rent		MV-T	£67,529	£112,171
90045 91440	HP498416 HP498510	Freehold	Flat 188 Portsmouth Walk	Hampshire	RG22 6HE Flat 2	GN Social Rent	C	MV-T MV-T	£67,529 £95,353	£112,171 £254,935
91441	HP498510	Freehold Freehold	30 Station Road 36 Station Road	Hampshire Hampshire	RG25 3DZ House 3	GN Social Rent GN Social Rent	E D	MV-T	£95,353	£254,935
91442	HP498510	Freehold	42 Station Road	Hampshire	RG25 3DZ House 2	GN Social Rent	D	MV-T	£83,781	£193,751
91443	HP498510	Freehold	44 Station Road	Hampshire	RG25 3DZ House 2	GN Social Rent		MV-T	£83,784	£193,751
91444	HP498510	Freehold	46 Station Road	Hampshire	RG25 3DZ House 2	GN Social Rent	C	MV-T	£81,978	£193,751
91445	HP498510	Freehold	48 Station Road	Hampshire	RG25 3DZ House 2	GN Social Rent	D	MV-T	£83,784	£193.751
91446	HP498510	Freehold	52 Station Road	Hampshire	RG25 3DZ House 3	GN Social Rent	C	MV-T	£95,353	£254,935
91447	HP498510	Freehold	60 Station Road	Hampshire	RG25 3DZ House 3	GN Social Rent		MV-T	£95.353	£254.935
91448	HP498510	Freehold	62 Station Road	Hampshire	RG253DZ House 3	GN Social Rent	С	MV-T	£95,353	£254,935
91849	HP498397	Freehold	188 St Peters Road	Hampshire	RG22 6TL Bungalow 1	GN Social Rent	C	MV-T	£70,902	£146,163
91850	HP498397	Freehold	190 St Peters Road	Hampshire	RG22 6TL Bungalow 1	GN Social Rent	D	MV-T	£70,902	£146,163
91851	HP498397	Freehold	192 St Peters Road	Hampshire	RG22 6TL Bungalow 1	GN Social Rent	C	MV-T	£70,900	£146,163
91852	HP498397	Freehold	194 St Peters Road	Hampshire	RG22 6TL Bungalow 1	GN Social Rent	D	MV-T	£73,611	£146,163
91853 91854	HP498397 HP498397	Freehold Freehold	196 St Peters Road 198 St Peters Road	Hampshire	RG22 6TL Bungalow 1 RG22 6TJ House 3	GN Social Rent GN Social Rent	D	MV-T MV-T	£70,902 £89,962	£146,163 £197,150
91855	HP498397	Freehold	214 St Peters Road	Hampshire Hampshire	RG22 6TJ House 3	GN Social Rent	C	MV-T	£91,497	£197,150
91856	HP498397	Freehold	216 St Peters Road	Hampshire	RG22 6TJ House 3	GN Social Rent	C	MV-T	£91,925	£197,150
91858	HP498397	Freehold	224 St Peters Road	Hampshire	RG22 6TJ House 3	GN Social Rent	D	MV-T	£91,925	£197,150
91859	HP498397	Freehold	226 St Peters Road	Hampshire	RG22 6TJ House 3	GN Social Rent	C	MV-T	£91,925	£197,150
91861	HP498397	Freehold	230 St Peters Road	Hampshire	RG22 6TJ House 3	GN Social Rent		MV-T	£91,925	£197,150
91862 91863	HP498397 HP498397	Freehold	Flat 234 St Peters Road Flat 236 St Peters Road	Hampshire	RG22 6TJ Flat 2	GN Social Rent	C	MV-T MV-T	£67,529 £55,251	£112,171
91866	HP498397	Freehold Freehold	Flat 242 St Peters Road	Hampshire Hampshire	RG22 6TJ Flat 1 RG22 6TJ Flat 2	GN Social Rent Supported self-contained	C	MV-T	£93,857	£91,777 £110,409
91867	HP498397	Freehold	Flat 244 St Peters Road	Hampshire	RG22 6TJ Flat 2	GN Social Rent	C	MV-T	£67,529	£112,171
91869	HP498397	Freehold	250 St Peters Road	Hampshire	RG22 6TT House 3	GN Social Rent		MV-T	£89,962	£197,150
91870	HP498397	Freehold	254 St Peters Road	Hampshire	RG22 6TT House 3	GN Social Rent	D	MV-T	£91,005	£197,150
91871	HP498397	Freehold	260 St Peters Road	Hampshire	RG22 6TT House 3	GN Social Rent	C	MV-T	£91,925	£197,150
91872	HP498397	Freehold	264 St Peters Road	Hampshire	RG22 6TT House 3	GN Social Rent	C	MV-T	£91,925	£197,150
91873	HP498397	Freehold	266 St Peters Road	Hampshire	RG22 6TT House 3	GN Social Rent	C	MV-T	£91,925	£197,150
91874	HP498397	Freehold	270 St Peters Road	Hampshire	RG22 6TT House 3	GN Social Rent		MV-T	£89,962	£197,150
92020	HP585329	Freehold	24 The Hallway	Hampshire	SO22 6QL House 3	GN Affordable Rent	C	MV-T	£238,675	£346,697
92021	HP585329	Freehold	25 The Hallway	Hampshire	SO22 6QL House 2	GN Social Rent		MV-T	£88,749	£265.132
92022	HP585329	Freehold	26 The Hallway	Hampshire	SO22 6QL House 2	GN Affordable Rent	c	MV-T	£199,487	£281,691
92023	HP585329	Freehold	27 The Hallway	Hampshire	SO22 6QL House 3	GN Social Rent		MV-T	£100,448	£326,317
92681	HP498392	Freehold	8 West Ham Close	Hampshire	RG22 6PF House 3	GN Social Rent	C	MV-T	£91,925	£197,150
92683	HP498392	Freehold	17 West Ham Close	Hampshire	RG22 6PF House 3	GN Social Rent	C	MV-T	£89,652	£197,150
92684	HP498392	Freehold	20 West Ham Close	Hampshire	RG22 6PF House 3	GN Social Rent		MV-T	£91,925	£197,150
92685	HP498392	Freehold	21 West Ham Close	Hampshire	RG22 6PF House 3	GN Social Rent	C	MV-T	£91,925	£197,150
92686	HP498392	Freehold	34 West Ham Close	Hampshire	RG22 6PF House 3	GN Social Rent		MV-T	£91,925	£197,150
92687	HP498392	Freehold	42 West Ham Close	Hampshire	RG22 6PH House 3	GN Social Rent	D	MV-T	£91,925	£197,150
92690	HP498392	Freehold	52 West Ham Close	Hampshire	RG22 6PH House 3	GN Social Rent	C	MV-T	£89,962	£197,150
92691	HP498392	Freehold	53 West Ham Close	Hampshire	RG22 6PH House 3	GN Social Rent	D	MV-T	£96,788	£197,150
92692	HP498392	Freehold	68 West Ham Close	Hampshire	RG22 6PH House 3	GN Social Rent	C	MV-T	£93,409	£197,150
92693	HP498392	Freehold	70 West Ham Close	Hampshire	RG22 6PH House 3	GN Social Rent		MV-T	£89,962	£197,150
86796	HP498515	Freehold	38 Crawts Road	Hampshire	RG253LS House 3	GN Social Rent	D	MV-T	£95,353	£254,935
86797	HP498515	Freehold	40 Crawts Road	Hampshire	RG253LS House 3	GN Social Rent	D	MV-T	£95,371	£254,935
86798	HP498515	Freehold	42 Crawts Road	Hampshire	RG253LS Bungalow 2	GN Social Rent	D	MV-T	£85,921	£156,360
86799	HP498515	Freehold	44 Crawts Road	Hampshire	RG253LS Bungalow 2	GN Social Rent	C	MV-T	£85,920	£156,360
86800	HP498515	Freehold	46 Crawts Road	Hampshire	RG253LS Bungalow 2	GN Social Rent		MV-T	£85,921	£156,360
86801	HP498515	Freehold	48 Crawts Road	Hampshire	RG253LS Bungalow 2	GN Social Rent	C	MV-T	£84,057	£156,360
86975	HP498515	Freehold	Flat 4 Dallence House Poultons Close	Hampshire	RG253LX Flat 3	GN Social Rent		MV-T	£81,853	£135,965
86976	HP498515	Freehold	Flat 5 Dallence House Poultons Close Flat 6 Dallence House Poultons Close	Hampshire	RG25 3LX Flat 3	GN Social Rent	C	MV-T	£81,853	£135,965
86977 86980	HP498515 HP498515	Freehold Freehold	Flat 9 Dallence House Poultons Close	Hampshire Hampshire	RG253LX Flat 3 RG253LX Flat 3	GN Social Rent GN Social Rent	C	MV-T MV-T	£81,853 £81,853	£135,965 £135,965
89174	HP498515	Freehold	Flat 1 Milldown House Poultons Close	Hampshire	RG253LU Flat 2	GN Social Rent	C	MV-T	£61,390	£101,974
89177	HP498515	Freehold	Flat 4 Milldown House Poultons Close	Hampshire	RG253LU Flat 2	GN Social Rent		MV-T	£61,390	£101,974
89179	HP498515	Freehold	Flat 6 Milldown House Poultons Close	Hampshire	RG253LU Flat 2	GN Social Rent	D	MV-T	£61,390	£101,974
89180	HP498515	Freehold	Flat 7 Milldown House Poultons Close	Hampshire	RG253LU Flat 2	GN Social Rent	C	MV-T	£61,390	£101.974
89985	HP498515	Freehold	1 Pond Close	Hampshire	RG25 3LZ Bungalow 2	GN Social Rent	D	MV-T	£85,921	£156,360
89986	HP498515	Freehold	2 Pond Close	Hampshire	RG253LY Bungalow 2	GN Social Rent	C	MV-T	£85,921	£156,360
89987	HP498515	Freehold	3 Pond Close	Hampshire	RG253LZ Bungalow 2	GN Social Rent		MV-T	£85,921	£156,360
89988	HP498515	Freehold	4 Pond Close	Hampshire	RG253LY Bungalow 2	GN Social Rent	C	MV-T	£84,057	£156,360
89989	HP498515	Freehold	5 Pond Close	Hampshire	RG253LZ Bungalow 2	GN Social Rent	D	MV-T	£84,057	£156.360
89990	HP498515	Freehold	6 Pond Close	Hampshire	RG25 3LY Bungalow 2	GN Social Rent	E	MV-T	£85,920	£156,360
89991	HP498515	Freehold	7 Pond Close	Hampshire	RG253LZ Bungalow 2	GN Social Rent	D	MV-T	£85,921	£156,360
89992	HP498515	Freehold	8 Pond Close	Hampshire	RG253LY Bungalow 2	GN Social Rent	D	MV-T	£87,276	£156,360
89993	HP498515	Freehold	9 Pond Close	Hampshire	RG253LZ Bungalow 2	GN Social Rent	C	MV-T	£85,921	£156,360
89994	HP498515	Freehold	10 Pond Close	Hampshire	RG253LY Bungalow 2	GN Social Rent	D	MV-T	£85,921	£156,360
89995	HP498515	Freehold	11 Pond Close	Hampshire	RG253LZ Bungalow 2	GN Social Rent	D	MV-T	£84,057	£156,360
89996	HP498515	Freehold	12 Pond Close	Hampshire	RG253LY Bungalow 2	GN Social Rent		MV-T	£85,492	£156,360
89997	HP498515	Freehold	14 Pond Close	Hampshire	RG25 3LY Bungalow 2	GN Social Rent	D	MV-T	£84,057	£156,360
89998	HP498515	Freehold	16 Pond Close	Hampshire	RG253LY Bungalow 2	GN Social Rent	D	MV-T	£85,921	£156,360
89999	HP498515	Freehold	17 Pond Close	Hampshire	RG253LZ Bungalow 2	GN Social Rent	D	MV-T	£85,921	£156,360
90000	HP498515	Freehold	18 Pond Close	Hampshire	RG253LY Bungalow 2	GN Social Rent	D	MV-T	£85,921	£156,360
90001	HP498515	Freehold	19 Pond Close	Hampshire	RG253LZ Bungalow 2	GN Social Rent	D	MV-T	£85,921	£156,360
90002	HP498515	Freehold	20 Pond Close	Hampshire	RG25 3LY Bungalow 2	GN Social Rent	С	MV-T	£85,920	£156,360
90003	HP498515	Freehold	21 Pond Close	Hampshire	RG253LZ Bungalow 2	GN Social Rent	C	MV-T	£85,920	£156,360
90006	HP498515	Freehold	51 Pond Close	Hampshire	RG253LZ House 3	GN Social Rent		MV-T	£95,353	£254,935
90007	HP498515	Freehold	56 Pond Close	Hampshire	RG253LY House 3	GN Social Rent	C	MV-T	£95,353	£254,935
90008	HP498515	Freehold	58 Pond Close	Hampshire	RG253LY House 3	GN Social Rent		MV-T	£95,353	£254.935
90009	HP498515	Freehold	62 Pond Close	Hampshire	RG253LY House 3	GN Social Rent	D	MV-T	£95,353	£254,935
90010	HP498515	Freehold	67 Pond Close	Hampshire	RG253LZ House 3	GN Social Rent	D	MV-T	£95.353	£254.935
90012	HP498515	Freehold	73 Pond Close	Hampshire	RG25 3LZ House 3	GN Social Rent	D	MV-T	£94,912	£254,935
90013	HP498515	Freehold	85 Pond Close	Hampshire	RG253LZ House 3	GN Social Rent	D	MV-T	£95,353	£254,935
90014	HP498515	Freehold	93 Pond Close	Hampshire	RG253LZ House 3	GN Affordable Rent	D	MV-T	£189,241	£270,857
90015	HP498515	Freehold	99 Pond Close	Hampshire	RG253LZ House 3	GN Social Rent	C	MV-T	£95,353	£254,935
90016	HP498515	Freehold	101 Pond Close	Hampshire	RG253LZ House 3	GN Social Rent		MV-T	£95,353	£254,935
90017	HP498515	Freehold	109 Pond Close	Hampshire	RG25 3LZ House 3	GN Social Rent	С	MV-T	£95,353	£254,935
90068	HP498515	Freehold	9 Poultons Close	Hampshire	RG253LT House 3	GN Social Rent	D	MV-T	£95,353	£254,935
90069	HP498515	Freehold	12 Poultons Close	Hampshire	RG253LT House 3	GN Social Rent	D	MV-T	£95,353	£254,935
90070	HP498515	Freehold	17 Poultons Close	Hampshire	RG253LT House 3	GN Social Rent	D	MV-T	£95,353	£254,935
90071	HP498515	Freehold	18 Poultons Close	Hampshire	RG253LT House 3	GN Social Rent	C	MV-T	£95,353	£254,935
90073	HP498515	Freehold	10 Poultons Road	Hampshire	RG253NA House 2	GN Social Rent	C	MV-T	£83,784	£193,751
90649	HP498515	Freehold	32 Sapley Lane	Hampshire	RG253LJ Bungalow 2	GN Social Rent	D	MV-T	£85,921	£156,360
86191	HP498381	Freehold	48 Campsie Close	Hampshire	RG22 5DF House 4	GN Social Rent	D	MV-T	£123,468	£401,098
86192	HP498381	Freehold	50 Campsie Close	Hampshire	RG22 5DF House 4	GN Social Rent	C	MV-T	£123,468	£401,098
86193	HP498381	Freehold	52 Campsie Close	Hampshire	RG22 5DF House 4	GN Social Rent		MV-T	£123,468	£401,098
86194	HP498381	Freehold	53 Campsie Close	Hampshire	RG225DF House 4	GN Social Rent	D	MV-T	£123,468	£401,098
86195	HP498381	Freehold	67 Campsie Close	Hampshire	RG225DQ House 3	GN Social Rent	D	MV-T	£86,789	£180,154
86196	HP498381	Freehold	70 Campsie Close 71 Campsie Close	Hampshire	RG22 5DQ House 2	GN Social Rent	D	MV-T	£79,477	£146,163
86197	HP498381	Freehold		Hampshire	RG22 5DO House 2	GN Social Rent	D	MV-T	£79.477	£146.163
86198	HP498381	Freehold	72 Campsie Close	Hampshire	RG22 5DQ House 2	GN Social Rent	С	MV-T	£79,477	£146,163
86199	HP498381	Freehold	74 Campsie Close	Hampshire	RG22 5DQ House 3	GN Social Rent	C	MV-T	£86,789	£180,154
86201	HP498381	Freehold	76 Campsie Close	Hampshire	RG22 5DQ House 3	GN Social Rent		MV-T	£84,633	£180,154
86202	HP498381	Freehold	79 Campsie Close	Hampshire	RG22 5DQ House 3	GN Social Rent	D	MV-T	£82,702	£180,154
86205	HP498381	Freehold	89 Campsie Close	Hampshire	RG22 5DQ House 3	GN Social Rent	C	MV-T	£86,795	£180,154
86206	HP498381	Freehold	Flat 91 Campsie Close	Hampshire	RG22 5DQ Flat 1	GN Social Rent	D	MV-T	£59,344	£98,575
86207	HP498381	Freehold	Flat 92 Campsie Close	Hampshire	RG22 5DQ Flat 1	GN Affordable Rent	C	MV-T	£101,100	£104,731
86208 86209	HP498381 HP498381	Freehold Freehold	Flat 93 Campsie Close 94 Campsie Close	Hampshire	RG22 5DQ Flat 1 RG22 5DQ House 3	GN Social Rent GN Social Rent	c	MV-T MV-T	£59,344 £84,930	£98,575 £180,154
86210	HP498381	Freehold	103 Campsie Close	Hampshire Hampshire	RG22 5DQ House 3	GN Social Rent	С	MV-T	£84,930	£180,154
86330	HP498381	Freehold	2 Charmwood Close	Hampshire	RG22 5DE House 3	GN Social Rent	C	MV-T	£86,789	£180,154
86331	HP498381	Freehold	7 Charmwood Close	Hampshire	RG22 5DE House 2	GN Social Rent	D	MV-T	£80,746	£146,163
86332	HP498381	Freehold	8 Charnwood Close	Hampshire	RG22 5DE House 2	GN Social Rent	D	MV-T	£79,478	£146,163
86333	HP498381	Freehold	9 Charnwood Close	Hampshire	RG22 5DE House 2	GN Social Rent		MV-T	£79,478	£146,163
86334 86335	HP498381 HP498381 HP498381	Freehold Freehold	12 Charnwood Close 18 Charnwood Close	Hampshire	RG225DE House 3 RG225DE House 3	GN Social Rent GN Social Rent	C	MV-T MV-T	£86,795 £86,789	£180,154 £180,154
86336	HP498381	Freehold	19 Charnwood Close	Hampshire Hampshire	RG225DE House 2	GN Social Rent	D	MV-T	£79,477	£146,163
86337	HP498381	Freehold	20 Charnwood Close	Hampshire	RG225DE House 2	GN Social Rent	C	MV-T	£82,523	£146,163
86338	HP498381	Freehold	21 Charnwood Close	Hampshire	RG225DE House 3	GN Social Rent	D	MV-T	£86,795	£180,154
86339 86340	HP498381 HP498381	Freehold Freehold	22 Charnwood Close 23 Charnwood Close	Hampshire	RG22 5DE House 3	GN Social Rent GN Social Rent	C	MV-T MV-T	£86,789 £86,795	£180,154 £180,154
86341	HP498381	Freehold	24 Charnwood Close	Hampshire Hampshire	RG22 5DE House 3	GN Affordable Rent	C	MV-T	£170,412	£191,405
86342	HP498381	Freehold	25 Charnwood Close	Hampshire	RG22 5DE House 3	GN Social Rent	C	MV-T	£86,795	£180,154
86343	HP498381	Freehold	26 Charnwood Close	Hampshire	RG22 5DE House 3	GN Social Rent		MV-T	£86,795	£180,154
86344	HP498381	Freehold	28 Charnwood Close	Hampshire	RG22 5DE House 3	GN Social Rent	C	MV-T	£86,795	£180,154
86345	HP498381	Freehold	30 Charnwood Close	Hampshire	RG22 5DE House 3	GN Social Rent		MV-T	£86,789	£180,154
86348	HP498381	Freehold	33 Charnwood Close	Hampshire	RG22 5DE House 3	GN Social Rent	E	MV-T	£86,789	£180,154
86349	HP498381	Freehold	34 Charnwood Close	Hampshire	RG22 5DE House 3	GN Social Rent	D	MV-T	£86,795	£180.154
86351	HP498381	Freehold	Flat 36 Charnwood Close	Hampshire	RG22 5DE Flat 1	GN Social Rent	С	MV-T	£59,344	£98,575
86353	HP498381	Freehold	Flat 38 Charmwood Close	Hampshire	RG22 5DE Flat 1	GN Affordable Rent	C	MV-T	£101,100	£104,731
86354	HP498381	Freehold	Flat 39 Charmwood Close	Hampshire	RG22 5DE Flat 1	GN Social Rent		MV-T	£59,344	£98,575
86355	HP498381	Freehold	42 Charnwood Close	Hampshire	RG22 5DE House 4	GN Social Rent	D	MV-T	£123,468	£401,098
86356	HP498381	Freehold	44 Charnwood Close	Hampshire	RG22 5DE House 4	GN Social Rent	C	MV-T	£123,468	£401,098
86357	HP498381	Freehold	Flat 56 Charrwood Close	Hampshire	RG22 5DG Flat 1	GN Social Rent	D	MV-T	£59,344	£98,575
86359	HP498381	Freehold	Flat 58 Charrwood Close	Hampshire	RG22 5DG Flat 1	GN Social Rent	D	MV-T	£59,344	£98,575
86361	HP498381	Freehold	62 Charnwood Close	Hampshire	RG22 5DG House 2	GN Social Rent	С	MV-T	£79,477	£146,163
86362 85515	HP498381 HP611029	Freehold Freehold	64 Charnwood Close 3 Basingfield Close	Hampshire Hampshire	RG22 5DG House 3 RG24 7BG Bungalow 2	GN Social Rent GN Social Rent	c	MV-T EUV-SH	£86,795 £76,354	£180,154
85516 85517	HP611029 HP611029	Freehold Freehold	5 Basingfield Close 23 Basingfield Close	Hampshire Hampshire	RG247BG Bungalow 2 RG247BG House 3	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£79,676 £82,108	
85518 85519	HP611029 HP611029	Freehold Freehold	25 Basingfield Close 27 Basingfield Close	Hampshire Hampshire	RG247BG House 3 RG247BG House 3	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£82,108 £82,108	-
85520	HP611029	Freehold	29 Basingfield Close	Hampshire	RG247BG House 3	GN Social Rent	С	EUV-SH	£82,108	
85521 85522	HP611029 HP611029	Freehold Freehold	31 Basingfield Close 33 Basingfield Close	Hampshire Hampshire	RG247BG House 3 RG247BG House 2	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£82,108 £75,972	-
85523	HP611029	Freehold	35 Basingfield Close	Hampshire	RG247BG House 2	GN Social Rent	C	EUV-SH	£75,972	:
85524	HP611029	Freehold	37 Basingfield Close	Hampshire	RG247BG House 1	GN Social Rent	D	EUV-SH	£65,238	
85526 85527	HP611029 HP611029	Freehold Freehold	41 Basingfield Close	Hampshire	RG247BG House 1	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£65,233 £65,233	-
85528	HP611029	Freehold	43 Basingfield Close 45 Basingfield Close	Hampshire Hampshire	RG247BG House 3	GN Social Rent	С	EUV-SH	£82,113	
85529 85530	HP611029 HP611029	Freehold Freehold	47 Basingfield Close 49 Basingfield Close	Hampshire Hampshire	RG247BG House 2 RG247BG House 2	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£75,972 £75,960	
85531	HP611029	Freehold	50 Basingfield Close	Hampshire	RG247BQ House 2	GN Social Rent	С	EUV-SH	£75,972	-

UPRN 85532	Title HP611029	FH / LH Freehold	Address 1 51 Basingfield Close	Address 2 Address	Hampshire	RG247BG House 2	oms Business Stream GN Social Rent	EPC C	Basis of Valuation EUV-SH	£VV-SH £75,598	MV-T
85533 85534	HP611029 HP611029	Freehold Freehold	52 Basingfield Close 53 Basingfield Close		Hampshire Hampshire	RG247BQ House 2 RG247BG House 2	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£75,960 £75,960	
85535 85536	HP611029 HP611029	Freehold Freehold	54 Basingfield Close 55 Basingfield Close		Hampshire Hampshire	RG247BQ House 2 RG247BG House 3	GN Social Rent GN Social Rent	D D	EUV-SH EUV-SH	£75,972 £82,108	
85537 85538	HP611029 HP611029	Freehold Freehold	56 Basingfield Close 57 Basingfield Close		Hampshire Hampshire	RG247BQ House 2 RG247BG House 4	GN Social Rent GN Social Rent	C D	EUV-SH EUV-SH	£75,972 £91,692	-
85539 85540	HP611029 HP611029	Freehold Freehold	58 Basingfield Close 59 Basingfield Close		Hampshire Hampshire	RG247BQ House 3 RG247BG House 3	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£82,113 £82,098	-
85541 85542	HP611029 HP611029	Freehold Freehold	60 Basingfield Close 61 Basingfield Close		Hampshire Hampshire	RG247BQ House 2 RG247BG House 2	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£75,972 £75,972	
85543 85544	HP611029 HP611029	Freehold Freehold	62 Basingfield Close 63 Basingfield Close		Hampshire Hampshire	RG247BQ House 2 RG247BG House 3	GN Social Rent GN Social Rent	C D	EUV-SH EUV-SH	£75,598 £82,108	
85546 85547	HP611029 HP611029	Freehold Freehold	66 Basingfield Close 68 Basingfield Close		Hampshire Hampshire	RG247BQ House 2 RG247BQ House 2	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£75,960 £75,972	-
85548 85549	HP611029 HP611029	Freehold Freehold	70 Basingfield Close 72 Basingfield Close		Hampshire Hampshire	RG247BQ House 2 RG247BQ House 2	GN Social Rent GN Social Rent	C	EUV-SH EUV-SH	£75,972 £78,880	
85550 85551	HP611029 HP611029	Freehold Freehold	74 Basingfield Close 76 Basingfield Close		Hampshire Hampshire	RG247BQ House 2 RG247BQ House 2	GN Social Rent GN Social Rent	c	EUV-SH EUV-SH	£78,878 £75.960	-
86381 86382	HP498346 HP498346	Freehold Freehold	76 basingineti Close 23 Chesterfield Road 27 Chesterfield Road		Hampshire	RG213BG House 3	GN Social Rent GN Social Rent GN Social Rent	D D	MV-T MV-T	£89,962	£214,145
86383	HP498346	Freehold	31 Chesterfield Road		Hampshire Hampshire	RG213BG House 3	GN Social Rent	D	MV-T	£91,925 £91,925	£214,145 £214,145
86384	HP498346	Freehold	32 Chesterfield Road		Hampshire	RG213BG House 3	GN Social Rent	D	MV-T	£91,925	£214,145
86385	HP498346	Freehold	34 Chesterfield Road		Hampshire	RG213BG House 3	GN Social Rent	D	MV-T	£89,962	£214,145
87906 87907	HP498346 HP498346	Freehold Freehold	5 Grove Road 7 Grove Road		Hampshire Hampshire	RG213BH House 3 RG213BH House 3	GN Social Rent GN Social Rent	D	MV-T MV-T	£91,925 £91,925	£214,145 £214,145
87908	HP498346	Freehold	15 Grove Road		Hampshire	RG213BE House 3	GN Social Rent	D	MV-T	£91,925	£214,145
87911	HP498346	Freehold	33 Grove Road		Hampshire	RG213BE House 3	GN Social Rent	E	MV-T	£91,925	£214,145
87912	HP498346	Freehold	37 Grove Road		Hampshire	RG213BE House 3	GN Social Rent	D	MV-T	£91,925	£214,145
87941	HP498346	Freehold	99 Hackwood Road		Hampshire	RG213AR House 3	GN Social Rent	D	MV-T	£91,925	£214,145
92671	HP498346	Freehold	4 Westfield Road		Hampshire	RG213BW House 3	GN Social Rent	D	MV-T	£91,928	£214,145
92672	HP498346	Freehold	6 Westfield Road		Hampshire	RG213BW House 3	GN Social Rent	D	MV-T	£91,942	£214,145
92675 92676	HP498346 HP498346	Freehold Freehold	12 Westfield Road 14 Westfield Road		Hampshire Hampshire	RG213BN House 3 RG213BN House 3	GN Social Rent GN Social Rent	D	MV-T MV-T	£91,925 £91.936	£214,145 £214.145
92677 92679	HP498346 HP498346	Freehold Freehold	18 Westfield Road 22 Westfield Road		Hampshire Hampshire	RG213BN House 3 RG213BN House 3	GN Social Rent GN Social Rent	D	MV-T MV-T	£91,925 £91.925	£214,145 £214,145
92680	HP498346	Freehold	24 Westfield Road		Hampshire	RG213BN House 3	GN Social Rent	D	MV-T	£91,925	£214,145
86393	HP498302	Freehold	1 Cheviot Close		Hampshire	RG22 5AE House 3	GN Social Rent	D	MV-T	£86,795	£180,154
86395	HP498302	Freehold	11 Cheviot Close		Hampshire	RG22 5AE House 3	GN Social Rent	D	MV-T	£86,789	£180,154
86396	HP498302	Freehold	15 Cheviot Close		Hampshire	RG22 5AE House 3	GN Social Rent	C	MV-T	£90,123	£180,154
86398	HP498302	Freehold	17 Cheviot Close		Hampshire	RG22 5AE House 3	GN Social Rent	D	MV-T	£86,923	£180,154
86399 86400	HP498302 HP498302	Freehold Freehold	19 Cheviot Close 20 Cheviot Close		Hampshire Hampshire	RG22 5AE House 3 RG22 5AE House 3	GN Social Rent GN Social Rent	D	MV-T MV-T	£86,795 £84,930	£180,154 £180,154
86401	HP498302	Freehold	22 Cheviot Close		Hampshire	RG22 5AE House 3	GN Social Rent	C	MV-T	£86,789	£180,154
89776	HP498302	Freehold	17 Pennine Way		Hampshire	RG22 5AG House 3	GN Social Rent	D	MV-T	£86,789	£180,154
89777 89778	HP498302 HP498302	Freehold Freehold	20 Pennine Way 25 Pennine Way		Hampshire Hampshire	RG22 5AG House 3 RG22 5AG House 3	GN Social Rent GN Social Rent	D	MV-T MV-T	£86,795 £86,789	£180,154 £180,154
89780 89781	HP498302 HP498302	Freehold Freehold	36 Pennine Way 40 Pennine Way		Hampshire Hampshire	RG22 5AF House 3 RG22 5AF House 3	GN Social Rent GN Social Rent	c	MV-T MV-T	£86,795 £86,795	£180,154 £180,154
89782	HP498302	Freehold	43 Pennine Way		Hampshire	RG22 5AF House 3	GN Social Rent	D	MV-T	£86,789	£180,154
89783	HP498302	Freehold	47 Pennine Way		Hampshire	RG22 5AF House 3	GN Social Rent	C	MV-T	£86,795	£180,154
89784	HP498302	Freehold	48 Pennine Way		Hampshire	RG22 5AF House 3	GN Social Rent	С	MV-T	£86,795	£180,154
89785	HP498302	Freehold	50 Pennine Way		Hampshire	RG22 5AF House 3	GN Social Rent	D	MV-T	£86,795	£180,154
89786	HP498302	Freehold	55 Pennine Way		Hampshire	RG22 5AF House 3	GN Social Rent	D	MV-T	£86,789	£180,154
86496	HP498331	Freehold	22 Churchill Way		Hampshire	RG217QU House 3	GN Social Rent	D	MV-T	£91,925	£210,746
86497	HP498331	Freehold	24 Churchill Way		Hampshire	RG217QU House 3	GN Social Rent	D	MV-T	£91,925	£210,746
86506	HP498331	Freehold	7 Church Square		Hampshire	RG217QW House 2	GN Social Rent	D	MV-T	£85,052	£183,553
86507	HP498331	Freehold	10 Church Square		Hampshire	RG217QW House 2	GN Social Rent	E	MV-T	£85,052	£183,553
87388	HP498331	Freehold	42 Essex Road	Basingstoke	Hampshire	RG217TB House 2	GN Social Rent	C	MV-T	£85,052	£183,553
54328	BK282762	Freehold	Flat 1 Roundfield		Berkshire	RG76RA Flat 1	GN Social Rent	D	MV-T	£51,158	£84,978
54329	BK282762	Freehold	Flat 2 Roundfield	Basingstoke	Berkshire	RG7 6RA Flat 1	GN Social Rent	D	MV-T	£51,158	£84,978
54331	BK282762	Freehold	Flat 4 Roundfield	Basingstoke	Berkshire	RG7 6RA Flat 1	GN Social Rent	D	MV-T	£51,158	£84.978
54332	BK282762	Freehold	5 Roundfield	Basingstoke	Berkshire	RG7 6RA House 3	GN Social Rent	D	MV-T	£88,195	£214,145
54333	BK282762	Freehold	6 Roundfield	Basingstoke	Berkshire	RG7 6RA House 3	GN Social Rent	E	MV-T	£97,753	£214.145
54334 54335	BK282762 BK282762	Freehold Freehold	8 Roundfield 9 Roundfield	Basingstoke	Berkshire Berkshire	RG7 6RA House 3	GN Social Rent GN Social Rent	C	MV-T MV-T	£100,740 £100,740	£214,145 £214,145
54336	BK282762	Freehold	10 Roundfield	Basingstoke Basingstoke	Berkshire	RG7 6RA House 3	GN Social Rent	D	MV-T	£100,740	£214,145
54337	BK282762	Freehold	11 Roundfield	Basingstoke	Berkshire	RG7 6RA House 3	GN Social Rent	D	MV-T	£100,740	£214,145
54338	BK282762	Freehold	13 Roundfield	Basingstoke	Berkshire	RG7 6RA House 3	GN Social Rent	F	MV-T	£100,740	£214,145
54339	BK282762	Freehold	14 Roundfield	Basingstoke	Berkshire	RG7 6RA House 3	GN Social Rent	D	MV-T	£95,798	£214,145
54340	BK282762	Freehold	16 Roundfield	Basingstoke	Berkshire	RG7 6RA House 3	GN Social Rent	D	MV-T	£104,592	£214,145
54341	BK282762	Freehold	17 Roundfield	Basingstoke	Berkshire	RG7 6RA House 3	GN Social Rent	D	MV-T	£85,572	£214,145
54342	BK282762	Freehold	18 Roundfield	Basingstoke	Berkshire	RG7 6RA House 3	GN Social Rent		MV-T	£100,740	£214,145
54343	BK282762	Freehold	19 Roundfield	Whitchurch	Berkshire	RG7 6RA House 3	GN Social Rent	D	MV-T	£100,740	£214,145
54344	BK282762	Freehold	20 Roundfield	Whitchurch	Berkshire	RG7 6RA House 3	GN Social Rent		MV-T	£91,239	£214,145
54345	BK282762	Freehold	21 Roundfield	Whitchurch	Berkshire	RG7 6RA House 3	GN Social Rent	D	MV-T	£100,740	£214,145
54346	BK282762	Freehold	22 Roundfield	Whitchurch	Berkshire	RG7 6RA House 3	GN Social Rent	D	MV-T	£100,743	£214,145
54347	BK282762	Freehold	23 Roundfield	Whitchurch	Berkshire	RG7 6RA House 3	GN Social Rent	D	MV-T	£86,709	£214,145
54348	BK282762	Freehold	24 Roundfield	Whitchurch	Berkshire	RG7 6RA House 3	GN Social Rent	D	MV-T	£96,670	£214,145
54349	BK282762	Freehold	25 Roundfield	Whitchurch	Berkshire	RG7 6RA House 3	GN Social Rent	D	MV-T	£93,106	£214,145
54350	BK282762	Freehold	26 Roundfield	Whitchurch	Berkshire		GN Social Rent	D	MV-T	£104,592	£214,145
54351	BK282762	Freehold	31 Roundfield	Whitchurch	Berkshire	RG7 6RA House 3	GN Social Rent	D	MV-T	£84,441	£214,145
54352	BK282762	Freehold	34 Roundfield	Whitchurch	Berkshire	RG7 6RA House 2	GN Social Rent	D	MV-T	£88,069	£169,957
54353	BK282762	Freehold	35 Roundfield	Whitchurch	Berkshire	RG7 6RA House 2	GN Social Rent	E	MV-T	£88,069	£169,957
54354	BK282762	Freehold	41 Roundfield	Whitchurch	Berkshire	RG7 6RA House 2	GN Social Rent	E	MV-T	£88,069	£169,957
54355	BK282762	Freehold	42 Roundfield	Whitchurch	Berkshire	RG7 6RB Bungalow 1	HOP Affordable Rent	D	MV-T	£49,771	£81,250
54356	BK282762	Freehold	43 Roundfield	Whitchurch	Berkshire	RG7 6RB Bungalow 1	HOP Affordable Rent	D	MV-T	£49,771	£81,250
54357	BK282762	Freehold	44 Roundfield	Whitchurch	Berkshire	RG7 6RB Bungalow 1	HOP Affordable Rent	E	MV-T	£49,771	£81,250
54358	BK282762	Freehold	45 Roundfield	Whitchurch	Berkshire	RG7 6RB Bungalow 1	HOP Affordable Rent	C	MV-T	£49,771	£81,250
54359	BK282762	Freehold	48 Roundfield	Whitchurch	Berkshire	RG7 6RB House 3	GN Social Rent	D	MV-T	£78,614	£214,145
54360	BK282762	Freehold	Flat 50 Roundfield	Whitchurch	Berkshire	RG7 6RB Flat 1	GN Social Rent	E	MV-T	£51,158	£84,978
54361	BK282762	Freehold	Flat 51 Roundfield	Whitchurch	Berkshire	RG7 6RB Flat 1	GN Social Rent	E	MV-T	£51,158	£84,978
54362	BK282762	Freehold	Flat 52 Roundfield	Whitchurch	Berkshire	RG7 6RB Flat 1	GN Social Rent	D	MV-T	£51,158	£84,978
54363	BK282762	Freehold	Flat 53 Roundfield	Whitchurch	Berkshire	RG7 6RB Flat 1	GN Social Rent	E	MV-T	£51,158	£84,978
54364	BK282762	Freehold	Flat 54 Roundfield	Whitchurch	Berkshire	RG7 6RB Flat 1	GN Social Rent	E	MV-T	£51,158	£84,978
54365	BK282762	Freehold	Flat 55 Roundfield	Whitchurch	Berkshire	RG7 6RB Flat 1	GN Social Rent		MV-T	£51,158	£84,978
54366	BK282762	Freehold	Flat 56 Roundfield	Whitchurch	Berkshire	RG7 6RB Flat 1	GN Social Rent	D	MV-T	£51,158	£84,978
54367	BK282762	Freehold	Flat 57 Roundfield	Whitchurch	Berkshire		GN Social Rent	D	MV-T	£51,158	£84,978
54368 54369	BK282762 BK282762	Freehold Freehold	Flat 62 Roundfield Flat 62 Roundfield	Whitchurch Whitchurch	Berkshire Berkshire	RG7 6RB Flat 1	GN Social Rent GN Social Rent	D D	MV-T MV-T	£51,158 £51,158 £51,158	£84,978 £84,978 £84,978
54370	BK282762	Freehold	Flat 64 Roundfield	Whitchurch	Berkshire	RG7 6RB Flat 1	GN Social Rent	E	MV-T	£51,158	£84,978
54371	BK282762	Freehold	Flat 65 Roundfield	Whitchurch	Berkshire	RG7 6RB Flat 1	GN Social Rent	E	MV-T	£51,158	£84,978
54422	BK282853	Freehold	17 Beancroft Road	Whitchurch	Berkshire	RG19 3XS Bungalow 1	HOP Affordable Rent	D	MV-T	£66,277	£150,000
54423	BK282853	Freehold	19 Beancroft Road	Whitchurch	Berkshire	RG19 3XS House 3	GN Social Rent	C	MV-T	£101,574	£214,145
54424	BK282853	Freehold	29 Beancroft Road	Whitchurch	Berkshire	RG19 3XS House 2	GN Social Rent		MV-T	£92,782	£180,154
54425	BK282853	Freehold	30 Beancroft Road	Whitchurch	Berkshire	RG193XS Bungalow 1	HOP Affordable Rent	c	MV-T	£66,575	£150,000
54426	BK282853	Freehold	31 Beancroft Road	Whitchurch	Berkshire	RG193XS House 2	GN Social Rent		MV-T	£97,449	£180,154
54427 54428	BK282853 BK282853	Freehold Freehold	32 Beancroft Road Flat 33 Beancroft Road	Basingstoke Basingstoke	Berkshire Berkshire	RG193XS Bungalow 1 RG193XS Flat 2	HOP Affordable Rent GN Social Rent	C	MV-T MV-T	£69,126 £87,223	£150,000 £169,957
54429	BK282853	Freehold	34 Beancroft Road	Basingstoke	Berkshire	RG193XS Bungalow 1	HOP Affordable Rent	D	MV-T	£66,575	£150,000
54430	BK282853	Freehold	Flat 35 Beancroft Road	Basingstoke	Berkshire	RG193XS Flat 2	GN Social Rent		MV-T	£85,418	£169,957
54431	BK282853	Freehold	36 Beancroft Road	Basingstoke	Berkshire	RG193XS Bungalow 1	HOP Affordable Rent	C	MV-T	£86,575	£150,000
54432	BK282853	Freehold	Flat 37 Beancroft Road	Basingstoke	Berkshire	RG193XS Flat 2	GN Social Rent		MV-T	£85,549	£169.957
54433 54435	BK282853 BK282853	Freehold Freehold	38 Beancroft Road 40 Beancroft Road	Basingstoke	Berkshire Berkshire	RG19 3XS Bungalow 1 RG19 3XS Bungalow 1	HOP Affordable Rent HOP Affordable Rent	C	MV-T MV-T	£66,575 £66,575	£150,000 £150,000
54436	BK282853	Freehold	Flat 41 Beancroft Road	Basingstoke	Berkshire	RG19 3XS Flat 0	GN Social Rent	c	MV-T	£47,066	£78,180
54437	BK282853	Freehold	42 Beancroft Road	Basingstoke	Berkshire	RG19 3XS Bungalow 1	HOP Affordable Rent		MV-T	£66,575	£150,000
54438	BK282853	Freehold	Flat 43 Beancroft Road	Basingstoke	Berkshire	RG19 3XS Flat 0	GN Social Rent	c	MV-T	£47,066	£78,180
54439	BK282853	Freehold	Flat 45 Beancroft Road	Basingstoke	Berkshire	RG19 3XS Flat 0	GN Social Rent		MV-T	£47,066	£78,180
54440	BK282853	Freehold	Flat 47 Beancroft Road	Basingstoke	Berkshire	RG193XS Flat 0	GN Social Rent	C	MV-T	£47,066	£78,180
54441 54442	BK282853 BK282853	Freehold Freehold	48 Beancroft Road 52 Beancroft Road	Basingstoke	Berkshire Berkshire	RG19 3XS House 2 RG19 3XS House 3	GN Social Rent GN Social Rent	C	MV-T MV-T	£95,433 £100,991	£180,154 £214,145
54443	BK282853	Freehold	Flat 55 Beancroft Road	Basingstoke	Berkshire	RG193XS Flat 1	GN Social Rent	c	MV-T	£74,552	£135,965
54444	BK282853	Freehold	Flat 57 Beancroft Road	Basingstoke	Berkshire	RG193XS Flat 1	GN Social Rent		MV-T	£74,551	£135,965
54445	BK282853	Freehold	Flat 59 Beancroft Road	Basingstoke	Berkshire	RG193XS Flat 1	GN Social Rent	C	MV-T	£73,947	£135,965
54446	BK282853	Freehold	Flat 61 Beancroft Road	Basingstoke	Berkshire	RG193XS Flat 1	GN Social Rent		MV-T	£74,551	£135,965
54447 54449	BK282853 BK282853	Freehold Freehold	62 Beancroft Road 64 Beancroft Road	Basingstoke	Berkshire Berkshire	RG193XS House 3 RG193XS House 3	GN Social Rent GN Social Rent	D	MV-T MV-T	£101,574 £106,362	£214,145 £214,145
54451	BK282853	Freehold	66 Beancroft Road	Basingstoke	Berkshire	RG193XS House 2	GN Social Rent	C	MV-T	£94,816	£180,154
54452	BK282853	Freehold	68 Beancroft Road	Basingstoke	Berkshire	RG193XS House 2	GN Social Rent		MV-T	£91,051	£180,154
54453	BK282853	Freehold	70 Beancroft Road		Berkshire	RG19 3XS House 2	GN Social Rent	C	MV-T	£95,792	£180,154
54454	BK282853	Freehold	80 Beancroft Road		Berkshire	RG19 3XS House 3	GN Social Rent	D	MV-T	£106.824	£214.145
54560	BK282853	Freehold	Flat 2 Hanbury Walk	Basingstoke	Berkshire	RG193YT Flat 2	GN Social Rent	С	MV-T	£87,226	£169,957
54561 54562 54563	BK282853 BK282853	Freehold Freehold	Flat 4 Hanbury Walk Flat 6 Hanbury Walk	Basingstoke Basingstoke	Berkshire Berkshire	RG193YT Flat 2 RG193YT Flat 2	GN Affordable Rent GN Social Rent	c	MV-T MV-T	£172,058 £85,384	£180,571 £169,957
54564	BK282853 BK282853	Freehold Freehold	Flat 8 Hanbury Walk Flat 10 Hanbury Walk	Basingstoke Basingstoke	Berkshire Berkshire	RG193YT Flat 2 RG193YT Flat 2	GN Social Rent GN Social Rent	c	MV-T	£87,226 £87,226	£169,957 £169,957
54565	BK282853	Freehold	Flat 12 Hanbury Walk	Basingstoke	Berkshire	RG193YT Flat 2	GN Social Rent	c	MV-T	£87,223	£169,957
54666	BK282853	Freehold	Flat 1 Spackman Close	Basingstoke	Berkshire	RG193FE Flat 0	GN Social Rent		MV-T	£47,066	£78,180
54667	BK282853	Freehold	Flat 2 Spackman Close	Basingstoke	Berkshire	RG193FE Flat 0	GN Social Rent	C	MV-T	£47,066	£78,180
54668	BK282853	Freehold	Flat 3 Spackman Close	Basingstoke	Berkshire	RG193FE Flat 0	GN Social Rent		MV-T	£47,066	£78,180
54669	BK282853	Freehold	Flat 4 Spackman Close	Basingstoke	Berkshire	RG193FE Flat 0	GN Social Rent	C	MV-T	£47,066	£78,180
54670	BK282853	Freehold	Flat 8 Spackman Close	Basingstoke	Berkshire	RG193FE Flat 2	GN Social Rent		MV-T	£87,223	£169,957
54671	BK282853	Freehold	Flat 9 Spackman Close	Basingstoke	Berkshire	RG193FE Flat 2	GN Social Rent	C	MV-T	£87,223	£169,957
54672	BK282853	Freehold	Flat 10 Spackman Close	Basingstoke	Berkshire	RG193FE Flat 1	GN Social Rent	C	MV-T	£74,552	£135,965
54673	BK282853	Freehold	Flat 11 Spackman Close	Basingstoke	Berkshire	RG193FE Flat 1	Supported self-contained	D	MV-T	£136,190	£224,907
54674	BK282853	Freehold	Flat 12 Spackman Close	Basingstoke	Berkshire	RG193FE Flat 1	GN Social Rent	C	MV-T	£74,551	£135,965
54675	BK282853	Freehold	Flat 14 Spackman Close	Basingstoke	Berkshire	RG193FE Flat 1	GN Social Rent	c	MV-T	£74,551	£135,965
54676	BK282853	Freehold	Flat 15 Spackman Close	Basingstoke	Berkshire	RG193FE Flat 1	GN Social Rent		MV-T	£74,552	£135,965
54678 54680	BK282853 BK282853	Freehold Freehold	Flat 17 Spackman Close 21 Spackman Close	Basingstoke	Berkshire Berkshire	RG193FE Flat 1 RG193FE House 3	GN Social Rent GN Social Rent	c	MV-T MV-T	£74,551 £94,644	£135,965 £214,145
54681 54682	BK282853 BK282853	Freehold Freehold	21 Spackman Close 22 Spackman Close 24 Spackman Close	Basingstoke Basingstoke	Berkshire Berkshire	RG193FE House 3 RG193FE House 3	GN Social Rent GN Social Rent	c	MV-T MV-T	£106,362 £102,768	£214,145 £214,145 £214,145
54682 54683 54703	BK282853 BK282853 BK282853	Freehold	24 Spackman Close 25 Spackman Close 1 William Close	Basingstoke	Berkshire	RG193FE House 3	GN Social Rent GN Social Rent GN Social Rent	C	MV-T MV-T	£102,768 £96,929 £102,129	£214,145 £214,145 £180,154
54704	BK282853	Freehold Freehold	4 William Close	Basingstoke Basingstoke	Berkshire Berkshire	RG193YS Bungalow 2	HOP Affordable Rent	С	MV-T	£79,309	£187,500
54705 54706	BK282853 BK282853	Freehold Freehold	5 William Close 6 William Close	Basingstoke	Berkshire Berkshire	RG193YS Bungalow 2 RG193YS Bungalow 2	HOP Affordable Rent HOP Affordable Rent	C	MV-T MV-T	£79,309 £78,434	£187,500 £187,500
54707	BK282853	Freehold	Flat 7 William Close	Basingstoke	Berkshire	RG193YS Flat 1	Supported self-contained	C	MV-T	£136,190	£224,907
54708	BK282853	Freehold	Flat 8 William Close	Basingstoke	Berkshire	RG193YS Flat 1	GN Social Rent		MV-T	£74,187	£135,965

UPRN	Title	FH /14	Address 1	Address 2 Addres	s 3 County	Postcode roperty Typ Bedro	Durings Street	FPC	Basis of Valuation	EUV-SH	MV-T
54709 54710	BK282853 BK282853	FH / LH Freehold Freehold	12 William Close 16 William Close	Basingstoke Basingstoke	Berkshire Berkshire	RG193YS House 3 RG193YS Bungalow 2	GN Social Rent	C	MV-T MV-T	£107,264 £79,309	£214,145 £187,500
54711 54712	BK282853 BK282853	Freehold Freehold	17 William Close 20 William Close	Basingstoke Basingstoke	Berkshire Berkshire	RG193YS Bungalow 3 RG193YS House 3	HOP Affordable Rent GN Social Rent	C	MV-T MV-T	£79,733 £102,379	£225,000 £214,145
54713 54714	BK282853 BK282853	Freehold Freehold	21 William Close 22 William Close	Basingstoke Basingstoke	Berkshire Berkshire	RG193YS House 3 RG193YS House 3	GN Social Rent GN Social Rent	C	MV-T MV-T	£102,379 £101,888	£214,145 £214,145
54717 54718	BK282853 BK282853	Freehold Freehold	26 William Close 27 William Close		Berkshire Berkshire	RG193YS House 3 RG193YS House 3	GN Social Rent	C	MV-T MV-T	£102,379 £107,555	£214,145 £214,145
85154 85614	HP498328 HP498317	Freehold Freehold	12 Alexandra Road Flat 1 Beechdown		Hampshire Hampshire	RG217RG House 3 RG224ES Flat 0	GN Social Rent	D D	MV-T MV-T	£91,925 £42,973	£210,748 £71,382
85615 85616	HP498317 HP498317	Freehold Freehold	Flat 2 Beechdown Flat 5 Beechdown		Hampshire Hampshire	RG22 4ES Flat C		c	MV-T MV-T	£42,973 £42,973	£71,382 £71,382
86211 86212 86214	HP498345 HP498345 HP498345	Freehold Freehold Freehold	Flat 1 Camrose Way Flat 3 Camrose Way Flat 7 Camrose Way		Hampshire Hampshire	RG213AL Flat 2 RG213AL Flat 2 RG213AL Flat 2	GN Social Rent GN Social Rent GN Social Rent	C C	MV-T MV-T MV-T	£75,714 £75,714 £75,714	£125,768 £125,768 £125,768
86214 86215 86217	HP498345 HP498345	Freehold Freehold	Flat 7 Camrose Way Flat 13 Camrose Way		Hampshire Hampshire Hampshire	RG213AL Flat 2 RG213AL Flat 2	GN Social Rent	C	MV-T MV-T	£75,714 £75,714 £103,565	£125,768 £125,768 £151,301
86219 86222	HP498345 HP498345	Freehold Freehold	Flat 17 Camrose Way Flat 23 Camrose Way		Hampshire Hampshire	RG213AL Flat 2 RG213AL Flat 2	! GN Social Rent	C	MV-T MV-T	£75,714 £75,714	£125,768 £125,768
86223 86224	HP498345 HP498345	Freehold Freehold	Flat 25 Camrose Way Flat 27 Camrose Way		Hampshire Hampshire	RG213AL Flat 2 RG213AL Flat 2	! GN Social Rent	C	MV-T MV-T	£75,714 £75,714	£125,768 £125,768
86225 86226	HP498345 HP498345	Freehold Freehold	Flat 29 Camrose Way Flat 31 Camrose Way		Hampshire Hampshire	RG213AL Flat 2 RG213AL Flat 2	GN Social Rent	C	MV-T MV-T	£75,714 £75,714	£125,768 £125,768
86374 86375	HP498345 HP498345	Freehold Freehold	2 Chesterfield Road 3 Chesterfield Road		Hampshire Hampshire	RG213BQ House 3 RG213BQ House 3		C D	MV-T MV-T	£91,925 £191,242	£214,145 £227,520
86376 86377	HP498345 HP498345	Freehold Freehold	4 Chesterfield Road 7 Chesterfield Road		Hampshire Hampshire	RG213BQ House 3 RG213BQ House 3	GN Social Rent	D	MV-T MV-T	£89,968 £91,925	£214,145 £214,145
86378 86379	HP498345 HP498345	Freehold Freehold	9 Chesterfield Road 12 Chesterfield Road		Hampshire Hampshire	RG213BQ House 3 RG213BQ House 3	GN Social Rent	C D	MV-T MV-T	£93,409 £91,925	£214,145 £214,145
86380 86707	HP498345 HP498373	Freehold Freehold	16 Chesterfield Road 21 Cordale Road		Hampshire Hampshire	RG213BQ House 3 RG213LX House 3	GN Social Rent	C	MV-T MV-T	£91,925 £88,934	£214,145 £214,145
86708 86709	HP498373 HP498373	Freehold Freehold	22 Cordale Road 25 Cordale Road		Hampshire Hampshire	RG213LX House 3 RG213LX House 3	GN Social Rent	c	MV-T MV-T	£87,016 £90,352	£214,145 £214,145
86710 86711 86712	HP498373 HP498373 HP498373	Freehold Freehold Freehold	27 Cordale Road 29 Cordale Road 32 Cordale Road		Hampshire Hampshire	RG213LX House 3 RG213LX House 3 RG213LX House 3	GN Social Rent GN Social Rent GN Social Rent	c	MV-T MV-T MV-T	£87,016 £88,937 £88,937	£214,145 £214,145 £214,145
86712 86713 86714	HP498373 HP498373	Freehold Freehold	33 Cordale Road 35 Cordale Road		Hampshire Hampshire Hampshire	RG213LX House 3 RG213LX House 3	GN Social Rent GN Social Rent GN Social Rent	C	MV-T MV-T	£88,937 £87,023	£214,145 £214,145 £214,145
86715 86716	HP498373 HP498373	Freehold Freehold	37 Cordale Road 38 Cordale Road		Hampshire Hampshire	RG213LX House 3 RG213LX House 3	GN Social Rent	C	MV-T MV-T	£88,934 £88,937	£214,145 £214,145
86846 86847	HP498373 HP498373	Freehold Freehold	45 Culver Road 52 Culver Road		Hampshire Hampshire	RG213LT House 3 RG213LT House 3		C	MV-T MV-T	£88,937 £88,937	£214,145 £214,145
86849 86850	HP498373 HP498373	Freehold Freehold	74 Culver Road 79 Culver Road		Hampshire Hampshire	RG213LT House 3 RG213LT House 3		c	MV-T MV-T	£85,430 £88,937	£214,145 £214,145
86851 86852	HP498373 HP498373	Freehold Freehold	80 Culver Road 81 Culver Road		Hampshire Hampshire	RG213NJ House 3	GN Social Rent	c	MV-T MV-T	£88,937 £87.016	£214,145 £214,145
86853 86854	HP498373 HP498373	Freehold Freehold	82 Culver Road 85 Culver Road		Hampshire Hampshire	RG213NJ House 3 RG213NJ House 3	GN Social Rent	C	MV-T MV-T	£88,937 £90,352	£214,145 £214,145
86855 86856	HP498373 HP498373	Freehold Freehold	87 Culver Road 99 Culver Road		Hampshire Hampshire	RG213NJ House 3 RG213NJ House 3		C D	MV-T MV-T	£88,937 £88,937	£214,145 £214,145
86857 86858	HP498373 HP498373	Freehold Freehold	100 Culver Road 104 Culver Road		Hampshire Hampshire	RG213NJ House 3 RG213NJ House 3	GN Social Rent GN Social Rent	C	MV-T MV-T	£87,016 £88,937	£214,145 £214,145
86859 86860	HP498373 HP498373	Freehold Freehold	105 Culver Road 107 Culver Road		Hampshire Hampshire	RG213NJ House 3 RG213NJ House 3	GN Social Rent GN Social Rent	D	MV-T MV-T	£90,352 £90,352	£214,145 £214,145
86862 86863	HP498373 HP498373	Freehold Freehold	109 Culver Road 114 Culver Road		Hampshire Hampshire	RG213NJ House 3 RG213NJ House 3	GN Social Rent	D D	MV-T MV-T	£88,937 £88,937	£214,145 £214,145
86864 86865	HP498373 HP498373	Freehold Freehold	121 Culver Road 122 Culver Road		Hampshire Hampshire	RG213NJ House 3 RG213NJ House 3	GN Social Rent	C	MV-T MV-T	£88,937 £88,937	£214,145 £214,145
86866 86867	HP498373 HP498373	Freehold Freehold	124 Culver Road 125 Culver Road		Hampshire Hampshire	RG213NL House 3 RG213NL House 3	GN Social Rent GN Social Rent	C D	MV-T MV-T	£88,937 £88,937	£214,145 £214,145
86868 86869	HP498373 HP498373	Freehold Freehold	133 Culver Road 139 Culver Road		Hampshire Hampshire	RG213NL House 3 RG213NL House 3	GN Social Rent GN Social Rent	D D	MV-T MV-T	£88,937 £88,937	£214,145 £214,145
86870 86871	HP498373 HP498373	Freehold Freehold	140 Culver Road 144 Culver Road		Hampshire Hampshire	RG213NL House 3 RG213NL House 3	GN Social Rent GN Social Rent	C	MV-T MV-T	£90,352 £88,937	£214,145 £214,145
86873 86874	HP498373 HP498373 HP498373	Freehold Freehold	150 Culver Road 152 Culver Road 153 Culver Road		Hampshire Hampshire	RG213NL House 3 RG213NL House 3	GN Social Rent	C C	MV-T MV-T	£88,937 £90,352	£214,145 £214,145
86875 86876 86877	HP498373 HP498373	Freehold Freehold Freehold	158 Culver Road 158 Culver Road 157 Culver Road		Hampshire Hampshire Hampshire	RG213NL House 3 RG213NL House 3 RG213NL House 3	GN Social Rent GN Social Rent GN Social Rent GN Social Rent	C	MV-T MV-T MV-T	£88,934 £88,937 £88,937	£214,145 £214,145 £214,145
86878 86879	HP498373 HP498373	Freehold Freehold	162 Culver Road 165 Culver Road		Hampshire Hampshire	RG213NL House 3 RG213NL House 3	GN Social Rent	C	MV-T MV-T	£87,016 £88.937	£214,145 £214,145
86880 86881	HP498373 HP498373	Freehold Freehold	170 Culver Road 179 Culver Road		Hampshire Hampshire	RG213NL House 3 RG213NL House 3	GN Social Rent	C	MV-T MV-T	£88,937 £88.937	£214,145 £214.145
87111 87112	HP498317 HP498317	Freehold Freehold	1 Down Grange Lodge 2 Down Grange Lodge		Hampshire Hampshire	RG22 4ES House 2 RG22 4ES House 2		D E	MV-T MV-T	£85,165 £85.052	£166,558 £166,558
87937 87938	HP498345 HP498345	Freehold Freehold	73 Hackwood Road 77 Hackwood Road		Hampshire Hampshire	RG213AP House 3 RG213AP House 3	GN Social Rent GN Social Rent	C E	MV-T MV-T	£91,925 £91,925	£214,145 £214,145
87939 87940	HP498345 HP498345	Freehold Freehold	81 Hackwood Road 87 Hackwood Road		Hampshire Hampshire	RG213AP House 3 RG213AP House 3	GN Social Rent GN Social Rent	C D	MV-T MV-T	£91,925 £91,925	£214,145 £214,145
88481 88482	HP498373 HP498373	Freehold Freehold	5 Kings Furlong Centre Flat 6 Kings Furlong Centre		Hampshire Hampshire	RG218YT Bungalow 1 RG218YT Flat 1	GN Social Rent	D	MV-T MV-T	£70,052 £63,436	£169,957 £105,373
88483 88485	HP498373 HP498373	Freehold Freehold	Flat 7 Kings Furlong Centre Flat 9 Kings Furlong Centre		Hampshire Hampshire	RG218YT Flat 1 RG218YT Flat 1	GN Social Rent GN Social Rent	C D	MV-T MV-T	£63,436 £63,436	£105,373 £105,373
88486 88487	HP498373 HP498373	Freehold Freehold	10 Kings Furlong Centre 11 Kings Furlong Centre		Hampshire Hampshire	RG218YT Bungalow 1 RG218YT Bungalow 1		C D	MV-T MV-T	£70,052 £71,172	£169,957 £169,957
88488 88489	HP498373 HP498373	Freehold Freehold	Flat 12 Kings Furlong Centre Flat 13 Kings Furlong Centre		Hampshire Hampshire	RG218YT Flat 1 RG218YT Flat 1		C D	MV-T MV-T	£129,736 £63,436	£140,469 £105,373
88490 88491	HP498373 HP498373	Freehold Freehold	Flat 14 Kings Furlong Centre Flat 15 Kings Furlong Centre		Hampshire Hampshire	RG218YT Flat 1 RG218YT Flat 1	GN Social Rent	D	MV-T MV-T	£63,436 £63,436	£105,373 £105,373
88902 88903 88904	HP498328 HP498328 HP498328	Freehold Freehold Freehold	18 Lower Brook Street 28 Lower Brook Street 40 Lower Brook Street		Hampshire Hampshire Hampshire	RG217RP House 3 RG217RP House 2 RG217RT House 3		C C	MV-T MV-T MV-T	£91,925 £85,052 £91,925	£210,746 £183,553 £210,746
88904 88905 88906	HP498328 HP498328 HP498328	Freehold Freehold	54 Lower Brook Street Flat 169 Lower Brook Street		Hampshire Hampshire	RG217RT House 3 RG217RT House 3 RG217RP Flat 1	GN Social Rent	C	MV-T MV-T	£89,962 £57,297	£210,746 £210,746 £95,176
88907 88908	HP498328 HP498328	Freehold Freehold	Flat 171 Lower Brook Street Flat 173 Lower Brook Street		Hampshire Hampshire	RG217RP Flat 1	GN Social Rent	C	MV-T MV-T	£57,297 £57,297	£95,176 £95,176
88909 88910	HP498328 HP498328	Freehold Freehold	Flat 175 Lower Brook Street Flat 177 Lower Brook Street		Hampshire Hampshire	RG217RP Flat 1 RG217RP Flat 1	GN Social Rent	C	MV-T MV-T	£57,297 £57,297	£95,176 £95.176
88911 88912	HP498328 HP498328	Freehold Freehold	Flat 179 Lower Brook Street Flat 181 Lower Brook Street		Hampshire Hampshire	RG217RP Flat 1 RG217RP Flat 1		C E	MV-T MV-T	£57,297 £57,297	£95,176 £95,176
88913 88914	HP498328 HP498328	Freehold Freehold	Flat 183 Lower Brook Street Flat 185 Lower Brook Street		Hampshire Hampshire	RG217RP Flat 1 RG217RP Flat 1		B C	MV-T MV-T	£57,297 £57,297	£95,176 £95,176
88915 88916	HP498328 HP498328	Freehold Freehold	Flat 187 Lower Brook Street 231 Lower Brook Street		Hampshire Hampshire	RG21 7RP Flat 1 RG21 7RR House 2	GN Affordable Rent	C	MV-T MV-T	£57,297 £169,774	£95,176 £195,017
89526 89530	HP498403 HP498405	Freehold Freehold	12 Paddock Road 17 Paddock Road		Hampshire Hampshire	RG22 6PY House 3 RG22 6PY House 2	GN Social Rent	D D	MV-T MV-T	£91,925 £85,052	£197,150 £169,957
89533 89535	HP498405 HP498405	Freehold Freehold	Flat 31 Paddock Road Flat 33 Paddock Road		Hampshire Hampshire	RG22 6PY Flat 2 RG22 6PY Flat 1		C	MV-T MV-T	£67,529 £55,251	£112,171 £91,777
89536 89538	HP498405 HP498405	Freehold Freehold	Flat 35 Paddock Road Flat 37 Paddock Road		Hampshire Hampshire	RG22 6PY Flat 2 RG22 6PY Flat 2	GN Social Rent	C	MV-T MV-T	£67,529 £67,529	£112,171 £112,171
89539 89541 89542	HP498405 HP498405 HP498405	Freehold Freehold Freehold	Flat 39 Paddock Road 43 Paddock Road 45 Paddock Road		Hampshire Hampshire	RG22 6QB House 2 RG22 6QB House 2	GN Affordable Rent GN Social Rent GN Social Rent	C C	MV-T MV-T MV-T	£115,045 £85,052 £83,222	£119,177 £169,957 £169,957
89542 89543 89545	HP498405 HP498405	Freehold Freehold	45 Paddock Road 47 Paddock Road Flat 57 Paddock Road		Hampshire Hampshire Hampshire	RG22 6QB House 2 RG22 6QB Flat 2		C	MV-T MV-T	£168,354 £67,529	£180,571 £112,171
89545 89546 89547	HP498405 HP498405	Freehold Freehold	Plat 57 Paddock Road Plat 59 Paddock Road Plat 61 Paddock Road		Hampshire Hampshire	RG22 6QB Flat 2 RG22 6QB Flat 2	GN Social Rent	C	MV-T MV-T	£67,529 £67,529 £115,045	£112,171 £112,171 £119,177
89548 89549	HP498405 HP498405	Freehold Freehold	Flat 63 Paddock Road Flat 65 Paddock Road		Hampshire Hampshire	RG22 6QB Flat 2 RG22 6QB Flat 2	GN Social Rent	C	MV-T MV-T	£67,529 £67,529	£112,171 £112,171
89550 89552	HP498405 HP498405	Freehold Freehold	Flat 67 Paddock Road Flat 69 Paddock Road		Hampshire Hampshire	RG22 6QB Flat 2 RG22 6QB Flat 2		C	MV-T MV-T	£115,045 £67,529	£119,177 £112,171
89553 89554	HP498405 HP498405	Freehold Freehold	Flat 71 Paddock Road Flat 73 Paddock Road		Hampshire Hampshire	RG22 6QB Flat 2 RG22 6QB Flat 2		C	MV-T MV-T	£67,529 £67,529	£112,171 £112,171
89556 89557	HP498405 HP498405	Freehold Freehold	Flat 75 Paddock Road Flat 77 Paddock Road		Hampshire Hampshire	RG22 6QB Flat 2 RG22 6QB Flat 2	GN Social Rent	C	MV-T MV-T	£67,529 £67,529	£112,171 £112,171
89558 89559	HP498405 HP498405	Freehold Freehold	Flat 79 Paddock Road Flat 81 Paddock Road		Hampshire Hampshire	RG22 6QB Flat 2 RG22 6QB Flat 2	GN Social Rent	C D	MV-T MV-T	£67,529 £67,529	£112,171 £112,171
89560 89562	HP498405 HP498405	Freehold Freehold	Flat 83 Paddock Road Flat 85 Paddock Road		Hampshire Hampshire	RG22 6QB Flat 2 RG22 6QB Flat 2	GN Affordable Rent	C	MV-T MV-T	£67,529 £115,045	£112,171 £119,177
89563 89564	HP498405 HP498405	Freehold Freehold	Flat 87 Paddock Road Flat 89 Paddock Road		Hampshire Hampshire	RG22 6QB Flat 2 RG22 6QB Flat 2	GN Social Rent	D .	MV-T MV-T	£67,529 £67,529	£112,171 £112,171
89566 89569 89570	HP498405 HP498405 HP498405	Freehold Freehold Freehold	Flat 91 Paddock Road Flat 97 Paddock Road Flat 99 Paddock Road		Hampshire Hampshire	RG22 6QB Flat 2 RG22 6QB Flat 2 RG22 6QB Flat 2	GN Social Rent	C C	MV-T MV-T MV-T	£67,529 £67,529 £67,529	£112,171 £112,171 £112,171
89570 89572 89691	HP498405 HP498405 HP498345	Freehold Freehold	Hat 99 Paddock Road Flat 103 Paddock Road 6 Parkside Road		Hampshire Hampshire Hampshire	RG22 6QB Flat 2 RG21 3BJ House 3	! GN Social Rent ! GN Social Rent ! GN Social Rent	C	MV-T MV-T	£67,529 £67,529 £91,942	£112,171 £112,171 £214,145
89691 89692 89693	HP498345 HP498345	Freehold Freehold	o Parkside Road 8 Parkside Road 10 Parkside Road		Hampshire Hampshire	RG213BJ House 3 RG213BJ House 3	GN Social Rent	D D	MV-T MV-T	£91,925 £181,639	£214,145 £214,145 £227,520
89694 89853	HP498345 HP498405	Freehold Freehold	12 Parkside Road 20 Peveral Walk		Hampshire Hampshire	RG213BJ House 3 RG226QA House 3	GN Social Rent	C	MV-T MV-T	£91,925 £89,962	£214,145 £197,150
89854 89855	HP498405 HP498405	Freehold Freehold	30 Peveral Walk 32 Peveral Walk		Hampshire Hampshire	RG22 6QA House 3 RG22 6QA House 3	GN Social Rent	C	MV-T MV-T	£91,925 £91,925	£197,150 £197,150
89856 89857	HP498405 HP498405	Freehold Freehold	34 Peveral Walk 38 Peveral Walk		Hampshire Hampshire	RG22 6QA House 3 RG22 6QA House 3	GN Social Rent GN Social Rent	C	MV-T MV-T	£93,409 £89,962	£197,150 £197,150
89858 89859	HP498405 HP498405	Freehold Freehold	42 Peveral Walk 62 Peveral Walk		Hampshire Hampshire	RG22 6QA House 3 RG22 6QJ House 2	GN Social Rent	C	MV-T MV-T	£89,962 £85,052	£197,150 £169,957
89860 89861	HP498405 HP498405	Freehold Freehold	64 Peveral Walk 76 Peveral Walk		Hampshire Hampshire	RG22 6QJ House 2 RG22 6QJ House 2	GN Social Rent	C D	MV-T MV-T	£85,052 £85,052	£169,957 £169,957
89862 90717	HP498405 HP498566	Freehold Freehold	78 Peveral Walk Flat 1 Seeviours Court		Hampshire Hampshire	RG22 6QJ House 2 RG28 7EA Flat 1	HOP self-contained	c	MV-T MV-T	£82,943 £46,414	£169,957 £78,840
90718 90719	HP498566 HP498566 HP498566	Freehold Freehold	Flat 2 Seeviours Court Flat 3 Seeviours Court		Hampshire Hampshire	RG28 7EA Flat 1 RG28 7EA Flat 1	HOP self-contained	C	MV-T MV-T MV-T	£47,251 £48,193	£78,840 £78,840
90720 90721 90722	HP498566 HP498566 HP498566	Freehold Freehold Freehold	Flat 4 Seeviours Court Flat 5 Seeviours Court Flat 6 Seeviours Court		Hampshire Hampshire Hampshire	RG28 7EA Flat 1 RG28 7EA Flat 1 RG28 7EA Flat 1	HOP self-contained	C C	MV-T MV-T MV-T	£47,251 £47,259 £48,192	£78,840 £78,840 £78,840
90722 90723 90724	HP498566 HP498566 HP498566	Freehold Freehold	Hat 6 Seeviours Court Flat 7 Seeviours Court Flat 8 Seeviours Court		Hampshire Hampshire	RG28 7EA Flat 1 RG28 7EA Flat 1	HOP self-contained	C	MV-T MV-T	£48,192 £47,251 £46,414	£78,840 £78,840 £78,840
90724 90725 90726	HP498566 HP498566	Freehold Freehold	Flat 9 Seeviours Court Flat 9 Seeviours Court Flat 10 Seeviours Court		Hampshire Hampshire	RG28 7EA Flat 1 RG28 7EA Flat 1	HOP self-contained	C	MV-T MV-T	£45,414 £47,251 £46,414	£78,840 £78,840 £78,840
90727	HP498566	Freehold	Flat 11 Seeviours Court		Hampshire	RG287EA Flat 1		С	MV-T	£47,259	£78,840

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UPRN 90728	Title HP498568	FH / LH Freehold	Address 1 Flat 12 Seeviours Court	Address Z Addre	Hampshire	Postcode roperty Tyr Bedi RG28 7EA Flat	rooms Business Stream  1 HOP self-contained	EPC B	MV-T	£48,193	£78,840
90729 90730	HP498566 HP498566	Freehold Freehold	Flat 13 Seeviours Court Flat 14 Seeviours Court		Hampshire Hampshire		1 HOP self-contained 1 HOP self-contained	C C	MV-T MV-T	£50,722 £46,414	£78,840 £78,840
90731 90732	HP498566 HP498566	Freehold Freehold	Flat 15 Seeviours Court Flat 16 Seeviours Court		Hampshire Hampshire		1 HOP self-contained 1 HOP self-contained	C C	MV-T MV-T	£46,409 £47,259	£78,840 £78,840
90733	HP498566	Freehold	Flat 17 Seeviours Court		Hampshire	RG28 7EA Flat	1 HOP self-contained	С	MV-T	£47,251	£78,840
90734 90735	HP498566 HP498566	Freehold Freehold	Flat 18 Seeviours Court Flat 19 Seeviours Court		Hampshire Hampshire		1 HOP self-contained 1 HOP self-contained	C B	MV-T MV-T	£47,259 £46,414	£78,840 £78,840
90736 90737	HP498566 HP498566	Freehold Freehold	Flat 20 Seeviours Court Flat 21 Seeviours Court		Hampshire Hampshire	RG28 7EA Flat	1 HOP self-contained 1 HOP self-contained	C C	MV-T MV-T	£47,259 £47,251	£78,840 £78,840
90738	HP498566	Freehold	Flat 22 Seeviours Court		Hampshire	RG28 7EA Flat	1 HOP self-contained	В	MV-T	£47,251	£78,840
90739 90740	HP498566 HP498566	Freehold Freehold	Flat 23 Seeviours Court Flat 24 Seeviours Court		Hampshire Hampshire		1 HOP self-contained 1 HOP self-contained	C B	MV-T MV-T	£46,414 £48,193	£78,840 £78,840
90741 90742	HP498566 HP498566	Freehold Freehold	Flat 25 Seeviours Court Flat 26 Seeviours Court		Hampshire Hampshire	RG28 7EA Flat	1 HOP self-contained 1 HOP self-contained	C C	MV-T MV-T	£48,193 £46,414	£78,840 £78,840
90743	HP498566	Freehold	Flat 27 Seeviours Court		Hampshire	RG28 7EA Flat	<ol> <li>HOP self-contained</li> </ol>	С	MV-T	£48,193	£78,840
90744 90745	HP498566 HP498566	Freehold Freehold	Flat 28 Seeviours Court Flat 29 Seeviours Court		Hampshire Hampshire		1 HOP self-contained 1 HOP self-contained	C	MV-T MV-T	£46,414 £47,251	£78,840 £78,840
90746	HP498566	Freehold	Flat 30 Seeviours Court		Hampshire	RG28 7EA Flat	<ol> <li>HOP self-contained</li> </ol>	C	MV-T	£48,193	£78,840
90747 90748	HP498566 HP498566	Freehold Freehold	Flat 31 Seeviours Court Flat 32 Seeviours Court		Hampshire Hampshire		1 HOP self-contained 1 HOP self-contained	D C	MV-T MV-T	£48,193 £46,414	£78,840 £78,840
90749 90750	HP498566 HP498566	Freehold Freehold	Flat 33 Seeviours Court Flat 34 Seeviours Court		Hampshire Hampshire		1 HOP self-contained 1 HOP self-contained	C C	MV-T MV-T	£47,259 £46.414	£78,840 £78.840
90751	HP498566	Freehold	Flat 35 Seeviours Court		Hampshire	RG28 7EA Flat	1 HOP self-contained	С	MV-T	£47,259	£78,840
90752 90753	HP498566 HP498566	Freehold Freehold	Flat 36 Seeviours Court Flat 37 Seeviours Court		Hampshire Hampshire		1 HOP self-contained 1 HOP self-contained	C C	MV-T MV-T	£46,414 £47,251	£78,840 £78,840
90754 90755	HP498566 HP498566	Freehold Freehold	Flat 38 Seeviours Court Flat 39 Seeviours Court		Hampshire Hampshire		1 HOP self-contained 1 HOP self-contained	C C	MV-T MV-T	£46,414 £46,414	£78,840 £78,840
91560	HP498478	Freehold	20 St Johns Piece		Hampshire	RG23 7JQ House	3 GN Social Rent	D	MV-T	£103,933	£261,733
91561 91562	HP498478 HP498478	Freehold Freehold	22 St Johns Piece 24 St Johns Piece		Hampshire Hampshire		<ol> <li>GN Social Rent</li> <li>GN Social Rent</li> </ol>	D C	MV-T MV-T	£103,939 £90,205	£261,733 £186,952
91563 91564	HP498478 HP498478	Freehold Freehold	25 St Johns Piece 26 St Johns Piece		Hampshire Hampshire		2 GN Affordable Rent 2 GN Affordable Rent	C C	MV-T MV-T	£171,437 £172,443	£198,628 £198,628
91792	HP498403	Freehold	65 St Peters Road		Hampshire	RG22 6TP House	2 GN Social Rent	С	MV-T	£85,052	£169,957
91799 92182	HP498403 HP498329	Freehold Freehold	85 St Peters Road Flat 65 Titheridge Court		Hampshire Hampshire		<ol> <li>GN Social Rent</li> <li>GN Social Rent</li> </ol>	D C	MV-T MV-T	£90,388 £57,297	£197,150 £95,176
92184 92185	HP498329 HP498329	Freehold Freehold	Flat 67 Titheridge Court Flat 68 Titheridge Court		Hampshire Hampshire		1 GN Social Rent 1 GN Affordable Rent	C	MV-T MV-T	£57,297 £97,614	£95,176 £101,120
92186	HP498329	Freehold	Flat 69 Titheridge Court		Hampshire	RG21 7RE Flat	1 GN Social Rent	C	MV-T	£57,297	£95,176
92187 92188	HP498329 HP498329	Freehold Freehold	Flat 70 Titheridge Court Flat 71 Titheridge Court		Hampshire Hampshire		1 GN Social Rent 1 GN Social Rent	D D	MV-T MV-T	£57,297 £57,297	£95,176 £95,176
92499 92500	HP498403 HP498403	Freehold Freehold	4 Warren Way 6 Warren Way		Hampshire Hampshire		1 GN Social Rent 1 GN Social Rent	D D	MV-T MV-T	£70,902 £70,902	£146,163 £146,163
92501	HP498403	Freehold	9 Warren Way		Hampshire	RG22 6UA House	3 GN Social Rent	D	MV-T	£91,925	£197,150
92502 92503	HP498403 HP498403	Freehold Freehold	13 Warren Way Flat 16 Warren Way		Hampshire Hampshire		2 GN Social Rent 1 GN Social Rent	C C	MV-T MV-T	£85,052 £55,251	£169,957 £91,777
92504 92505	HP498403 HP498403	Freehold Freehold	17 Warren Way Flat 18 Warren Way		Hampshire Hampshire		2 GN Affordable Rent 1 GN Social Rent	C C	MV-T MV-T	£167,361 £55,251	£180,571 £91,777
92507	HP498403	Freehold	Flat 20 Warren Way		Hampshire	RG226TX Flat	2 GN Social Rent	С	MV-T	£67,529	£112,171
92508 92509	HP498403 HP498403	Freehold Freehold	Flat 21 Warren Way Flat 22 Warren Way		Hampshire Hampshire	RG226TX Flat	1 GN Social Rent 1 GN Social Rent	C	MV-T MV-T	£55,251 £55,251	£91,777 £91,777
92513 92514	HP498403 HP498403	Freehold Freehold	Flat 28 Warren Way Flat 30 Warren Way		Hampshire Hampshire		2 GN Social Rent 2 GN Social Rent	C C	MV-T MV-T	£67,529 £67,529	£112,171 £112,171
92515	HP498403	Freehold	32 Warren Way		Hampshire	RG22 6TX House	3 GN Social Rent	E	MV-T	£91,925	£197,150
92516 92518	HP498403 HP498403	Freehold Freehold	34 Warren Way 38 Warren Way		Hampshire Hampshire	RG22 6TX House RG22 6TX House	<ol> <li>GN Social Rent</li> <li>GN Affordable Rent</li> </ol>	C C	MV-T MV-T	£91,925 £171,417	£197,150 £209,463
92670 92673	HP498345 HP498345	Freehold Freehold	3 Westfield Road 9 Westfield Road		Hampshire Hampshire		3 GN Social Rent 3 GN Social Rent	C D	MV-T MV-T	£91,925 £89,968	£214,145 £214,145
92678	HP498345	Freehold	21 Westfield Road		Hampshire	RG213BN House	3 GN Social Rent	D	MV-T	£91,925	£214,145
92955 92956	HP498403 HP498403	Freehold Freehold	Flat 4 Woburn Gardens Flat 6 Woburn Gardens		Hampshire Hampshire	RG226UB Flat RG226UB Flat	1 GN Social Rent 2 GN Social Rent	D C	MV-T MV-T	£55,251 £67,529	£91,777 £112,171
92957 92958	HP498403 HP498403	Freehold Freehold	Flat 8 Woburn Gardens Flat 10 Woburn Gardens		Hampshire Hampshire		2 GN Social Rent 2 GN Social Rent	C D	MV-T MV-T	£67,529 £67,529	£112,171 £112,171
92959	HP498403	Freehold	Flat 12 Woburn Gardens		Hampshire	RG22 6UB Flat	2 GN Social Rent	С	MV-T	£67,529	£112,171
92960 92961	HP498403 HP498403	Freehold Freehold	13 Woburn Gardens 14 Woburn Gardens		Hampshire Hampshire		<ol> <li>GN Social Rent</li> <li>GN Social Rent</li> </ol>	D C	MV-T MV-T	£89,962 £85,052	£197,150 £169,957
92962 92963	HP498403 HP498403	Freehold Freehold	15 Woburn Gardens 17 Woburn Gardens		Hampshire Hampshire	RG22 6UH House	3 GN Social Rent 1 GN Social Rent	D D	MV-T MV-T	£91,925 £70,900	£197,150 £146,163
92964	HP498403	Freehold	19 Woburn Gardens		Hampshire	RG22 6UH Bungalow	<ol> <li>GN Affordable Rent</li> </ol>	C	MV-T	£145,819	£155,291
92966 92967	HP498403 HP498403	Freehold Freehold	25 Woburn Gardens 26 Woburn Gardens		Hampshire Hampshire		2 GN Social Rent 3 GN Social Rent	C	MV-T MV-T	£85,921 £91.925	£176,755 £197.150
92970 92971	HP498403 HP498403	Freehold Freehold	30 Woburn Gardens Flat 32 Woburn Gardens		Hampshire		3 GN Social Rent 2 GN Social Rent	D C	MV-T MV-T	£91,925 £67,529	£197,150
92972	HP498403	Freehold	Flat 34 Woburn Gardens		Hampshire Hampshire	RG22 6UB Flat	1 GN Social Rent	С	MV-T	£55,251	£112,171 £91,777
92973 92975	HP498403 HP498403	Freehold Freehold	Flat 36 Woburn Gardens Flat 40 Woburn Gardens		Hampshire Hampshire		2 GN Social Rent 2 GN Social Rent	C C	MV-T MV-T	£67,529 £67.529	£112,171 £112.171
92977 155595	HP498403 HP808985	Freehold	Flat 42 Woburn Gardens		Hampshire		2 GN Social Rent	C B	MV-T MV-T	£67,529	£112,171
155596	HP808985	Freehold Freehold	2 Lower Brook Street 2A Lower Brook Street		Hampshire Hampshire	RG217RP Flat	<ol> <li>GN Affordable Rent</li> <li>GN Affordable Rent</li> </ol>	В	MV-T	£132,476 £132,476	£137,234 £137,234
155597 155598	HP808985 HP808985	Freehold Freehold	4 Lower Brook Street 4A Lower Brook Street		Hampshire Hampshire		<ol> <li>GN Affordable Rent</li> <li>GN Affordable Rent</li> </ol>	B B	MV-T MV-T	£132,476 £132,476	£137,234 £137,234
155599	HP498329 and HP808985										
		Freehold	6 Lower Brook Street		Hampshire		2 GN Affordable Rent	В	MV-T	£172,443	£195,017
155600 155601	HP498329 HP498329 and HP808985	Freehold Freehold	8 Lower Brook Street 10 Lower Brook Street		Hampshire Hampshire	RG21 7RP House RG21 7RP House	2 GN Affordable Rent 2 GN Affordable Rent	B B	MV-T MV-T	£175,328 £175,328	£195,017 £195,017
155600 155601 155602	HP498329 HP498329 and HP808985 HP498329	Freehold Freehold Freehold	8 Lower Brook Street 10 Lower Brook Street 12 Lower Brook Street		Hampshire Hampshire Hampshire	RG217RP House RG217RP House RG217RP House	2 GN Affordable Rent 2 GN Affordable Rent 2 GN Affordable Rent	B B B	MV-T MV-T MV-T	£175,328 £175,328 £175,328	£195,017
155600 155601 155602 155604 155605	HP498329 HP498329 and HP808985 HP498329 HP498329 and HP808985 HP498329 and HP808985	Freehold Freehold Freehold Freehold	8 Lower Brook Street 10 Lower Brook Street 12 Lower Brook Street 189 May Street 187 May Street		Hampshire Hampshire Hampshire Hampshire Hampshire	RG21 7RP House RG21 7RP House RG21 7RP House RG21 7RX House RG21 7RX House RG21 7RX House	2 GN Affordable Rent 2 GN Affordable Rent 2 GN Affordable Rent 2 Shared Ownership 2 Shared Ownership	B B B Not Available Not Available	MV-T MV-T MV-T EUV-SH EUV-SH	£175,328 £175,328 £175,328 £114,200 £93,400	£195,017 £195,017
155600 155601 155602 155604 155605 155606 155607	HP498329 HP498329 and HP808985 HP498329 HP498329 and HP808985	Freehold Freehold Freehold	8 Lower Brook Street 10 Lower Brook Street 21 Lower Brook Street 21 Lower Brook Street 180 May Sheet 187 May Sheet 185 May Sheet 185 May Sheet		Hampshire Hampshire Hampshire Hampshire	RG217RP House RG217RP House RG217RP House RG217RX House RG217RX House RG217RX House	2 GN Affordable Rent 2 GN Affordable Rent 2 GN Affordable Rent 2 Shared Ownership	B B B Not Available	MV-T MV-T MV-T EUV-SH	£175,328 £175,328 £175,328 £114,200	£195,017 £195,017
155600 155601 155602 155604 155605 155606	HP498329 and HP908995 HP498329 and HP908995 HP498329 and HP908995 HP498329 and HP908995 HP498329 and HP908995 HP498329 and HP908995 BK501905	Freehold Freehold Freehold Freehold Freehold Freehold Freehold	8 Lower Brook Street 10 Lower Brook Street 12 Lower Brook Street 12 Lower Brook Street 139 May Street 137 May Street 135 May Street 135 May Street 135 May Street 3 Workcook J.S. & Muris Close	: :	Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	RG21 7RP House RG21 7RP House RG21 7RV House RG21 7RX House RG21 7RX House RG21 7RX House RG21 7RX House RG21 7RX House	2 GN Affordable Rent 2 GN Affordable Rent 2 GN Affordable Rent 2 Shared Ownership 2 Shared Ownership 5 Shared Ownership Nil Value	B B B Not Available Not Available Not Available	MV-T MV-T MV-T EUV-SH EUV-SH EUV-SH	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
155600 155601 155602 155604 155605 155606 155607 156089 160788	HP498329 HP498329 and HP909985 HP498329 HP498329 and HP909985 HP498329 and HP909985 HP498329 and HP909985 HP498329 and HP909985 BK501905 BK506709 HP798250	Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold	8 Lower Brook Street 10 Lower Brook Street 12 Lower Brook Street 13 May Street 13 May Street 137 May Street 135 May Street 135 May Street 134 May Street 145	: :	Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	RG217RP House RG217RP House RG217RX House RG217RX House RG217RX House RG217RX House RG217RX House RG217RX House RG411AU - RG301FB RG248HX -	2 GN Affordable Rent 2 GN Affordable Rent 2 GN Affordable Rent 2 Shared Ownership 5 Shared Ownership 2 Shared Ownership - NI Value NI Value NI Value	B B B Not Available Not Available Not Available	MV-T MV-T MV-T EUV-SH EUV-SH EUV-SH NIL NIL	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
155600 155601 155602 155604 155605 155606 155607 158089 160788 100383 100384	HP488329 and HP808985 HP788350 HP788250 HP788250 HP788250	Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold	8 Lower Brook Street 10 Lower Brook Street 12 Lower Brook Street 13 May Street 13 May Street 13 May Street 135 May Street 135 May Street 135 May Street 145 May Street 155 May Street 156 May Street 157 May Street 157 May Street 158		Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	RG21 7RP House RG21 7RP House RG21 7RP House RG21 7RX House RG21 7RX House RG21 7RX House RG21 7RX House RG21 1AU - RG20 1BH - RG24 BHX - RG24 BHX - RG24 BHK - RG24 BHE -	2 GN Affordable Rent 2 GN Affordable Rent 2 GN Affordable Rent 2 Shared Ownership 2 Shared Ownership 5 Shared Ownership - Nil Value	B B B Not Available Not Available Not Available	MV-T MV-T MV-T EUV-SH EUV-SH EUV-SH NIL NIL NIL NIL	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
155600 155601 155602 155604 155606 155606 155607 158089 160788 100383	HP498329 HP498329 and HP808985 BK506709 HP798250 HP798250	Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold	8 Lower Brook Street 10 Lower Brook Street 12 Lower Brook Street 12 Lower Brook Street 13 Pays Street 13 Pays Street 135 Pays Street 135 Pays Street 135 Pays Street 135 Pays Street 136 Pays Street 137 Street 137 Street 137 Street 138 Pays		Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	RG217RP House RG217RP House RG217RP House RG217RX House RG217RX House RG217RX House RG217RX House RG217RX HOUSE RG217RX HOUSE RG211RB - RG301FB - RG248HX -	2 GN Affordable Rent 2 GN Affordable Rent 2 GN Affordable Rent 2 Shared Ownership 2 Shared Ownership 3 Shared Ownership 4 Shared Ownership 5 Nate Ownership 6 Nil Value 6 Nil Value 7 Nil Value 7 Nil Value 8 Nil Value 8 Nil Value 9 Nil Value	B B B Not Available Not Available Not Available	MV-T MV-T MV-T EUV-SH EUV-SH EUV-SH NIL NIL	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
155600 155601 155602 155602 155605 155606 155607 159009 160788 100383 100384 160854 164374 164374	HP488329 HP488329 HP488329 HP488329 HP488329 HP488329 HP488229 and HP90885 HP488229 and HP90885 HP488229 and HP90885 HP488239 and HP90885 HK501905 HK501905 HK798250 HP798250 HP9839190 BK518107 BK518107 BK518107	Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold Freehold	8 Lower Brook Street 10 Lower Brook Street 21 Lower Brook Street 21 Lower Brook Street 130 May Street 137 May Street 137 May Street 135 May Street 135 May Street 135 May Street 136 May Street 136 May Street 136 May Street 136 May Street 137 May Street 138 May Street 138 May Street 139 May Street 139 May Street 130 The Wardhouse, Hemotial Avenue 130 The Wardhouse, Hemotial Avenue 130 The Wardhouse, Hemotial Avenue		Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	RG217RP HOUSE RG217RP HOUSE RG217RP HOUSE RG217RX HOUSE RG217RX HOUSE RG217RX HOUSE RG211AU RG217RX HOUSE RG311BU HOUSE RG31BU HOUSE RG34BU TS RG3	2 GN Affordable Rent CON A	B B B Not Available Not Available Not Available	MV-T MV-T MV-T EUV-SH EUV-SH EUV-SH NIL NIL NIL NIL NIL NIL NIL NIL NIL NIL	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
155600 155601 155602 155604 155605 155606 155607 150008 16078 100383 160854 164374 164377 164377 164376	HP468329 HP568399	Freehold Fre	8 Lower Brook Street 10 Lower Brook Street 21 Lower Brook Street 21 Lower Brook Street 136 May Street 137 May Street 137 May Street 138 May Street 138 May Street 138 May Street 3 Violat Court. 24 Morris Close Flad 5 Nightimized Way 22 Gallery Rolad 23 Callery Rolad 12 Caller Rise 105 The Warn-Brouse, Memorial Avenue 106 The Warn-Brouse, Memorial Avenue 107 The Warn-Brouse, Hemorial Avenue 107 The Warn-Brouse, Hemorial Avenue 108 The Warn-Brouse, Hemorial Avenue 108 The Warn-Brouse, Hemorial Avenue		Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	RG221 7RP HOUSE RG217RP HOUSE RG217RP HOUSE RG217RX HOUSE RG217RX HOUSE RG217RX HOUSE RG217RX HOUSE RG217RX HOUSE RG21RX HOUSE RG241RX HOUSE R	2 GN Affordable Rent CN Affordable Rent GN Affordable Rent GN Affordable Rent Shared Ownership CN Shared C	B B B Not Available Not Available Not Available	MV-T MV-T MV-T EUV-SH EUV-SH EUV-SH NIL	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
155600 155601 155602 155604 155605 155606 155606 150608 100788 100383 100383 100383 144374 164377 164377 164377 164377	HP488329 HP58329 HP583	Freehold Fre	8 Lower Brook Street 10 Lower Brook Street 21 Lower Brook Street 21 Lower Brook Street 130 New Street 137 New Street 137 New Street 137 New Street 138 New Street 137 New Street 138 New Street 138 New Street 138 New Street 139 New Street 139 New Street 130 New Street 130 New Street 130 New Street 131 New Street 132 New Street 133 New		Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	RG217RP HOUSE RG217RP HOUSE RG217RP HOUSE RG217RX HOUSE RG217RX HOUSE RG217RX HOUSE RG217RX HOUSE RG217RX HOUSE RG217RX HOUSE RG218R4 - RG24R4 RG301RB - RG24R4 RG301RB - RG24R4 RG301RB - RG34R4 RG34R4 RG361RB - RG34R4 RG37RB - RG34R4 RG37	2 GN Affordable Rent CN Affordable Rent CN Affordable Rent CN Affordable Rent Shared Ownership CN Affordable Rent Rent Rent Rent Rent Rent Rent Ren	B B B Not Available Not Available Not Available	MV-T MV-T LUV-SH EUV-SH EUV-SH EUV-SH RE	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
155600 155601 155602 155602 155606 155606 155606 155607 158089 160788 100384 160854 164373 164374 164376 164377	HP488329 HP488329 HP488329 HP488329 HP488329 HP4883209 HP4883209 HP4883209 HP4883209 HP4883209 HP4883209 HP4883209 HP4883209 HP583209 HP583200 HP58	Freehold	8 Lower Brook Street 10 Lower Brook Street 21 Lower Brook Street 21 Lower Brook Street 1180 May Street 1187 May Street 137 May Street 138 May Street 139 May Street 130 May Street 130 May Street 130 Stree		Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	RG021 7RP HOUSE RG021 7RP HOUSE RG021 7RP HOUSE RG021 7RX HOUSE RG021 7RX HOUSE RG021 7RX HOUSE RG021 RX RG021	2 GN Affordable Rent CON Affordable Rent Rent CON Affordable Rent Rent Rent Rent Rent Rent Rent Ren	B B B Not Available Not Available Not Available	MV-T MV-T EUV-SH EUV-SH EUV-SH NE	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
155600 155601 155602 155604 155604 155604 155604 155604 155604 155606 155606 155606 155606 155606 155606 155606 155606 155606 156606 156607 15	HP488329 HP483390 HS518107	Freehold	8 Lower Brook Street 10 Lower Brook Street 21 Lower Brook Street 21 Lower Brook Street 110 New Jones 110 New Warnhouse, Hermonial Avenue 110 The Warnhouse, Hermonial Avenue 110 The Warnhouse, Hermonial Avenue 111 The Warnhouse, Memorial Avenue 111 The Warnhouse, Hermonial Avenue		Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	RG021 7RP HOUSE RG021 7RP HOUSE RG021 7RP HOUSE RG021 7RX HOUSE RG021 7RX HOUSE RG021 7RX HOUSE RG021 7RX HOUSE RG021 RX RG021 RX RG024 RX	2 GN Affordable Rent CN Affordable Rent Rent CN Affordable Rent Rent Rent Rent Rent Rent Rent Ren	B B B Not Available Not Available Not Available	MV-T MV-T EUV-SH EUV-SH EUV-SH RE	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
155600 155601 155602 155604 155604 155604 155604 155604 155606 15	HP486329 HP386319 HP3	Freehold Fre	8 Lower Brook Street 10 Lower Brook Street 21 Lower Brook Street 21 Lower Brook Street 119 May Street 119 May Street 119 May Street 110 May		Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	R0217RP HOUSE R0217RP HOUSE R0217RP HOUSE R0217RX HOUSE R0217RX HOUSE R0217RX HOUSE R0217RX HOUSE R021RX HOUSE R021RX HOUSE R021RX HOUSE R021RX HOUSE R021RX HOUSE R021RX HOUSE R022RX R023RX R	2 GN Affordable Rent CN Affordable Rent Rent CN Affordable Rent Rent Rent Rent Rent Rent Rent Ren	B B B Not Available Not Available Not Available	MV-T MV-T EUV-SH EUV-SH EUV-SH RE	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
155600 155601 155602 1556001 155602 1556001 1556004 1556004 1556004 1556007 1556007 1556007 1556007 1556007 1556007 1556007 1556007 15660007 15660007 15660007 15660007 15660007 15660007 15660007 15660007 15660007 15660007 15660007 156600007 15660007 156600007 156600007 156600007 156600007 156600000000	HP488329 HP488329 HP488329 HP488329 HP488329 HP488329 and HP488329 HP488329 and HP488339 HP488329 and HP488339 HP488329 and HP488339 HP488329 and HP488339 HP58329 HP5	Freehold	8 Lower Brook Street 10 Lower Brook Street 21 Lower Brook Street 21 Lower Brook Street 110 May Street 111 May Street 111 May May May May May Street 111 May May Street 111 May May May May May May May May Street 111 May May Street, May		Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	RG021 7RP HOUSE RG021 7RP HOUSE RG021 7RP HOUSE RG021 7RX HOUSE RG021 7RX HOUSE RG021 7RX HOUSE RG021 RX HOUSE RG021 RX HOUSE RG024 RX HOUSE	2 GN Affordable Fenst C GN Affordable Fenst	B B B Not Available Not Available Not Available	MV-T MV-T MV-T EUV-SH EUV-SH EUV-SH RE	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
155600 155601 155602 155600 1566000 1566000 156600 1566000 1566000 156600 156600 156600 15660	HP488329 HP788329 HP788329 HP788329 HP383197 BK518107	Freehold	8 Lower Brook Street 10 Lower Brook Street 21 Lower Brook Street 21 Lower Brook Street 1180 May Street 1187 May Street 1187 May Street 1387 May Street 1388 May Street 1388 May Street 1388 May Street 1398 May Street 130 The Warehouse, Hemorial Avenue 130 The Warehouse, Hemorial Avenue 130 The Warehouse, Hemorial Avenue 131 The Warehouse, Hemorial Avenue 132 The Warehouse, Hemorial Avenue 132 The Warehouse, Hemorial Avenue 133 The Warehouse, Hemorial Avenue 134 The Warehouse, Hemorial Avenue 125 The Warehouse, Hemorial Avenue 127 The Warehouse, Hemorial Avenue		Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	RG021 7RP HOUSE RG021 7RP HOUSE RG021 7RP HOUSE RG021 7RP HOUSE RG021 7RX HOUSE RG021 7RX HOUSE RG021 RX HOUSE RG021 RX HOUSE RG021 RX HOUSE RG021 RX HOUSE RG024 RX HX HOUSE RG024 RX HX HOUSE RG024 RX HX	2 GN Affordable Rent C GN Affordable Rent C CON Affordable Rent C C NI Value NI NI Value NI NI Value NI Value NI Value NI Value NI NI N	B B B Not Available Not Available Not Available	MV-T MV-T MV-T EUV-SH EUV-SH EUV-SH EUV-SH NE	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
155600 155601 155602 1556000 155600 155600 155600 155600 155600 155600 155600 155600 1556000 155600 155600 155600 155600 155600 155600 155600 155600 1556000 1556000 155600 155600 155600 155600 155600 155600 155600 155600 155600 155600 155600 155600 155600 155600 155600 155600 15560	HP486329 HP58329	Freehold	8 Lower Brook Street 10 Lower Brook Street 21 Lower Brook Street 21 Lower Brook Street 1180 May Street 1187 May Street 1187 May Street 1187 May Street 1187 May Street 1186 May Street 1187 May Street 1188 Ma		Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	RG021 7RP HOUSE RG021 7RP HOUSE RG021 7RP HOUSE RG021 7RV HOUSE RG021 7RX HOUSE RG021 7RX HOUSE RG021 7RX HOUSE RG021 7RX HOUSE RG021 RX HOUS	2 GN Affordable Rent CON Affordable Rent Rent CON Affordable Rent Rent Rent Rent Rent Rent Rent Ren	B B B Not Available Not Available Not Available	MV-T HV-T HV-T HV-T HV-T HV-T HV-T HUV-SH EUV-SH EUV-SH KE	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
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155600 155601 155602 155600 156600 15	HP488329 HP788329 HP788329 HP788329 HP788329 HP38329 HP38	Freehold	8 Lower Brook Street 10 Lower Brook Street 21 Lower Brook Street 21 Lower Brook Street 110 May May May May Street 110 May		Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	RG021 7RP HOUSE RG021 7RP HOUSE RG021 7RP HOUSE RG021 7RX HOUSE RG021 7RX HOUSE RG021 7RX HOUSE RG021 7RX HOUSE RG021 RX HOUSE RG024 RX HOUSE	2 GN Affordable Rent C GN Affordable R	B B B Not Available Not Available Not Available	MV-T MV-T EUV-SH EUV-SH EUV-SH EUV-SH RE	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
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155600 155661 155662 155664 1556661 155666 15566 1	HP468029 HP4	Freehold Fre	8 Lower Brook Street 10 Lower Brook Street 21 Lower Brook Street 21 Lower Brook Street 119 May Street 119 May Street 110 May		Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	R0217RP HOUSE R0217RP HOUSE R0217RP HOUSE R0217RX HOUSE R0217RX HOUSE R0217RX HOUSE R0217RX HOUSE R021RX HOUSE R021RX HOUSE R021RX HOUSE R022RX R024RX R024R	2 GN Affordable Rent Condition Rent	B B B Not Available Not Available Not Available	MV-T MV-T MV-T EUV-SH EUV-SH EUV-SH NO	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
155600 155661 155662 155664 1556661 1556660 155666 155666 155666 155666 155666 155666 155666 155666 1556660	HP4880209 HP4880200	Freehold Fre	8 Lower Brook Street 10 Lower Brook Street 21 Lower Brook Street 21 Lower Brook Street 1180 May Street 1187 May Street 1187 May Street 1187 May Street 1185 May Street 1186 May Street 1186 May Street 1186 May Street 1186 May Street 1187 May Street 1187 May May Street 1187 May		Hampshire Hampshire Hampshire Hampshire Hampshire Hampshire	R021 7RP HOUSE R021 7RP HOUSE R021 7RP HOUSE R021 7RX HOUSE R021 RX HOUSE R021 RX HOUSE R021 RX HOUSE R021 RX HOUSE R022 RX HOUSE R022 RX HOUSE R024 RX HOUSE R025 RX HOUSE R026 RX HOUSE R027 RX	2 GN Affordable Rent Condition Rent	B B B Not Available Not Available Not Available	MULT MOUTH M	£175,328 £175,328 £175,328 £114,200 £93,400 £112,100	£195,017 £195,017
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UPRN	Title	FH/LH	Address 1	Address 2	Address 3	County	Postcode :	operty Typ	Bedrooms	Business Stream	EPC	Basis of Valuation	EUV-SH	MV-
89540	HP498405	Freehold	Flat 41 Paddock Road			-	RG22 6PY	-	-	Nil Value	-	Nil		
89567	HP498405	Freehold	Flat 93 Paddock Road	-	-	-	RG22 6QB	-	-	Nil Value	-	Nil	-	
89568	HP498405	Freehold	Flat 95 Paddock Road	-	-	-	RG22 6QB	-	-	Nil Value	-	Nil	-	-
89571	HP498405	Freehold	Flat 101 Paddock Road	-		-	RG22 6QB	-	-	Nil Value	-	Nit		
92183	HP498329	Freehold	Flat 66 Titheridge Court			-	RG217RE	-		Nil Value	-	NiL	-	
92189	HP498329	Freehold	Flat 72 Titheridge Court	-	-	-	RG217RE	-	-	Nil Value	-	Nil	-	-
92506	HP498403	Freehold	Flat 19 Warren Way	-	-	-	RG22 6UA	-	-	Nil Value	-	Nil	-	-
92511	HP498403	Freehold	Flat 24 Warren Way	-	-	-	RG22 6TX	-	-	Nil Value	-	Nil	-	
92512	HP498403	Freehold	Flat 26 Warren Way	-	-	-	RG22 6TX	-	-	Nil Value	-	Nil	-	
92969	HP498403	Freehold	Flat 2 Woburn Gardens	-		-	RG22 6UB	-	-	Nil Value	-	Nit		
92994	HP498403	Freehold	Flat 38 Woburn Gardens	-		-	RG22 6UB	-	-	Nil Value	-	Nit		
No UPRN	BK282762	Freehold	Garages at Roundfield	-		-	-	-	-	Nil Value	-	Nit		
No UPRN	HP498345	Freehold	es at Camrose Way, Chesterfield Road, Hackwood Road, Parkside Road and Westfie	t -		-	-	-	-	Nil Value	-	Nit		
No UPRN	HP498373	Freehold	Garages at Scheme 7			-	-	-		Nil Value	-	NiL	-	
No UPRN	HP498403	Freehold	Garages at Paddock Road, St Peter's Road, Woburn Gardens, Warren Way			-	-	-		Nil Value	-	NiL	-	
No UPRN	HP498405	Freehold	Garages at Paddock Road and Peveral Walk	-	-	-	-	-		Nil Value	-	Nit	-	
No UPRN	BK487952	Leasehold	Parking Space 108P	-	-	-	-	-		Nil Value	-	Nit	-	
No UPRN	BK487953	Leasehold	Parking Space 109P	-	-	-	-	-		Nil Value	-	Nit	-	
No UPRN	BK487954	Leasehold	Parking Space 110P	-		-	-	-	-	Nil Value	-	Nit		
No UPRN	BK487955	Leasehold	Parking Space 111P	-		-	-	-	-	Nil Value	-	Nit		
No UPRN	BK487956	Leasehold	Parking Space 112P	-		-	-	-	-	Nil Value	-	Nit		
No UPRN	BK487957	Leasehold	Parking Space 113P			-	-		-	Nil Value	-	NIL		
No UPRN	BK487958	Leasehold	Parking Space 114P			-	-		-	Nil Value	-	NIL		
No UPRN	BK487959	Leasehold	Parking Space 115P			-	-		-	Nil Value	-	NIL		
No UPRN	BK487960	Leasehold	Parking Space 116P			-	-		-	Nil Value	-	NIL		
No UPRN	BK487962	Leasehold	Parking Space 117P			-	-		-	Nil Value	-	NIL		
No UPRN	BK487963	Leasehold	Parking Space 118P			-	-		-	Nil Value	-	NIL		
No UPRN	BK487964	Leasehold	Parking Space 119P						-	Nil Value		NIL		
No UPRN	BK487951	Leasehold	Parking Space 6P			-				Nil Value	-	NiL		
No UPRN	BK487950	Leasehold	Parking Space 5P			-				Nil Value	-	NiL		
No UPRN	BK487949	Leasehold	Parking Space 4P			-				Nil Value	-	NiL		
159438	HP835784	Freehold	Flat 7 Osprey House Hurst Avenue			Hampshire	GU179FB	Flat	2	Nil Value	Not Available	NiL		
160249	WT460014	Freehold	Flat 7 McGregor House Dalby Strand			Wiltshire	SN1 7DD	Flat	1	Nil Value	Not Available	NiL		
160250	WT460014	Freehold	Flat 8 McGregor House Dalby Strand			Wittshire	SN1 7DD	Flat	2	Nil Value	Not Available	NIL		
159689	HP841400	Freehold	Flat 13 Teal House Wright Avenue			Hampshire	GU179FN	Flat	1	Nil Value	Not Available	NIL		

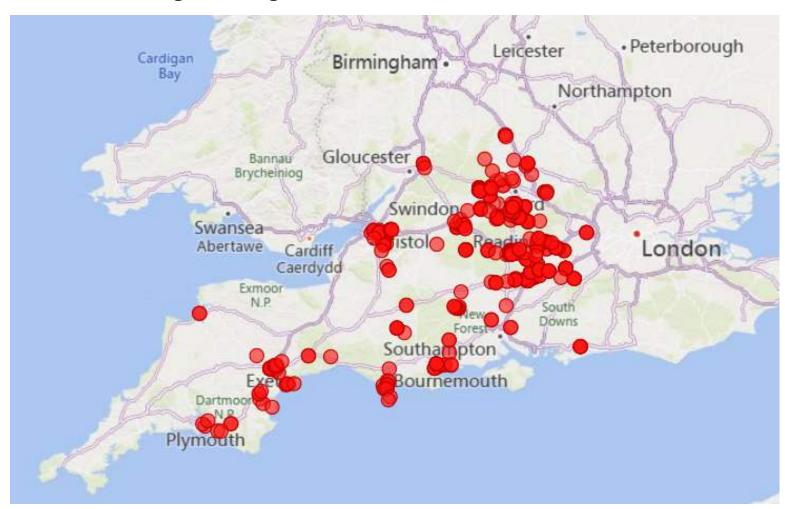


# **Appendix 2**

**Location Plan** 

### **JLL** SEE A BRIGHTER WAY

### Sovereign Housing Association Limited – Location Plan





# **Appendix 3**

Photographs

BA12 6LR, 4 Long Hill



BA3 3JE, 37 Woodborough Road



BH12 4EG, 17 Aspen Way



BH15 4JZ, Flat 5 Nathan Gardens



BH8 8TW, Flat 2 Sycamore Court



BS15 4DL, 117 Holly Hill Road



BS15 4QQ, 19 Caddick Close



BS15 9WX, 60 Glanville Gardens



BS16 7PB, 15 Lilly Road



BS16 7PR, 79 Crocus Road



BS30 8LB, 5 Lees Lane



BS34 5SW, 153 Wood Street



BS34 5SX, 4 Halfway Garden



DT1 1XS, 1 School Close, Colliton Strret, Dorchester



DT10 2FL, 21 Bagber Road



DT3 6RW, 12 Jenner Way



DT4 9HL, 19 Cunningham Close



EX1 3UA, 21 Pippin Close, Whipton



EX2 5AA, 103 Wonford Street, Exeter



EX3 0FQ, 9 Carrick Mill



EX4 1PJ, 63 Newman Road, Exeter



GU12 6TN, Flat 2 14 Gainsford Drive



OX10 7LZ, 31 Wimblestraw Road



OX12 0ND, 9 Catmore Close



PO20 3BE, 1 Harold Way



PO20 3BH, 3 Gem Place



SL1 3TF, 48 Stranraer Gardens



SN6 7NQ, 135 Sevenfields and garage



SP2 7AU, 41 York Road



TQ2 8EL, 55 Firlands Road, Torquay





# **Appendix 4**

**Housing Market Commentary** 

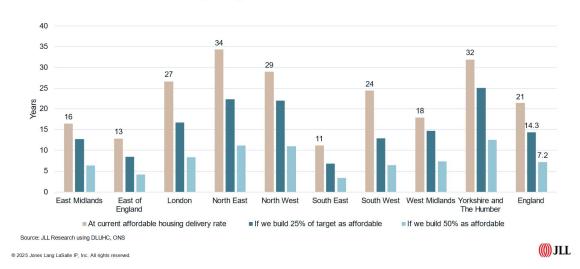
#### JLL Residential Market Update – February 2025

Angela Rayner has committed another £350 million to address the shortfall of affordable homes. £300m has been signed off to boost the Affordable Homes Programme with a further £50m for the Local Authority Housing Fund. Every little helps for those looking to deliver affordable housing, but the scale of the problem and the years of shortfall in delivery means that further funding will be needed on top.

The £300m injection is forecast to deliver 2,800 homes (equating to roughly £107,000 per home), but recent analysis of the housing waiting list shows the number of households on the list topped 1.33 million at last count (March 2024), up 43,000 in 12 months. Meaning that to build the 43,000 homes required just to keep the list at 2023 levels would have required £4.6 billion in funding at £107,000 a home. If we look to tackle the 1.33 million households on the waiting list it would take 21 years at current affordable housing delivery rates to build enough homes, before we even consider new entrants over that period.

#### Clearing the 1.33m social housing waiting list would take 21 years





#### Fiscal headroom disappearing

The outlook for the UK economy has become more challenging in the last few weeks. The Bank of England cut the base rate (hurrah!) but were pessimistic about the UK's growth prospects. Their expectations for GDP growth in 2025 cut from 1.5% to 0.75%. Of course, the Bank are not the only forecasters, with the latest consensus forecasts remaining north of 1%, but we expect to see a more tempered short-term outlook emerge in the coming weeks.

The Office for Budget Responsibility will deliver their next forecast to parliament on 26 March. With the combined effect of weaker economic growth and higher borrowing costs expected to have significantly reduced Rachel Reeves' £10bn of fiscal headroom.

But fears of a recession in the second half of 2024 have been allayed by news that UK GDP grew by 0.4% in December, up from 0.1% in November. This means estimates for Q4 2024 have tipped (very

marginally) into positive territory at 0.1% growth, higher than the 0.1% contraction forecasters were expecting in a recent poll by Bloomberg. Annually GDP is estimated to be 1.5% higher in December 2024 than it was a year earlier, with full year estimates lower at 0.8% year-on-year.

Increased construction activity contributed to the latest growth figures. Government estimates suggest construction output rose 0.5% in the three months to December 2024 compared with the three months to September. The rise in activity was led by new work, which increased by 1.2%, with

#### Construction output rises 0.5% in Q4



repairs and maintenance activity falling marginally by 0.4%. Private new housing was one of the main drivers in the growth in new work, rising 1.3%. Positive news for the sector but still 20% lower than the post-pandemic peak in September 2022.

#### The return of the sub-4% fix

Both Santander and Barclays have announced new 3.99% fixed rates deals, signalling the return of the sub-4% mortgage which has been absent from the market for a few months now (although with a hefty fee and low loan-to-value). It's hoped that breaching the psychological sub 4% barrier will bring more home movers, who had become accustomed to record low rates, back to the market.

Fewer home movers have meant the proportion of first-time buyers in the market has risen significantly. UK Finance figures crunched by Halifax show there were more than 340,000 first-time purchases in 2024, up 19% on 2023. First-time buyers accounted for more than half (54%) of mortgaged purchases last year, a record high since the data was first collected back in 2014.

#### Latest from the RICS

The proliferation of lower rates will be good news for activity in the housing market, but in their absence the latest RICS Survey shows a tentative start to the year in January. Activity in the sales market remained broadly flat last month, with the same number of respondents reporting new buyer enquiries rising than falling in January. Here at JLL we're in the (marginally) more positive camp, with data from our offices showing a modest uptick in new applicants registering so far this year, up 6% on the same period in 2024.

Sellers continue to return to the market, with more respondents (a balance of +25%) reporting an increase in new instructions, higher than the +16% recorded in December. Stock per surveyor rose too, reaching 45 homes in January, up from 41 at the same point a year ago.

For lettings, tenant demand remained broadly flat, with the balance of opinion at +2% in January, meaning marginally more respondents reported a rise than a fall. Fewer landlord instructions were reported again in January (net balance of -19%), with March 2022 being the last month when we saw a positive net balance recorded. Lack of stock, through fewer landlord instructions, is still expected to underpin further rental growth this year.

#### **New Towns**

Housing Minister Matthew Pennycook has announced that more than 100 potential sites across England have been submitted to the New Towns Taskforce for consideration. The sites, the majority of which are urban extensions, aim to provide more than 10,000 homes each with the government promising spades in the ground before the end of this parliament. Initial reports suggest the government could green light around 12 schemes, or more than 120,000 homes. But few, if any, of these homes will be delivered within this parliament, meaning their (self-imposed) challenge of building 1.5 million homes remains.

#### JLL Research

JLL is a leading global professional services firm specialising in real estate and investment management, with \$16.6bn annual revenue in 2020, operations in over 80 countries and a global workforce of over 90,000. With over 7,000 employees and 15 offices in the UK, we support our investor, developer, and occupier clients at every stage of the property lifecycle across both commercial and residential asset classes. This includes land purchase, access to capital, planning, development advisory, leasing, building management and sales.

JLL's Residential and Living team consists of over 300 professionals who provide a comprehensive end-to-end service across all residential property types, including social housing, private residential, build to rent, co-living, later living, healthcare and student housing.

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#### **TAXATION**

#### **United Kingdom Taxation**

The following is a summary of the Issuer's understanding of current United Kingdom law and published HM Revenue & Customs ("HMRC") practice relating only to United Kingdom withholding tax treatment of payments of interest (as that term is understood for United Kingdom tax purposes) in respect of Notes. It does not deal with any other United Kingdom taxation implications of acquiring, holding or disposing of Notes. In this summary reference to "Notes" and "Noteholders" excludes the Retained Notes and the holders of the Retained Notes, respectively. The United Kingdom tax treatment of prospective Noteholders depends on their individual circumstances and may be subject to change in the future, possibly with retrospective effect. Prospective Noteholders who may be subject to tax in a jurisdiction other than the United Kingdom or who may be unsure as to their tax position should seek their own professional advice.

Payments of interest on the Notes may be made without deduction of or withholding on account of United Kingdom income tax provided that the Notes carry a right to interest and the Notes are and continue to be admitted to trading on a "multilateral trading facility" operated by a "regulated recognised stock exchange" within the meaning of section 987 of the Income Tax Act 2007 or listed on a "recognised stock exchange" within the meaning of section 1005 Income Tax Act 2007. The ISM is a multilateral trading facility for this purpose. The ISM is operated by the London Stock Exchange which is a regulated recognised stock exchange for this purpose. Provided, therefore, that the Notes are and remain admitted to trading on a multilateral trading facility operated by a regulated recognised stock exchange, interest on the Notes will be payable without deduction of or withholding on account of United Kingdom tax.

Where the Notes are not, or cease to be, so admitted to trading, interest on the Notes may also be paid without withholding or deduction on account of United Kingdom income tax where certain domestic exemptions apply, in particular where interest on the Notes is paid by the Issuer and, at the time the payment is made, the Issuer reasonably believes that: (a) the person beneficially entitled to the interest is a company resident in the United Kingdom; or (b) the person beneficially entitled to the interest is a company not resident in the United Kingdom that carries on a trade in the United Kingdom through a permanent establishment and which brings into account the interest in computing its United Kingdom taxable profits; (c) the payment is made to, or to the nominee of, a recipient that falls within the various categories specified in section 936(2) of the Income Tax Act 2007 (including charities and specified pension funds) or (d) the person beneficially entitled to the interest is a partnership each member of which is a company referred to in (i), (ii) or (iii) above, provided that (in each case in (a), (b), (c) or (d) above) HMRC has not given a direction that the interest should be paid under deduction of tax.

In addition, where an applicable double tax treaty provides for a lower rate of withholding tax (or for no tax to be withheld) in relation to a Noteholder not resident in the United Kingdom, HMRC can issue a notice to the Issuer to pay interest to the relevant Noteholder without deduction of tax (or for interest to be paid with tax deducted at the rate provided for in the relevant double tax treaty), provided that first certain procedural formalities are complied with.

Payments of interest on Notes may also be made without deduction of or withholding on account of United Kingdom tax where the maturity of the Notes is less than 365 days and those Notes do not form part of a scheme or arrangement of borrowing intended to be capable of remaining outstanding for more than 364 days.

In other cases, an amount must generally be withheld from payments of interest on the Notes that has a United Kingdom source on account of United Kingdom income tax at the basic rate (currently 20 per cent.), subject to any other available exemptions and reliefs.

If Notes are issued at a discount to their principal amount, any such discount element is generally not subject to any United Kingdom withholding tax. If Notes are redeemed at a premium to principal amount (as opposed to being issued at a discount) then, depending on the

circumstances, such premium may constitute a payment of interest for United Kingdom purposes and therefore be subject to the United Kingdom withholding tax rules outlined above.

#### **Foreign Account Tax Compliance Act**

Pursuant to sections 1471 to 1474 (inclusive) of the U.S. Internal Revenue Code of 1986, commonly known as FATCA, a "foreign financial institution" (as defined by FATCA) may be required to withhold on certain payments it makes ("foreign passthru payments") to persons that fail to meet certain certification, reporting or related requirements. The Issuer and the Borrower may be a foreign financial institution for these purposes.

A number of jurisdictions (including the United Kingdom) have entered into, or have agreed in substance to, intergovernmental agreements with the United States to implement FATCA ("IGAs"), which modify the way in which FATCA applies in their jurisdictions. Under the provisions of IGAs as currently in effect, a foreign financial institution in an IGA jurisdiction would generally not be required to withhold under FATCA or an IGA from payments that it makes. Certain aspects of the application of the FATCA provisions and IGAs to instruments such as the Notes, including whether withholding would ever be required pursuant to FATCA or an IGA with respect to payments on instruments such as the Notes, are uncertain and may be subject to change.

Even if withholding would be required pursuant to FATCA or an IGA with respect to payments on instruments such as the Notes, such withholding would not apply prior to the date that is two years after the date on which final regulations defining foreign passthru payments are published in the U.S. Federal Register and Notes characterised as debt (or which are not otherwise characterised as equity and have a fixed term) for U.S. federal tax purposes that are issued on or prior to the date that is six months after the date on which final regulations defining foreign passthru payments are filed with the U.S. Federal Register generally would be "grandfathered" for the purposes of FATCA withholding unless materially modified after such date (including by reason of a substitution of the issuer). However, if additional Notes (as described under Condition 21 (*Further Issues*)) that are not distinguishable from previously issued Notes are issued after the expiration of the grandfathering period and are subject to withholding under FATCA, then withholding agents may treat all Notes, including the Notes offered prior to the expiration of the grandfathering period, as subject to withholding under FATCA.

Holders should consult their own tax advisers regarding how these rules may apply to their investment in the Notes.

#### The proposed financial transactions tax ("FTT")

On 14 February 2013, the European Commission published a proposal (the "Commission's 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"). However, Estonia has since stated that it will not participate.

The Commission's Proposal has very broad scope and could, if introduced, apply to certain dealings in the Notes (including secondary market transactions) in certain circumstances.

However, the Commission's Proposal, remains subject to negotiation between participating Member States. It may therefore be altered prior to any implementation. Additional Member States of the EU may decide to participate. However, in June 2023, the Commission stated that "the prospects of reaching an agreement [on the FTT] in the future are limited" and that there was "little expectation that any proposal would be agreed in the short term".

Prospective holders of the Notes are advised to seek their own professional advice in relation to any FTT.

#### SUBSCRIPTION AND SALE

The Dealers have, in a Programme Agreement dated 31 March 2025 (as modified and/or supplemented and/or restated from time to time, the "Programme Agreement"), agreed with the Issuer and the Borrower a basis upon which they or any of them may from time to time agree to purchase Notes. Any such agreement will extend to those matters stated under "Form of the Notes" and "Terms and Conditions of the Notes". In the Programme Agreement, the Issuer (failing which, the Borrower) has agreed to reimburse the Dealers for certain of their expenses in connection with the establishment and any future update of the Programme and the issue of Notes under the Programme and to indemnify the Dealers against certain liabilities incurred by them in connection therewith.

#### SELLING RESTRICTIONS

#### **United States**

The Notes have not been and will not be registered under the Securities Act or the securities laws of any state or other jurisdiction of the United States 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 or not subject to, the registration requirements of the Securities Act. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

The Notes in bearer form 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. Treasury regulations. Terms used in this paragraph have the meanings given to them by the U.S. Internal Revenue Code of 1986 and Treasury regulations promulgated thereunder. The applicable Pricing Supplement will identify whether TEFRA C rules or TEFRA D rules apply or whether TEFRA is not applicable.

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it will not offer, sell or deliver Notes (a) as part of their distribution at any time or (b) otherwise until 40 days after the completion of the distribution, as determined and certified by the relevant Dealer or, in the case of an issue of Notes on a syndicated basis, the relevant lead manager, of all Notes of the Tranche of which such Notes are a part, within the United States or to, or for the account or benefit of, U.S. persons except in accordance with Regulation S of the Securities Act. Each Dealer has further agreed, and each further Dealer appointed under the Programme will be required to agree, that it will send to each dealer to which it sells any Notes during the distribution compliance period a confirmation or other notice setting forth the restrictions on offers and sales of the Notes within the United States or to, or for the account or benefit of, U.S. persons. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

Until 40 days after the commencement of the offering of any Series of Notes, an offer or sale of such Notes within the United States by any dealer (whether or not participating in the offering) may violate the registration requirements of the Securities Act if such offer or sale is made otherwise than in accordance with an available exemption from registration under the Securities Act.

#### **Prohibition of sales to EEA Retail Investors**

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Notes which are the subject of the offering contemplated by these Programme Admission Particulars as completed by the applicable Pricing Supplement in relation thereto to any retail investor in the EEA. For the purposes of this provision:

- (a) the expression "retail investor" means a person who is one (or both) of the following:
  - (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or

- (ii) a customer within the meaning of the Insurance Distribution Directive, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; and
- (b) the expression an "offer" includes the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe for the Notes.

#### **United Kingdom**

#### Prohibition of sales to UK Retail Investors

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Notes which are the subject of the offering contemplated by these Programme Admission Particulars as completed by the applicable Pricing Supplement in relation thereto to any retail investor in the UK. For the purposes of this provision:

- (a) the expression "retail investor" means a person who is one (or both) of the following:
  - (i) a retail client as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the EUWA; or
  - (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of UK MiFIR; and
- (b) the expression an "offer" includes the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe for the Notes.

#### Other Regulatory Restrictions

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that:

- (a) in relation to any Notes which have a maturity of less than one year, (i) it is a person whose ordinary activities involve it in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of its business and (ii) it has not offered or sold and will not offer or sell any Notes other than to persons whose ordinary activities involve them in acquiring, holding, managing or disposing of investments (as principal or as agent) for the purposes of their businesses or who it is reasonable to expect will acquire, hold, manage or dispose of investments (as principal or agent) for the purposes of their businesses, where the issue of the Notes would otherwise constitute a contravention of Section 19 of the FSMA by the Issuer;
- (b) 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 FSMA) received by it in connection with the issue or sale of any Notes in circumstances in which Section 21(1) of the FSMA does not apply to the Issuer or the Borrower; and
- (c) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to any Notes in, from or otherwise involving the United Kingdom.

#### Republic of Korea

The Notes have not been and will not be registered under the Financial Investment Services and Capital Markets Act ("FSCMA"). Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or delivered, directly or indirectly, in the Republic of Korea or to any resident (as such term is defined in the Foreign Exchange Transaction Law) of the Republic of Korea for a period of one (1) year from the date of issuance of the Notes, except (i) to or for the account or benefit of a resident of the Republic of Korea which falls within certain categories of "professional investors" as specified in the FSCMA, its Enforcement Decree and the Regulation on Securities Issuance and Disclosure, in the case that the Notes are issued as bonds other than convertible bonds, bonds with warrants or exchangeable bonds, and where other relevant requirements are further satisfied, or (ii) as otherwise permitted under applicable laws and regulations in the Republic of Korea.

#### General

Each Dealer has agreed, and each further Dealer appointed under the Programme will be required to agree, 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 Notes or possesses or distributes these Programme Admission Particulars and will obtain any consent, approval or permission required by it for the purchase, offer, sale or delivery by it of Notes 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 and none of the Issuer, the Borrower, the Note Trustee and any of the other Dealers shall have any responsibility therefor.

None of the Issuer, the Borrower, the Note Trustee and the Dealers represents that Notes 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**

#### **Issuer Legal Entity Identifier**

The Legal Entity Identifier (LEI) of the Issuer is 213800L5VZHLHFDW4I46.

#### **Authorisation**

The establishment of the Programme has been duly authorised by written resolutions of the Treasury Committee of the Borrower dated 25 March 2025 acting under delegated authority from the Board of Directors of the Issuer dated 24 March 2025. Each issue of Notes will be duly authorised by the Board of Directors of the Issuer.

#### Admission to trading of Notes

It is expected that each Tranche of Notes which is to be admitted to trading on the ISM will be admitted separately as and when issued, subject only to the issue of one or more Global Notes initially representing the Notes of such Tranche. Application has been made to the London Stock Exchange for such Notes to be admitted to trading on the ISM. The admission to trading of the Programme in respect of Notes is expected on or about 2 April 2025.

#### **Documents Available**

For the period of 12 months following the date of these Programme Admission Particulars, copies of the following documents will, when published in accordance with the ISM Rulebook, 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 each of the Issuer and the Borrower;
- (b) the Financial Statements of each of the Issuer and the Borrower. Each of the Issuer and the Borrower currently prepare audited accounts on an annual basis;
- (c) the Quarterly Updates;
- (d) the Note Trust Deed, the Agency Agreement, the Account Agreement, the Retained Note Custody Agreement, each Series Loan Agreement, the Security Trust Deed, the Security Agreements and the forms of the Global Notes, the Notes in definitive form, the Receipts, the Coupons and the Talons;
- (e) these Programme Admission Particulars;
- (f) the Valuation Report; and
- (g) any future programme memoranda, prospectuses, offering circulars, information memoranda, supplements, Pricing Supplement to these Programme Admission Particulars and any other documents incorporated herein or therein by reference.

#### **Clearing Systems**

The Notes have been accepted for clearance through Euroclear and Clearstream, Luxembourg (which are the entities in charge of keeping the records). The appropriate Common Code and ISIN for each Tranche of Notes allocated by Euroclear and Clearstream, Luxembourg will be specified in the applicable Pricing Supplement. If the Notes are to clear through an additional or alternative clearing system the appropriate information will be specified in the applicable Pricing Supplement.

The address of Euroclear is Euroclear Bank SA/NV, 1 Boulevard du Roi Albert II, B-1210 Brussels.

The address of Clearstream, Luxembourg is Clearstream Banking S.A., 42 Avenue JF Kennedy, L-1855 Luxembourg.

#### Conditions for determining price

The price and amount of Notes to be issued under the Programme will be determined by the Issuer and each relevant Dealer at the time of issue in accordance with prevailing market conditions.

#### **Issues of Notes**

The Issuer intends to make available details of all issues of Notes under the Programme through a regulatory information service and, to the extent that any such Notes are to be admitted to trading on the ISM, the applicable Pricing Supplement will be published on the website of the London Stock Exchange through a regulatory information service or will be published in such other manner permitted by the ISM Rulebook.

#### Yield

In relation to any Tranche of Fixed Rate Notes, an indication of the yield in respect of such Notes will be specified in the applicable Pricing Supplement. The yield is calculated at the Issue Date of the Notes on the basis of the relevant Issue Price. The yield indicated will be calculated as the yield to maturity as at the Issue Date of the Notes and will not be an indication of future yield.

#### Characteristics of underlying assets

Each Series Loan Agreement will have characteristics that demonstrate the capacity to produce funds to service any payments due and payable on the relevant Series of Notes.

#### Significant or Material Change

There has been (a) no significant change in the financial or trading position of the Issuer, the Borrower, or the Group since 31 March 2024 and (b) no material adverse change in the financial position or prospects of the Issuer, the Borrower or the Group since 31 March 2024.

#### Litigation

The Issuer is not, and has not been, involved in any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened) of which the Issuer is aware in the 12 months preceding the date of these Programme Admission Particulars which may have, or have had in the recent past, a significant effect on the Issuer's ability to meet its obligations to Noteholders.

The Borrower is not, and has not been, involved in any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened) of which the Borrower is aware in the 12 months preceding the date of these Programme Admission Particulars which may have, or have had in the recent past, a significant effect on its ability to meet its obligations to the Issuer.

The Group is not, and has not been, involved in any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened) of which the Issuer or the Borrower is aware in the 12 months preceding the date of these Programme Admission Particulars which may have, or have had in the recent past, a significant effect on the Group's ability to meet its obligations to Noteholders.

#### **Auditors**

The auditors of the Issuer and the Borrower are KPMG LLP ("**KPMG**"), Chartered Accountants & Registered Auditors, of 1 Forest Gate, Brighton Road, Crawley RB11 9PT, who have audited the

Issuer Financial Statements and the Borrower Financial Statements, without qualification, in accordance with the Issuer Accounting Standards and Registered Provider of Social Housing Accounting Standards, respectively, for the financial years ended on 31 March 2023 and 31 March 2024. The auditors of the Issuer and the Borrower have no material interest in the Issuer or the Borrower.

#### Post-issuance information

Save as set out in the Pricing Supplement, the Issuer does not intend to provide any post-issuance information in relation to any issues of Notes, the Series Security or the Series Underlying Security, other than:

- (a) as required (and available from the Issuer at the request of the any Noteholder) pursuant to Condition 7.2 (*Information Covenants*); and
- (b) an allocation report and an impact report as required by the Sustainable Finance Framework, see "Use of Proceeds and Sustainable Finance Framework Reporting".

#### Dealers transacting with the Issuer or the Borrower

Certain of the Dealers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform financial advisory and other services for one or more of the Issuer, the Borrower and their respective affiliates in the ordinary course of business. Certain of the Dealers may from time to time also enter into swap and other derivative transactions with the Issuer, the Borrower and/or their respective affiliates.

Certain of the Dealers and their affiliates may have positions, deal or make markets in Notes issued under the Programme, related derivatives and reference obligations, including (but not limited to) entering into hedging strategies on behalf of the Issuer, the Borrower and/or their respective affiliates, investor clients, or as principal in order to manage their exposure, their general market risk, or other trading activities.

In addition, in the ordinary course of their business activities, the Dealers and their affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (including bank loans) for their own account and for the accounts of their customers. Such investments and securities activities may involve securities and/or instruments of the Issuer, the Borrower and/or their respective affiliates. Certain of the Dealers or their affiliates that have a lending relationship with the Issuer and/or the Borrower routinely hedge their credit exposure consistent with their customary risk management policies. Typically, such Dealers and their affiliates would hedge such exposure by entering into transactions which consist of either the purchase of credit default swaps or the creation of short positions in securities, including potentially the Notes issued under the Programme. Any such short positions could adversely affect future trading prices of Notes issued under the Programme. The Dealers and their affiliates may also make investment recommendations and/or publish or express independent research views in respect of such securities or financial instruments and may hold, or recommend to clients that they acquire, long and/or short positions in such securities and instruments.

#### **Potential Conflicts of Interest**

Each of the Arranger, the Dealers, the Note Trustee, the Security Trustee, the Agents, the Account Bank and the Retained Note Custodian (together with the Issuer and the Borrower, the "Relevant Parties") and their affiliates in the course of each of their respective businesses may provide services to other Relevant Parties and to third parties and in the course of the provision of such services it is possible that conflicts of interest may arise between such Relevant Parties and their affiliates or between such Relevant Parties and their affiliates and such third parties. Each of the Relevant Parties (other than the Issuer and the Borrower) and their affiliates may provide such services and enter into arrangements with any person without regard to or constraint as a result of any such conflicts of interest arising as a result of it being a Relevant Party.

#### Certifications

The Note Trust Deed provides that any certificate, advice, opinion or report of the Auditors (as defined in the Note Trust Deed) or any other person called for by, or provided to, the Note Trustee (whether or not addressed to the Note Trustee) in accordance with or for the purposes of the Note Trust Deed may be relied upon by the Note Trustee as sufficient evidence of the facts stated therein notwithstanding that such certificate or report and/or any engagement letter or other document entered into by the Note Trustee in connection therewith contains a monetary or other limit on the liability of the Auditors or such other person in respect thereof and notwithstanding that the scope and/or basis of such certificate or report may be limited by any engagement or similar letter or by the terms of the certificate, advice, opinion or report itself.

#### Note Trustee's action

The Conditions and the Note Trust Deed provide for the Note Trustee to take action on behalf of the Noteholders in certain circumstances, but only if the Note Trustee is indemnified and/or secured and/or pre-funded to its satisfaction. It may not always be possible for the Note Trustee to take certain actions, notwithstanding the provision of an indemnity and/or security and/or prefunding to it. Where the Note Trustee is unable to take any action, the Noteholders are permitted by the Conditions and the Note Trust Deed to take the relevant action directly.

### ISSUER Sovereign Housing Capital Plc

Sovereign House
Basing View
Basingstoke
Hampshire RG21 4FA

#### NOTE TRUSTEE AND SECURITY TRUSTEE

#### **M&G Trustee Company Limited**

10 Fenchurch Avenue London EC3M 5AG

#### PRINCIPAL PAYING AGENT, ACCOUNT BANK AND RETAINED NOTE CUSTODIAN

#### The Bank of New York Mellon, London Branch

160 Queen Victoria Street London EC4V 4AL

#### REGISTRAR AND TRANSFER AGENT

#### The Bank of New York Mellon SA/NV, Dublin Branch

Riverside Two Sir John Rogerson's Quay Grand Canal Dock Dublin 2 Ireland

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To the Arranger, the Dealers, the Note Trustee and the Security Trustee as to English law

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#### **Pinsent Masons LLP**

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#### **ARRANGER**

#### **NatWest Markets Plc**

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#### **DEALERS**

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**HSBC Bank plc** 

8 Canada Square London E14 5HQ Lloyds Bank Corporate Markets plc

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