



August 2000

**Total Cost Indicators,
grant rates, rent caps and
administrative allowances
2001/2002**

Guidance notes effective from 1 April 2001



**THE HOUSING
CORPORATION**

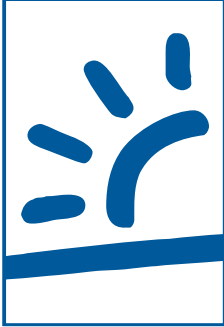
GUIDANCE NOTES 2001/2002: TCI, GRANT RATES, RENT CAPS AND ADMINISTRATIVE ALLOWANCES

CONTENTS

Part 1: Total Cost Indicators (TCI)	1
Part 2: Grant rates	23
Part 3: Rent caps	33
Part 4: Administrative allowances	37

INTRODUCTION

These guidance notes are designed to explain the use of Total Cost Indicators, grant rates, rent caps and administrative allowances in the Social Housing Grant funding framework. They are intended to help registered social landlords complete scheme submissions. The notes are effective from 1 April 2001. Enquires about the contents of this guidance should be directed to the regional offices of the Housing Corporation.



Part 1:
Total Cost Indicators 2001/2002

PART 1: TOTAL COST INDICATORS

PART 1: CONTENTS

Changes from 2000/2001 TCI	3
Explanation of TCI	3
Types of accommodation	3
Treatment of combined supported housing and general needs schemes	4
Temporary housing	4
The composition of TCI	5
Explanation of on-costs	6
Selection of on-costs	6
Tranches	6
The use of the TCI base table	8
Selection of key multipliers	10
Selection of supplementary multipliers	12
Calculation of maximum grant contribution to lease costs	17
TCI cost groups	19

PART 1: TABLES

1.1 Key on-cost table	7
1.2 Supplementary on-cost table	7
1.3 Grant payments for tranches (percentages table)	7
1.4 TCI base table: self-contained accommodation	9
1.5 TCI base table: shared accommodation	9
1.6 Key multipliers table	11
1.7 Supplementary multipliers table for acquisition and works, off-the-shelf, existing satisfactory and purchase and repair schemes	14
1.8 Supplementary multipliers table for works only and reimprovement schemes	15
1.9 Supplementary multipliers table for TSH schemes	16
1.10 Capitalised lease premium factors table for TSH schemes	17
1.11 Valid combinations of supplementary multipliers matrix	18

CHANGES FROM 2000/2001 TCI

The main change from 2000/2001 Total Cost Indicators (TCIs) is that a number of local authority areas have changed TCI cost groups, reflecting latest evidence of relative costs.

In addition the following amendments have been made:

- the works cost element within the TCI base table has been updated to include a broader range of archetypes within the model. The archetypes and costings derive from work commissioned by the DETR and carried out by the Building Cost Information Service (BCIS). As a result, the distribution of costs within the range of the base table has changed. Generally, works costs have increased greater than average above the mid-band but with increasing cost reductions below the mid-band;
- the existing supplementary multipliers for sheltered, frail older persons, supported and shared housing have been adjusted to reflect the redistribution of costs within the base table;
- the existing supplementary multipliers for Rural Areas and National Parks have been enhanced in recognition of the increased difficulties of developing schemes in such areas;
- a new listing has been incorporated to assist RSLs in the identification of 'Areas of Outstanding Beauty' (AOBs) and National Parks;
- a new supplementary multiplier has been introduced in order to encourage greater sustainability;
- a new supplementary multiplier has been introduced to encourage RSLs to design homes with lofts that may be readily adapted to provide future additional habitable space;
- a new supplementary multiplier has been introduced as an encouragement for RSLs to obtain 'Chartered Client' status from the 'Confederation of Construction Clients' and in recognition of the additional expense involved in attaining such status;

- the 'standard house type' supplementary multiplier deflator has been withdrawn in order to encourage RSLs to pursue standardisation within the design process;
- the basic on-cost percentage has been increased by 0.50% within relevant scheme types in recognition of the increased costs associated with:
 - * DETR signboard requirements outlined in Circular HC F2-7/00;
 - * Housing Quality Indicators (HQI) assessment of new schemes;
 - * submission of HQI data to a national HQI database; and

Note: This increase is absorbed in most cost groups by a decrease arising from a change in the Acquisition:Works relationship. The higher the proportion of acquisition; the lower the on-cost percentage (and vice versa), since the percentage of fees on acquisition related items is lower than on works related items.

EXPLANATION OF TCI

A key objective of the funding system is to achieve value for money in return for grant, and to ensure the correct level of grant is paid. TCI form the basis of this system, and are divided into unit type and cost group area categories.

TCI apply equally to units funded with Social Housing Grant (SHG) by the Housing Corporation, or those sponsored by a local authority.

TCI represent the basis for a cost evaluation of SHG funded units. TCI are also used to calculate the maximum level of grant or other public subsidy payable. Further details on this inter-relationship between TCI and grant levels are given in part 2 of this guidance.

Key and supplementary multipliers are applied to the base TCI figures to allow for scheme variations as outlined in the multiplier tables (tables 1.6 to 1.9). Thus, there is a relationship between the base norm cost of a unit and its unit type.

TYPES OF ACCOMMODATION

Different types of accommodation other than self-contained housing for general needs are classified as follows:

Accommodation for older people

- i) Category 1 — self-contained accommodation for the more active older person, which may include an element of support and/or additional communal facilities;
- ii) Category 2 — self-contained accommodation for the less active older person, which includes an element of support and the full range of communal facilities;

The term 'sheltered' is used generally to describe category 1 and category 2 schemes;

- iii) Frail older people — supported extra care accommodation, which may be either shared or self-contained, for the frail older person. Includes the full range of communal facilities, plus additional special features, including wheelchair user environments and supportive management.

Shared accommodation

Accommodation predominantly for single persons, which includes a degree of sharing between tenants of some facilities (e.g. kitchens, bathrooms, living room) and may include an element of support and/or additional communal facilities.

Supported housing

Accommodation, which may be either shared or self-contained, designed to meet the needs of particular user groups for intensive housing management (see the Housing Corporation's Guide to Supported Housing). Such accommodation may also include additional communal facilities.

Accommodation for wheelchair users

Accommodation, which may be either shared or self-contained, designed for independent living by people with physical disabilities and wheelchair users. Where such accommodation is incorporated within schemes containing communal facilities, these facilities should be wheelchair accessible.

Communal facilities

Ancillary communal accommodation, the range of which comprises:

- i) Common room — consisting of common room/s of adequate size to accommodate tenants and occasional visitors, chair storage and kitchenette for tea-making;
- ii) Associated communal facilities — consisting of warden's office, laundry room and guest room.

TREATMENT OF COMBINED SUPPORTED HOUSING AND GENERAL NEEDS SCHEMES

Arrangements exist which allow the combination of supported housing and general needs units within a single scheme. Further guidance with regards to supported housing schemes is set out on page 12 .

TEMPORARY HOUSING

Temporary Social Housing (TSH) Grant is a term used to describe SHG paid to registered social landlords (RSLs) to cover the cost of bringing properties into temporary use.

Properties are eligible for TSH Grant if they are available for use by the RSL for a period of time covered by a lease or licence for not less than two years and not more than 29 years.

A capital grant contribution will be available towards initial acquisition costs or periodic lease charges up to a grant maximum. The maxima are based upon the Housing Corporation's own assessment of what constitutes a reasonable contribution to the capitalised lease value. This is calculated using capitalised lease premium factors.

The *TSH multipliers and capitalised lease premium factor tables for 2001/2002* (tables 1.9 and 1.10) are included in this guidance.

THE COMPOSITION OF TCI

TCI comprise the following elements:

Acquisition

- i) Purchase price of land/property.

Works

- i) Main works contract costs (including where applicable adjustments for additional claims and fluctuations, but excluding any costs defined as on-costs below) (see note below);
- ii) major site development works (where applicable). These include piling, soil stabilisation, road/sewer construction, major demolition;
- iii) major pre-works (rehabilitation) where applicable;
- iv) statutory agreements, associated bonds and party wall agreements (including all fees and charges directly attributable to such works) where applicable;
- v) additional costs associated with complying with archaeological works and party wall agreement awards (including all fees, charges and claims attributable to such works) where applicable;
- vi) home loss and associated costs. This applies to new build only;
- vii) VAT on the above, where applicable.

On-costs

- i) Legal fees, disbursements and expenses;
- ii) stamp duty;
- iii) net gains/losses via interest charges on development period loans;
- iv) building society or other valuation and administration fees;
- v) fees for building control and planning permission;
- vi) fees and charges associated with compliance with European Community directives, and the Housing Corporation's requirements relating to energy rating of dwellings and Housing Quality Indicators;
- vii) in-house or external consultants' fees, disbursements and expenses (where the development contract is a design and build contract) (see note below);
- viii) insurance premiums including building warranty and defects/liability insurance (except contract insurance included in works costs);
- ix) contract performance bond premiums;
- x) borrowing administration charges (including associated legal and valuation fees);
- xi) an appropriate proportion of the RSL's

- development and administration costs (formerly Acquisition and Development allowances), excluding Co-operative Promotional Allowance (CPA) and Special Projects Promotion Allowances (SPPA) and including an appropriate proportion of any abortive scheme costs;
- xii) furniture, loose fittings and furnishings;
- xiii) home loss and disturbance payments for rehabilitation;
- xiv) preliminary minor site development works (new build), pre-works (rehabilitation), and minor works (off-the-shelf) and minor works and repairs in connection with existing satisfactory purchases;
- xv) marketing costs — for sale schemes only;
- xvi) post completion interest — for sale schemes only;
- xvii) legal, administrative and related fees and costs associated with negotiating and arranging leases — for TSH only;
- xviii) VAT on the above, where applicable.

Note:

Where the development contract is design and build, the on-costs are deemed to include the builder's design fee element of the contract sum. Therefore the amount included by the builder for design fees should be deducted from the works cost element submitted by the RSL to the Housing Corporation.

Similarly, other non-works costs that may be included by the builder such as fees for building and planning permission, building warranty and defects/liability insurance, contract performance bond and energy rating of dwellings should also be deducted from the works cost element submitted by the RSL to the Housing Corporation.

The Housing Corporation will subsequently check compliance through its compliance audit framework.

EXPLANATION OF ON-COSTS

TCI are inclusive of on-costs contained in the relevant on-cost table. The on-costs vary according to TCI cost group and the general purpose of the scheme. TCI levels are set with the assumption that the RSL's development and administrative costs will be contained within the percentages in the relevant on-cost table.

In order to allow a proper comparison between the total eligible costs and the relevant TCI it is necessary to add the percentage on-cost (from the relevant table) to the estimated eligible final costs of acquisition and works.

Major repairs schemes and adaptation schemes are not measured against TCI. However, on-costs (from the relevant table) should be added to such schemes. Supplementary on-costs may not be used in any circumstances in connection with major repairs or adaptation schemes.

SELECTION OF ON-COSTS

One key on-cost will apply per scheme. To this should be added any appropriate supplementary on-cost.

Supplementary on-costs may be used when the accommodation is designed to meet the relevant standards set out in the Housing Corporation publication Scheme Development Standards (latest version, August 2000).

The appropriate key or supplementary on-cost is determined by the predominant dwelling type in a scheme. Predominance is established, where necessary, by the largest number of persons in total.

Where two key on-costs or two supplementary on-costs are equally applicable (e.g. supported housing and shared), the higher should be used.

TRANCHES

For units developed under the Housing Act 1996, a set percentage of approved grant can be paid once a unit reaches certain key development stages. These grant payments are known as tranches.

The key stages are:

- i) exchange of purchase contracts (ACQ);
- ii) start on site of main contract works (SOS); this is deemed to be the date when the contractor took possession of the site/property in accordance with the signed main building contract;
- iii) practical completion of the scheme (PC).

Where a *public subsidy* is given by way of discounted land, (acquisition public subsidy), the whole subsidy is deducted from the first tranche; any excess balance should be deducted from the second tranche. This is to ensure that grant is not paid in advance of need. In other circumstances any other public subsidy will be deducted from each tranche on a pro-rata basis.

In the case of *land inclusive packages* the first and second tranches are paid together at start on site stage.

Tranche details for Special Project Promotion Allowances (SPPA) and Co-op Promotion Allowances (CPA), together with further guidance relating to tranches for management contracting arrangements, can be found in the Capital Funding System Procedure Guide.

The grant on outstanding mortgages for re-improvement schemes will be paid in accordance with the tranche percentage for the scheme.

All tranche payments may be paid directly to RSLs rather than via solicitors.

Table 1.1 KEY ON-COSTS 2001/2002 BY COST GROUP

Note: only one of the following to be used

Key on-costs	Cost group				
	A %	B %	C %	D %	E %
a) New build					
i) acquisition and works	13	13	14	15	16
ii) off-the-shelf	8	8	8	8	8
iii) works only	17	17	17	17	17
b) Rehabilitation					
i) acquisition and works					
• vacant	12	12	12	13	15
• tenanted	15	14	15	16	18
ii) existing satisfactory	10	10	10	10	10
iii) purchase and repair	8	8	8	8	8
iv) works only					
• vacant	22	22	22	22	22
• tenanted	26	26	26	26	26
v) re improvements	22	22	22	22	22
vi) TSH					
• unimproved vacant	21	21	21	21	21
• improved vacant	9	9	9	9	9
c) Major repairs and miscellaneous works	25	25	25	25	25
d) Adaptation works	13	13	13	13	13

Table 1.2 SUPPLEMENTARY ON-COSTS 2001/2002

Supplementary on-costs (all cost groups)	Purchase & repair and Acquisition & works	Works only and re improvements	Off-the shelf and existing satisfactory
	%	%	%
a) Sheltered with common room or communal facilities	+2	+3	+1
b) Frail older persons	+4	+6	+3
c) Supported housing:			
i) supported housing	+4	+6	+3
ii) with common room or communal facilities	+5	+7	+4
d) Shared	+5	+7	+5
e) Construction Clients Charter	+1	1	0
f) Housing for sale	+8	+11	+5
g) TSH:			
i) shared unimproved	+7		
ii) shared improved	+5		

Table 1.3 GRANT PAYMENTS FOR TRANCHEs 2001/2002

Tranche percentages

Scheme type	Cost groups	Acquisition and works			Works only & re improve.		Off-shelf/ exist.satis.	Purchase & repair	
		(i)	(ii)	(iii)	(ii)	(iii)	(i)	(i)+(ii)	(iii)
Housing for rent									
Mixed funded: New build	All	40	40	20	65	35	100		
Mixed funded: Rehabilitation	All	50	30	20	60	40	100	80	20
100% SHG: New build	A, B and C	30	35	35	50	50	100		
100% SHG: New build	D and E	20	35	45	45	55	100		
100% SHG: Rehabilitation	A, B and C	50	20	30	40	60	100	80	20
100% SHG: Rehabilitation	D and E	45	20	35	35	65	100	80	20
TSH unimproved					65	35			
TSH improved							100		
Housing for sale									
Mixed funded: New build and rehabilitation	All	50	45	5	95	5	100	95	5

THE USE OF THE TCI BASE TABLE

The unit size in square metres shown in the *TCI base table 2001/2002: self-contained accommodation* (table 1.4) relates to the total floor area of the unit. The probable occupancy figure in the tables is only a guideline figure. The number of occupants is derived from the total number of bedspaces provided.

The TCI for a unit where the total floor area exceeds 120m² will be the cost of a unit of 115–120m² plus for each additional 5m² or part thereof, the difference between the cost of a 110–115m² unit, and the cost of a 115–120m² unit.

In calculating the appropriate TCI floor area band the relevant floor area should be rounded to the nearest whole number.

For self-contained accommodation

Self-contained units provide each household, defined as a tenancy, with all their basic facilities behind their own lockable front door.

For self-contained units the base TCI is determined by its total floor area and the cost group in which it is located. The dwelling floor area is determined by the area of each unit for the private use of a single household. Communal areas or any facilities shared by two or more households should be excluded.

The total floor area of self-contained accommodation is measured to the finished internal faces of the main containing walls on each floor of the accommodation and includes the space, on plan, taken up by private staircases, partitions, internal walls (but not 'party' or similar walls), chimney breasts, flues and heating appliances. It includes the area of tenants' internal and/or external essential storage space. It excludes:

- i) any space where the height to the ceiling is less than 1.5m (e.g. areas in rooms with sloping ceilings, external dustbin enclosures);
- ii) any porch, covered way, etc., open to air;
- iii) all balconies (private, escape and access) and decks;
- iv) non-habitable basements, attics, thermal buffer zones, conservatories or sheds;

- v) external storage space in excess of 2.5m²;
- vi) all space for purposes other than housing (e.g. garages, commercial premises etc.).

The TCI for Frail older persons dwellings should always be calculated as *self-contained* units even if they have some characteristics which are more typical of shared accommodation.

For shared accommodation

Shared accommodation is defined as one household (i.e. one tenancy or licence) which shares facilities (i.e. bathroom, kitchen) with other households. Each household sharing such accommodation may comprise more than one person. The base TCI for shared accommodation should be calculated separately to any self-contained accommodation in the scheme. The base TCI for shared accommodation is calculated on a per bedspace basis and may include any staff with a residential tenancy for shared accommodation. Staff sleepover accommodation which is not subject to a tenancy is not regarded as a bedspace for TCI purposes. The relevant base TCI cost for the cost group from the *TCI base table 2001/2002: shared accommodation* (table 1.5) is used.

For TSH shared accommodation

The relevant floor area, for TCI and capitalised lease premium calculation purposes only, should be taken as the overall building gross floor area measured to the finished internal faces of the main containing walls all as otherwise described for self-contained units above, divided by the number of people sharing. This calculation will result in the correct band size per person sharing which will then be used to select the base figure from the *TCI base table: self-contained accommodation* (table 1.4). This figure should then be multiplied by the number of people sharing prior to applying the relevant TSH key and supplementary multipliers or capitalised lease premium factor.

Table 1.4 TCI BASE TABLE 2001/2002: SELF-CONTAINED ACCOMMODATION

Total unit costs		All self-contained accommodation (including all frail older persons and TSH)				
Unit floor area m ²	Probable occupancy (persons)	£ per unit Cost group				
		A	B	C	D	E
Up to 25	1	53,800	48,000	40,800	34,300	31,300
Exceeding/not exceeding						
25/30	1	60,600	54,000	45,500	37,800	34,300
30/35	1 and 2	67,400	60,000	50,100	41,300	37,300
35/40	1 and 2	74,300	66,000	54,800	44,800	40,300
40/45	2	81,100	72,000	59,500	48,400	43,300
45/50	2	87,900	78,000	64,200	51,900	46,300
50/55	2 and 3	94,800	84,000	68,800	55,400	49,300
55/60	2 and 3	101,600	90,000	73,500	58,900	52,300
60/65	3 and 4	108,400	95,900	78,200	62,400	55,200
65/70	3 and 4	115,300	101,900	82,900	65,900	58,200
70/75	3, 4 and 5	122,100	107,900	87,600	69,400	61,200
75/80	3, 4 and 5	129,000	113,900	92,200	72,900	64,200
80/85	4, 5 and 6	135,800	119,900	96,900	76,400	67,200
85/90	4, 5 and 6	142,600	125,900	101,600	79,900	70,200
90/95	5 and 6	149,500	131,900	106,300	83,400	73,200
95/100	5 and 6	156,300	137,900	111,000	87,000	76,200
100/105	6 and 7	163,100	143,900	115,600	90,500	79,100
105/110	6 and 7	170,000	149,900	120,300	94,000	82,100
110/115	6, 7 and 8	176,800	155,800	125,000	97,500	85,100
115/120	6, 7 and 8	183,600	161,800	129,700	101,000	88,100

Table 1.5 TCI BASE TABLE 2001/2002: SHARED ACCOMMODATION

Total costs per person	All shared accommodation (except TSH) £ per person sharing				
	Cost group				
	A	B	C	D	E
Each person bedspace	74,000	65,400	53,100	42,100	37,100

SELECTION OF KEY MULTIPLIERS

Only one key multiplier can be used per unit.

New build acquisition and works is the basic key multiplier, hence its neutral value.

The *off-the-shelf* multiplier is used where new dwellings to a standard suitable for social housing letting are purchased, following inspection, from contractors/ developers or their agents. The cost of any minor works required should be set against the on-cost allowance.

The *existing satisfactory* multiplier is used where existing dwellings of a standard and in a condition suitable for social housing letting are purchased, following inspection, from the second-hand property market. The cost of any minor works required should be set against the on-cost allowance.

The *purchase and repair* multiplier is used where existing dwellings are purchased, following inspection, from the property market which necessitate a degree of repair to bring them to a standard and condition suitable for social housing but not full rehabilitation. Purchase and repair classification will apply where the estimated repair/improvement costs of each dwelling exceed £1,500 but are less than £10,000 (exclusive of VAT).

The *works only* multiplier is used for accommodation which involves the development of land or property already in the RSL's ownership and for which no acquisition costs (other than basic legal charges) apply.

The *reimprovement* multiplier is used for dwellings which have already received some form of public/grant subsidy and are now being rehabilitated. Reimprovement schemes are generally expected to be submitted no less than 15 years after a rehabilitation or 30 years after construction. It should be noted that the outstanding mortgage of the original works can be considered an eligible cost and will attract the grant rate applicable to the new scheme as a whole. The reimprovement key multiplier is linked to that of the Rehabilitation works only (vacant) multiplier.

The *TSH improved and unimproved vacant* multiplier is used for accommodation with a lease of between two and 29 years.

Table 1.6 KEY MULTIPLIERS 2001/2002 BY COST GROUP

Note: only one of the following to be used

Scheme type	TCI calc. form line no.	A	B	Cost group C	D	E
a) New build						
i) acquisition and works	0010	1.00	1.00	1.00	1.00	1.00
ii) off-the-shelf	0020	1.00	0.96	0.95	0.90	0.88
iii) works only	0090	0.59	0.61	0.69	0.82	0.89
b) Rehabilitation						
i) acquisition and works						
• vacant	0100	1.24	1.16	1.12	1.12	1.07
• tenanted	0105	1.16	1.08	1.05	1.04	1.00
ii) existing satisfactory	0120	1.02	0.97	0.96	0.92	0.90
iii) purchase and repair	0110	1.00	0.96	0.95	0.90	0.88
iv) works only						
• vacant	0125	0.55	0.51	0.53	0.60	0.65
• tenanted	0130	0.57	0.52	0.55	0.61	0.67
v) re improvements	0135	0.55	0.51	0.53	0.60	0.65
c) TSH						
i) vacant improved	0030	1.24	1.16	1.12	1.12	1.07
ii) vacant unimproved	0035	1.24	1.16	1.12	1.12	1.07

SELECTION OF SUPPLEMENTARY MULTIPLIERS

Table 1.7 is used for acquisition and works, off-the-shelf, existing satisfactory and purchase and repair schemes. For other schemes types use the table 1.8. None of these supplementary multipliers are applicable to TSH schemes.

Supplementary multipliers can be applied to new build and rehabilitation units when the accommodation is designed to meet the relevant standards set out in the Housing Corporation publication Scheme Development Standards.

More than one supplementary multiplier can be used per unit. However certain combinations of multipliers are invalid. Multipliers for sheltered, frail older people, supported housing and extended families cannot be combined. The matrix (table 1.11 on page 18) gives a comprehensive list of valid combinations of multipliers.

The main reason for combinations of multipliers being invalid is that the combination of those multipliers would lead to a duplication of the financial provision for the facilities accounted for in the multipliers. e.g. category 2 includes allowance for new lifts or single storey. This means that in these circumstances the other relevant multiplier does not apply i.e. a new lift or single storey multiplier cannot be used with a category 2 multiplier.

The *supported housing* multiplier and on-costs will only apply to schemes approved within the funding framework introduced in 1995. A scheme which is developed within this framework must be eligible to receive SHMG whether or not SHMG is actually being claimed for the scheme. Applications for approval of capital only supported housing schemes which utilise the supported housing multiplier must be accompanied by form TS1 (revenue budget). This multiplier should only be used where it is the RSL's plan to use the accommodation to provide supported housing in the long term.

Supported housing schemes with shared facilities cannot be combined with either of the three common room multipliers in *part (h)* of the supplementary multiplier table.

The supported housing multiplier cannot be used for staff units.

The appropriate *shared* supplementary multiplier is determined by the total number of bedspaces provided within all of the households sharing facilities in the scheme. Where a cluster (i.e. more than one) of shared accommodation is provided the appropriate shared supplementary multiplier is determined by the total number of bedspaces contained within the households comprising each independent and self sufficient shared accommodation arrangement. The *TCI base table: shared accommodation* (table 1.5) is deemed to include all communal and ancillary facilities.

The shared multiplier does not apply to either sheltered or frail older people schemes.

The *extended families* multiplier is used when a self-contained dwelling is to cater for eight or more persons and additional or duplicate facilities i.e. kitchen and/or sanitary fittings/equipment are provided. The additional space requirement is accounted for in the size band selection. Where significant additional facilities are not provided the RSL should contact the relevant regional office of the Corporation to receive confirmation that the extended families multiplier may be applied.

The *served by new lifts* multiplier is used when new vertical passenger lift provision is incorporated for access to dwelling entrances and communal accommodation. The multiplier does not apply to dwellings with entrances at ground floor level unless, exceptionally, the scheme includes essential communal accommodation provided at a level other than at ground floor level.

The *wheelchair with individual carport* multiplier should be used only with individual self-contained dwellings designed in accordance with the relevant standards set out in the Housing Corporation publication Scheme Development Standards. Where non-individual self-contained wheelchair user dwellings are provided e.g. on some category 2 schemes, or where a waiver for non-compliance with the carport provisions has been obtained from the regional office, the wheelchair without individual carport multiplier should be used.

The *wheelchair* multiplier does not allow for any fixed additional equipment for people with disabilities; these needs should be met via the adaptations funding framework.

The *parent with children refuges* multiplier applies to shared accommodation specifically designed to meet the needs of parents with children, including vulnerable women with babies and women and children at risk of domestic violence. The TCI is calculated on a per bedspace basis with children counted as full bedspaces. The provision of additional bunk-bedspaces should be disregarded for TCI calculation purposes.

The *housing for sale* multiplier is used for all sale schemes. It cannot be used with the supported housing or shared multipliers.

The *rehabilitation to pre-1919 properties* multiplier is used where the scope of the refurbishment or conversion work is carried out on a property or properties originally constructed prior to 1919. It cannot be used in connection with existing satisfactory or purchase and repair multipliers.

The *no VAT rehabilitation* multiplier is used when the scope of the refurbishment or conversion work is such that the relevant local Customs and Excise office determines that VAT is not chargeable on the works.

The *rural housing* multiplier is used for schemes identified by rural investment codes R, G and F. Rural areas mainly comprise those with 1,000 or less inhabitants and a minimum of 60% of the rural programme is targeted to relieve housing need in these settlements. Exceptionally, the limit may be extended to 3,000 inhabitants on a case by case basis by the relevant regional office of the Housing Corporation. (See the Housing Corporation's Guide to the Allocations Process, for details of population settlements, the Housing Corporation's Rural Settlements Gazetteer last published in 1998).

The *national park* multiplier may be applied to any scheme within a formally designated national park or formally designated area of outstanding beauty. It may be used in conjunction with the rural housing multiplier. Please see list on page 19.

The *sustainability* multiplier has been introduced to encourage RSLs towards greater sustainability. In order to qualify for the 1.01 multiplier, two separate aspects must be addressed:

- i) greening – in pursuit of the government's stated policy of increasing energy efficiency and

reducing levels of CO₂ in the atmosphere. an 'EcoHome' rating of 'Good' (second level) must be certified;

- ii) security – Secured by Design certification must be obtained for the scheme.

The *adaptability* multiplier has been introduced to encourage RSLs to design homes with lofts that may be readily adapted to provide additional habitable space. In order to qualify for the 1.02 multiplier the following features must be present:

- a clear loft area of a size and height that will satisfy planning requirements to accommodate a single bedroom;
- loft floor joists sized for floor loading;
- loft floor trimmed for new staircase;
- landing layout and size that will accommodate a new access to the converted loft;
- a bedroom sized gable window, dormer window or opening rooflight.

The *construction clients' charter* multiplier has been introduced in recognition of additional expense involved in setting up and maintaining 'Chartered' client status as supported by Government and encouraged for all agencies and associated organisations in receipt of public funds. In order to qualify for the supplementary on-coast of 1% and the resultant supplementary multiplier of 1.01, the RSL must be able to satisfy and comply with the 'Chartered Client' conditions as set by the Confederation of Construction Clients. (www.construction-clients.org)

The *TSH* supplementary multiplier is used for all schemes with a lease length of between two and 29 years requiring works, (see table 1.9 on page 16) and it can only be used with the TSH shared supplementary multiplier. It does not apply to improved TSH schemes.

Note: Where an RSL is in any doubt concerning the appropriateness of the application of any supplementary multiplier, it is advised to seek advice from the relevant regional office of the Housing Corporation. RSLs should also ensure that relevant information relating to the appropriateness of the application of supplementary multipliers is maintained on file for compliance audit purposes.

Table 1.7 SUPPLEMENTARY MULTIPLIERS FOR ACQUISITION AND WORKS, OFF-THE-SHELF, EXISTING SATISFACTORY AND PURCHASE AND REPAIR SCHEMES ONLY 2001/2002

Scheme type	TCI calc. form line no.	A	B	Cost group C	D	E
a) Sheltered						
i) category 1	0140	1.04	1.04	1.05	1.06	1.06
ii) category 2 (includes new lifts/single storey)	0170	1.30	1.31	1.35	1.40	1.42
b) Frail older person (use alone only)	0180	1.47	1.48	1.54	1.61	1.66
c) Supported housing	0186	1.12	1.13	1.14	1.16	1.17
d) Extended general families	0195	1.09	1.10	1.11	1.14	1.15
e) Shared (not used with Frail older person)						
Bedspaces per scheme/cluster						
i) 2 to 3	0200	1.00	1.00	1.00	1.00	1.00
ii) 4 to 6	0210	0.88	0.88	0.88	0.88	0.88
iii) 7 to 10	0220	0.79	0.79	0.79	0.79	0.79
iv) 11 and over	0235	0.74	0.74	0.74	0.74	0.74
f) Served by new lifts (not used with Frail older person and Sheltered category 2)	0245	1.07	1.07	1.08	1.09	1.10
g) Single storey (New build only not used with Frail older person and Sheltered category 2 or Wheelchair with carport)	0095	1.21	1.21	1.18	1.14	1.11
h) Common room etc. (Sheltered category 1 and Self-contained supported hsg only)						
i) common room only	0250	1.08	1.08	1.08	1.08	1.09
ii) associated communal facilities only	0260	1.05	1.05	1.06	1.07	1.07
iii) common room and communal facilities	0270	1.13	1.13	1.14	1.16	1.16
i) Rehabilitation to pre-1919 properties (not used with existing satisfactory and purchase end repair)	0310	1.07	1.07	1.07	1.08	1.09
j) No VAT rehabilitation	0320	0.92	0.93	0.93	0.92	0.91
k) Wheelchair (except Single storey and where included as above)						
i) with individual carport (not used with Frail older person or Single storey)	0380	1.33	1.33	1.30	1.24	1.21
ii) without individual carport (not used with Frail older person)	0385	1.07	1.07	1.08	1.10	1.11
(Note: provision (ii) requires a waiver from the regional office)						
l) Parent with children refuges (Shared general needs and Shared supported housing only)	0420	0.48	0.48	0.48	0.48	0.48
m) Housing for sale	5100	1.05	1.05	1.05	1.04	1.04
n) Rural housing	0430	–	1.12	1.14	1.16	1.18
o) National parks	0440	1.10	1.10	1.12	1.14	1.15
p) Sustainability	0450	1.01	1.01	1.01	1.02	1.02
q) Construction Clerks Charter except off-the-shelf and existing satisfactory	0460	1.01	1.01	1.01	1.01	1.01
r) Adaptability:Lofts	0470	1.02	1.02	1.03	1.03	1.04

Table 1.8 SUPPLEMENTARY MULTIPLIERS FOR WORKS ONLY AND REIMPROVEMENT SCHEMES 2001/2002

Scheme type	TCI calc. form line no.	A	B	Cost group C	D	E
a) Sheltered						
i) category 1	0140	1.07	1.07	1.07	1.07	1.07
ii) category 2 (includes new lifts/single storey)	0170	1.51	1.51	1.50	1.49	1.48
b) Frail older person (use alone only)	0180	1.80	1.79	1.77	1.75	1.74
c) Supported housing	0186	1.21	1.21	1.20	1.19	1.19
d) Extended general families	0195	1.16	1.16	1.16	1.17	1.17
e) Shared (not used with Frail older person)						
Bedspaces per scheme/cluster						
i) 2 to 3	0200	1.00	1.00	1.00	1.00	1.00
ii) 4 to 6	0210	0.80	0.80	0.83	0.85	0.86
iii) 7 to 10	0220	0.64	0.65	0.70	0.74	0.76
iv) 11 and over	0235	0.56	0.57	0.63	0.68	0.71
f) Served by new lifts (not used with Frail older person and Sheltered category 2)	0245	1.12	1.12	1.12	1.11	1.11
g) Single storey (New build only not used with Frail older person and Sheltered category 2 or Wheelchair with carport)	0095	1.07	1.07	1.07	1.07	1.07
h) Common room etc. (Sheltered category 1 and Self-contained supported hsg only)						
i) common room only	0250	1.07	1.07	1.07	1.07	1.07
ii) associated communal facilities only	0260	1.08	1.08	1.08	1.08	1.08
iii) common room and communal facilities	0270	1.15	1.15	1.15	1.15	1.15
i) Rehabilitation to pre-1919 properties (not used with existing satisfactory and purchase and repair)	0310	1.13	1.13	1.13	1.13	1.13
j) No VAT rehabilitation	0320	0.86	0.86	0.86	0.86	0.86
k) Wheelchair (except Single storey and where included as above)						
i) with individual carport (not used with Frail older person or Single storey)	0380	1.15	1.15	1.16	1.16	1.16
ii) without individual carport (not used with Frail older person)	0385	1.12	1.12	1.12	1.12	1.12
(Note: provision (ii) requires a waiver from the regional office)						
l) Parent with children refuges (Shared general needs and Shared supported housing only)	0420	0.11	0.14	0.25	0.36	0.41
m) Housing for sale	5100	1.09	1.09	1.07	1.05	1.05
n) Rural housing	0430	–	1.19	1.19	1.20	1.20
o) National parks	0440	1.16	1.16	1.17	1.17	1.17
p) Sustainability	0450	1.02	1.02	1.02	1.02	1.02
q) Construction Clerks Charter except off-the-shelf and existing satisfactory	0460	1.02	1.01	1.01	1.01	1.01
r) Adaptability:Lofts	0470	1.04	1.04	1.04	1.04	1.04

Table 1.9 SUPPLEMENTARY MULTIPLIERS (INCLUSIVE OF ON-COSTS) FOR TEMPORARY HOUSING (TSH) 2001/2002

		TCI calc. form line no.	A	B	Cost group C	D	E
TSH		4000					
term:	29 years		0.44	0.43	0.46	0.52	0.59
	28 years		0.43	0.42	0.46	0.52	0.58
	27 years		0.42	0.42	0.45	0.51	0.58
	26 years		0.42	0.41	0.45	0.50	0.57
	25 years		0.41	0.41	0.44	0.50	0.56
	24 years		0.40	0.39	0.43	0.48	0.55
	23 years		0.39	0.38	0.41	0.47	0.53
	22 years		0.38	0.37	0.40	0.46	0.52
	21 years		0.37	0.36	0.39	0.44	0.50
	20 years		0.36	0.35	0.38	0.43	0.49
	19 years		0.35	0.34	0.37	0.42	0.47
	18 years		0.34	0.33	0.36	0.40	0.46
	17 years		0.33	0.32	0.35	0.39	0.45
	16 years		0.32	0.31	0.34	0.38	0.43
	15 years		0.31	0.30	0.33	0.37	0.42
	14 years		0.27	0.26	0.28	0.32	0.37
	13 years		0.23	0.23	0.25	0.28	0.32
	12 years		0.20	0.20	0.22	0.24	0.28
	11 years		0.18	0.17	0.19	0.21	0.24
	10 years		0.15	0.15	0.16	0.19	0.21
	9 years		0.15	0.15	0.16	0.18	0.21
	8 years		0.15	0.15	0.16	0.18	0.20
	7 years		0.15	0.14	0.16	0.18	0.20
	6 years		0.15	0.14	0.15	0.17	0.20
	5 years		0.12	0.12	0.13	0.15	0.17
	4 years		0.11	0.10	0.11	0.13	0.14
	3 years		0.08	0.08	0.09	0.10	0.11
	2 years		0.07	0.06	0.07	0.08	0.09
TSH (shared)		4001					
term:	2–29 years		1	1	1	1	1

Table 1.10 CAPITALISED LEASE PREMIUM FACTORS FOR TEMPORARY HOUSING (TSH) 2001/2002

		TCI calc. form line no.	A	B	Cost group C	D	E
TSH		n/a					
term:	29 years		0.23	0.24	0.22	0.20	0.16
	28 years		0.23	0.23	0.22	0.19	0.16
	27 years		0.22	0.22	0.21	0.19	0.16
	26 years		0.22	0.22	0.21	0.18	0.15
	25 years		0.21	0.21	0.20	0.18	0.15
	24 years		0.21	0.21	0.20	0.17	0.14
	23 years		0.20	0.20	0.19	0.17	0.14
	22 years		0.19	0.20	0.19	0.16	0.14
	21 years		0.19	0.19	0.18	0.16	0.13
	20 years		0.18	0.19	0.18	0.16	0.13
	19 years		0.18	0.18	0.17	0.15	0.13
	18 years		0.17	0.18	0.17	0.15	0.12
	17 years		0.17	0.17	0.16	0.14	0.12
	16 years		0.16	0.17	0.16	0.14	0.11
	15 years		0.16	0.16	0.15	0.13	0.11
	14 years		0.15	0.15	0.15	0.13	0.11
	13 years		0.15	0.15	0.14	0.12	0.10
	12 years		0.14	0.14	0.14	0.12	0.10
	11 years		0.14	0.14	0.13	0.12	0.10
	10 years		0.13	0.13	0.13	0.11	0.09
	9 years		0.13	0.13	0.12	0.11	0.09
	8 years		0.12	0.12	0.12	0.10	0.09
	7 years		0.12	0.12	0.11	0.10	0.08
	6 years		0.11	0.11	0.11	0.09	0.08
	5 years		0.09	0.09	0.08	0.07	0.06
	4 years		0.07	0.07	0.07	0.06	0.05
	3 years		0.05	0.05	0.05	0.05	0.04
	2 years		0.04	0.04	0.04	0.04	0.03

CALCULATION OF MAXIMUM GRANT CONTRIBUTION TO LEASE COSTS

The factors in table 1.10 are used to calculate maximum grant contributions for lease premiums outside the normal TCI framework. Whilst the factors are applied to the appropriate figures in the TCI base table and the relevant TSH key multiplier to determine the maximum contribution, any grant paid is additional to that paid in respect of works costs, which is subject to separate value for money assessment using the TCI multipliers set out on page 16. The grant payment will be calculated according to the actual cost of the lease premium.

The above factors should be used only in conjunction with the *TCI base table for 2001/2002: self-contained*

accommodation (table 1.4) and the relevant TSH key multiplier. The resultant value reflects the maximum grant contribution towards any capitalised lease premium payable to acquire the lease. No other factors or supplementary multipliers apply. The on-costs associated with setting up the lease are included within the TCI element of eligible costs. The different principles underlying the calculation of TCI for self-contained accommodation and for shared accommodation as outlined on page 8 apply equally to the calculation of capitalised lease premiums.

Table 1.11 VALID COMBINATION OF SUPPLEMENTARY MULTIPLIERS 2001/2002

	CAT1 0140	CAT2 0170	FE 0180	SN 0186	ExFm 0195	SH23 0200	SH46 0210	SH710 0220	SH11+ 0235	LIFT 0245	SS 0095	CR 0250	FAC 0260	CR&FC 0270	1919 0310	VAT 0320	WC+C 0380	WC 0385	PWCR 0420	HFS 5100	RH 0430	NP 0440	SUS 0450	CCC 0460	ADA 0470
CAT1 0140	•									•	•	•	•	•	•	•	•	•		•	•	•	•	•	•
CAT2 0170		•														•	•	•		•	•	•	•	•	•
FE 0180			•												•	•					•	•	•	•	•
SN 0186				•		•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•	•	•
ExFm 0195					•					•	•					•	•	•	•		•	•	•	•	•
SH23 0200				•		•				•	•				•	•	•	•	•		•	•	•	•	•
SH46 0210				•			•			•	•				•	•	•	•	•		•	•	•	•	•
SH710 0220				•				•		•	•				•	•	•	•	•		•	•	•	•	•
SH11+ 0235				•					•	•					•	•	•	•	•		•	•	•	•	•
LIFT 0245	•			•	•	•	•	•	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•
SS 0095	•			•	•	•	•	•	•		•	•	•	•	•	•		•	•	•	•	•	•	•	•
CR 0250	•			•						•	•	•	•	•	•	•	•	•	•		•	•	•	•	•
FAC 0260	•			•						•	•	•	•	•	•	•	•	•	•		•	•	•	•	•
CR&FC 0270	•			•						•	•	•	•	•	•	•	•	•	•		•	•	•	•	•
1919 0310	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
VAT 0320	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
WC+C 0380	•	•		•	•	•	•	•	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•
WC 0385	•	•		•	•	•	•	•	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•
PWCR 0420				•		•	•	•	•	•	•				•	•	•	•	•	•	•	•	•	•	•
HFS 5100	•	•	•		•					•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
RH 0430	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
NP 0440	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SUS 0450	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
CCC 0460	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ADA 0470	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

• indicates a valid combination

- Key:
- CAT1 Category 1
 - CAT2 Category 2
 - FE Frail older person
 - SN Supported housing
 - ExFm Extended families
 - SH23 Shared 2–3 bedspaces per unit
 - SH46 Shared 4–6 bedspaces per unit
 - SH710 Shared 7–10 bedspaces per unit
 - SH11+ Shared 11+ bedspaces per unit
 - LIFT Served by new lifts
 - SS Single storey
 - SUS Sustainability
 - CCC Construction Clients' Charter
 - ADA Adaptability
 - CR Common room
 - FAC Common room associated communal facilities only
 - CR&FC Common room and communal facilities
 - 1919 Rehab pre-1919 properties

- VAT No VAT rehabilitation
- WC+C Wheelchair and individual carport
- WC Wheelchair without individual carport
- PWCR Parent with children refugees
- HFS Housing for sale
- RH Rural housing
- NP National parks

Notes:

It is valid to combine each supplementary multiplier singularly with each key multiplier with the following exceptions:

- the Housing for Sale multiplier cannot be combined with the Rehabilitation improvement key multiplier;
- the Single storey multiplier can only be combined with the New build acquisition and works, New build off-the-shelf and New build works only key multipliers;
- the Standard house type multiplier cannot be combined with the New build off-the-shelf, Rehabilitation existing satisfactory or Purchase and repair key multipliers;
- the Rehabilitation pre-1919 multiplier cannot be combined with the Existing satisfactory or Purchase and repair key multipliers.

TSH is not included in this matrix. Refer to guidance on p13.

LIST OF NATIONAL PARKS IN ENGLAND

The Broads
Exmoor
Lake District
North Yorkshire Moor
Northumberland
Peak District
Yorkshire Dales

DIRECTORY OF AREAS OF OUTSTANDING BEAUTY IN ENGLAND

Arnside & Silverdale
Blackdown Hills
Cannock Chase
Chichester Harbour
Chilterns
Cornwall
Cotswolds
Cranbourne Chase and West Wiltshire Downs
Dedham Vale
Dorset
East Devon
East Hampshire
Forest of Bowland
High Weald
Howardian Hills
Isle of Wight
Isles of Scilly
Kent Downs
Lincolnshire Wolds
Malvern Hills
Mendip Hills
Nidderdale
Norfolk Coast
North Devon
North Pennines
Northumberland Coast
North Wessex Downs
Quantock Hills
Shropshire Hills
Solway Coast
South Devon
South Hampshire Coast
Suffolk Coast and Heaths
Surrey Hills
Sussex Downs
Tamar Valley
Wye Valley

TCI COST GROUPS

TCI shall apply to schemes in cost groups as follows:

GROUP A

Comprises:

The following inner London boroughs:

Brent	Camden
City of London	Hackney
Hammersmith and Fulham	Islington
Greenwich	Kensington and Chelsea
Lambeth	Southwark
Tower Hamlets	Wandsworth
Westminster	

The following outer London boroughs:

Barnet	Ealing
Enfield	Haringey
Harrow	Hillingdon
Hounslow	Kingston upon Thames
Merton	Richmond upon Thames

The following unitary authority:

Windsor and Maidenhead

The following local authorities in the counties of:

Buckinghamshire
Chiltern
South Buckinghamshire

Cornwall and Isles of Scilly
Isles of Scilly

Essex
Epping Forest

Hertfordshire
Dacorum
Hertsmere
Three Rivers
Watford

GROUP B

Comprises:

The following inner London boroughs:

Havering	Lewisham
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The following outer London boroughs:

Barking and Dagenham	Bexley
Bromley	Croydon
Newham	Redbridge
Sutton	Waltham Forest

The following unitary authorities:

Bracknell Forest	Brighton and Hove
Reading	Slough
West Berkshire	Wokingham

The following local authorities in the counties of:

- Bedfordshire
- South Bedfordshire

- Buckinghamshire
- Aylesbury Vale Wycombe

- Cambridgeshire
- Cambridge

- Essex
- Basildon Brentwood
- Chelmsford Harlow
- Uttlesford

- Hampshire
- Basingstoke and Deane East Hampshire
- Hart Rushmoor
- Winchester

- Hertfordshire
- Broxbourne East Hertfordshire
- St. Albans Welwyn Hatfield

- Kent
- Sevenoaks Tonbridge and Malling
- Tunbridge Wells

- Oxfordshire
- Oxford Vale of White Horse
- South Oxfordshire West Oxfordshire

- Surrey
- Elmbridge Epsom and Ewell
- Guildford Mole Valley
- Reigate and Banstead Runnymede
- Spelthorne Surrey Heath
- Tandridge Waverley
- Woking

- West Sussex
- Arun Crawley
- Chichester Horsham
- Mid Sussex

GROUP C
Comprises:

- The following unitary authorities:
- Bath and North East Somerset
 - Bournemouth Bristol
 - Luton Milton Keynes
 - North Somerset Poole
 - Portsmouth South Gloucestershire
 - Southampton Southend-on-Sea
 - Swindon The Medway Towns
 - Thurrock

The following local authorities in the counties of:

- Bedfordshire
- Mid Bedfordshire
- Bedford

- Cambridgeshire
- South Cambridgeshire

- Cheshire
- Macclesfield

- Dorset
- Christchurch East Dorset
- North Dorset Purbeck
- West Dorset Weymouth and Portland

- East Sussex
- Eastbourne Hastings
- Lewes Rother
- Wealden

- Essex
- Braintree Castle Point
- Colchester Maldon
- Rochford

- Gloucestershire
- Cheltenham Cotswold

- Greater Manchester
- Stockport

- Hampshire
- Eastleigh Fareham
- Gosport Havant
- New Forest Test Valley

- Hertfordshire
- North Hertfordshire Stevenage

- Kent
- Ashford Canterbury
- Dartford Dover
- Gravesham Maidstone
- Shepway Swale
- Thanet

- Northamptonshire
- South Northamptonshire

- North Yorkshire
- Harrogate

- Oxfordshire
- Cherwell

- Somerset
- Taunton Deane

Warwickshire Stratford-on-Avon	Warwick	Teignbridge	West Devon
West Midlands Birmingham	Solihull	Durham Chester-le-Street Durham	Derwentside
West Sussex Adur	Worthing	Essex Tendring	
Wiltshire Kennet Salisbury	North Wiltshire West Wiltshire	Gloucestershire Forest of Dean Stroud	Gloucester Tewkesbury
Worcestershire Malvern Hills District Wychavon	Worcester City	Greater Manchester Bolton Manchester Rochdale Tameside Wigan	Bury Oldham Salford Trafford
GROUP D Comprises:		Lancashire Chorley Lancaster Ribble Valley West Lancashire	Flyde Preston South Ribble Wyre
The following unitary authorities:		Leicestershire Blaby Harborough Melton Oadby and Wigston	Charnwood Hinckley and Bosworth North West Leicestershire
Blackburn	Blackpool	Merseyside Knowsley Sefton	Liverpool St. Helens
Darlington	East Riding	Norfolk Broadland Norwich	King's Lynn and West Norfolk
Halton	Herefordshire	North Yorkshire Craven Richmondshire Scarborough	Hambleton Ryedale Selby
Isle of Wight	Kingston-upon-Hull	Northamptonshire Corby East Northamptonshire Northampton	Daventry Kettering Wellingborough
Leicester	Nottingham City	Northumberland Castle Morpeth	Tynedale
Peterborough	Plymouth	Nottinghamshire Basset Law Newark and Sherwood	Gedling Rushcliffe
Rutland	Torbay	Shropshire Bridgnorth	Oswestry
The Wrekin	Warrington		
York			
The following local authorities in the counties of:			
Cambridgeshire East Cambridgeshire	Huntingdonshire		
Cheshire Chester Vale Royal	Congleton		
Cornwall and Isles of Scilly Caradon Kerrier Penwith	Carrick North Cornwall Restormel		
Cumbria Barrow-in-Furness South Lakeland	Eden		
Derbyshire Derbyshire Dales High Peak	Erewash North East Derbyshire		
Devon East Devon Mid Devon South Hams	Exeter North Devon Torrige		

Shrewsbury and Atcham	South Shropshire
Somerset	
Mendip	Sedgemoor
South Somerset	
West Somerset	
South Yorkshire	
Doncaster	Sheffield
South Staffordshire	Stafford
Staffordshire Moorlands	Tamworth
Suffolk	
Babergh	Forest Heath
Ipswich	Mid Suffolk
St Edmundsbury	Suffolk Coastal
Tyne and Wear	
Gateshead	Newcastle upon Tyne
North Tyneside	South Tyneside
Sunderland	
Warwickshire	
North Warwickshire	Nuneaton and Bedworth
Rugby	
West Midlands	
Coventry	Dudley
Sandwell	Walsall
Wolverhampton	
West Yorkshire	
Bradford	Kirklees
Leeds	
Worcestershire	
Bromsgrove	Redditch
Wyre Forest	

GROUP E
Comprises:

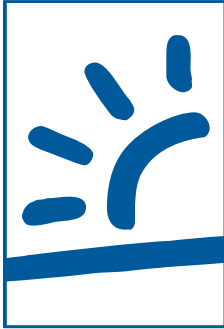
The following unitary authorities:

City of Derby	Hartlepool
Middlesbrough	North East Lincolnshire
North Lincolnshire	Redcar and Cleveland
Stockton-on-Tees	Stoke-on-Trent

The following local authorities in the counties of:

Cambridgeshire	
Fenland	
Cheshire	
Crewe and Nantwich	Ellesmere Port and Neston

Cumbria	
Allerdale	Carlisle
Copeland	
Derbyshire	
Amber Valley	Bolsover
Chesterfield	South Derbyshire
Durham	
Easington	Sedgefield
Teesdale	Wear Valley
Lancashire	
Burnley	Hyndburn
Pendle	Rossendale
Lincolnshire	
Boston	East Lindsey
Lincoln	North Kesteven
South Holland	South Kesteven
West Lindsey	
Merseyside	
Wirral	
Norfolk	
Breckland	Great Yarmouth
North Norfolk	South Norfolk
Northumberland	
Alnwick	Berwick-upon-Tweed
Blyth Valley	Wansbeck
Nottinghamshire	
Ashfield	Broxtowe
Mansfield	
Shropshire	
North Shropshire	
South Yorkshire	
Barnsley	Rotherham
Staffordshire	
East Staffordshire	Newcastle-under-Lyme
Suffolk	
Waveney	
West Yorkshire	
Calderdale	
Wakefield	



**Part 2:
Grant rates 2001/2002**

PART 2: GRANT RATES

PART 2: CONTENTS

Explanation of grant rates	24
Treatment of combined special needs and general needs schemes	24
Cost group areas	24
Unit types	25
The grant rate tables	25
Using the grant rate tables	25
Standard Percentage Adjustments (SPAs)	26
Grant calculations and cost over-runs	26

PART 2: TABLES

2.1 Grant rates for schemes for rent: TCI cost group A	27
2.2 Grant rates for schemes for rent: TCI cost group B	28
2.3 Grant rates for schemes for rent: TCI cost group C	29
2.4 Grant rates for schemes for rent: TCI cost group D	30
2.5 Grant rates for schemes for rent: TCI cost group E	31
2.6 LCHO factors	32
2.7 Homebuy value limits and on-cost allowance	32
2.8 VPG and RTA discount amounts	32
2.9 LA DIYSO value limits, grant rates and on-cost allowance	32

EXPLANATION OF GRANT RATES

A key objective of the funding system is to achieve value for money in return for grant that allows an affordable rent, and to ensure the correct level of grant is paid. Grant rates are an essential part of this system and are published by cost group area categories and unit types.

Grant rates apply equally to units funded with Social Housing Grant (SHG) by the Housing Corporation and to those sponsored by a local authority.

Grant rates represent the maximum proportion of scheme costs which will be funded by any form of public subsidy including SHG. (Public subsidy in this context is defined in appendix 6 of the Capital Funding System Procedure Guide). Where a scheme gets public subsidy from sources other than SHG, the maximum amount of SHG payable is reduced pound for pound.

The grant percentages published in this booklet represent the maxima which may be paid. Grant paid to RSLs will be based upon the lower of the amount allocated in response to bids or the amount produced by the calculations set out in this part of the booklet.

TREATMENT OF COMBINED SUPPORTED HOUSING AND GENERAL NEEDS SCHEMES

The Housing Corporation has arrangements which allow the submission of schemes containing a combination of supported housing and general needs units within a single scheme.

Consequently such schemes may have two grant rates one for the supported homes and one for the other homes.

The calculation of the grant rate for capital funded supported housing schemes follows the procedures set out in the Capital Funding System Procedure Guide.

COST GROUP AREAS

The local authority area in which a scheme is located defines the cost group for the scheme. A list of the local authority areas in each cost group is included in part 1 of this booklet. Different grant rates apply in each cost group area.

UNIT TYPE

Because of the different capital and revenue costs of different dwelling types, separate grant rates are published for a range of units. The TCI multipliers which are applied to a unit (see part 1) define the dwelling type for grant rate purposes.

THE GRANT RATE TABLES

Grant rates for schemes for rent — tables 2.1 to 2.5

Set out the grant rates which apply to schemes for rent by TCI cost group area.

Grant rates for schemes for sale — tables 2.6 to 2.9

Set out the grant rates which apply to schemes for sale; together with the Low Cost Home Ownership (LCHO) factors which are applied for housing for sale schemes to the appropriate grant rates in the table Grant rates for schemes for rent (tables 2.1 to 2.5). The value limits and discount amounts applicable to home ownership schemes, including Homebuy, are included here.

USING THE GRANT RATE TABLES

Schemes for rent

To use the tables (tables 2.1 to 2.5) to identify the appropriate grant rate, the cost group and gross TCI multiplier must be identified.

Part 1 includes a list of the TCI cost groups into which local authority areas fall. Part 1 also has a list of the current TCI multipliers and an explanation of their use.

For housing for rent units, the gross multiplier and maximum grant rate is calculated for each unit type on Form SFN1, which is also used to derive the aggregate maximum grant rate for the scheme on a weighted basis according to the mix of units.

To identify the grant rate for units for rent:

- i) find the TCI gross multiplier (rounded to two decimal places) in one of the ranges established by the 'Lowest' and 'Highest' columns at the left of the table
- ii) determine the appropriate grant column by referring to the column headings and the key at the foot of the table

- iii) read off the grant rate from the appropriate column for the particular unit type
- iv) where appropriate apply any necessary Standard Percentage Adjustment calculation to the grant percentage taken from the table, using the formula set out on form SFN1.

'Standard' grant rates for rented projects are shown in bold. These have been calculated as follows:

- i) the standard rate is the rate for the unit type at the top of the column in the absence of any other design or need characteristics which, by attracting additional key or supplementary multipliers, would produce an adjusted TCI and a different gross multiplier. For example, a category 1 acquisition and works unit in TCI cost group area A with no additional characteristics has a standard grant rate at a gross multiplier of 1.04, reflecting the fact that category 1 dwellings attract a supplementary multiplier of 1.04 which is applied to the basic new build TCI.
- ii) the standard rate for shared housing is calculated by applying to the basic TCI the adjustment for acquisition and works schemes with between 4 and 6 bedspaces. Schemes with higher or lower numbers of bedspaces attract different supplementary multipliers leading to grant rates above or below the standard.

Grant rates are shown for a wide range of gross multipliers, but it is possible that a scheme may attract a multiplier outside these ranges. In such cases, the grant rate appropriate to the nearest published range should be used.

Schemes for sale

For all shared ownership schemes, the first stage is to use the table for schemes for rent (tables 2.1 to 2.5) in exactly the same way as described above for schemes for rent. Then turn to the LCHO factors (table 2.6) and apply the appropriate factor to the result from tables 2.1 to 2.5 to calculate the grant appropriate to the scheme.

Homebuy value limits and on-cost allowance (table 2.7), Voluntary Purchase Grant and Right to Acquire discount amounts (table 2.8) and Local Authority Do-it-Yourself Shared Ownership value limits, grant rates and on-cost allowances (table 2.9) are on page 32.

STANDARD PERCENTAGE ADJUSTMENTS (SPAS)

Standard Percentage Adjustments (SPAs) can be set by the Housing Corporation to reflect particular high or low cost locations within a single TCI cost group area. These adjustments are intended to make the TCI more sensitive to local circumstances and will be fixed in a range between 80–120% of TCI. SPAs have the effect of:

- i) amending the norm cost level used in the assessment of schemes. For example, in a location for which an SPA is set at 105%, only schemes with costs greater than 105% of TCI will be treated as over TCI cases for scheme appraisal purposes. If an SPA is set in a location at 85% of TCI, all schemes with costs of more than 85% of TCI will be regarded as over TCI
- ii) modifying the total grant for schemes approved in these areas, so that the cost of operating the acknowledged high or low cost areas is only partly translated into loan requirements and thereby rents.

The SPA grant adjustment calculation (shown on Form SFN1) only partially compensates for the effects of operating in areas with high or low norm costs. In evaluating their development options RSLs will need to consider the potential for achieving lower rents on schemes produced at norm cost in low cost areas within TCI areas and conversely, the disadvantages in terms of rent levels of working in particularly high cost areas.

GRANT CALCULATIONS AND COST OVER-RUNS

All schemes

Projects above TCI for rent or sale will be subject to value for money assessment. Schemes will not be approved at more than 130% of TCI.

Schemes for rent

For schemes for rent the maximum grant percentage is fixed at grant confirmation stage. Maximum grant entitlement calculated at this stage is estimated eligible cost x grant rate. The costs are reviewed at practical completion, and grant eligibility recalculated as eligible outturn cost x the original grant rate. For RSLs following the scheme contract funding route grant will

not be paid on an outturn cost greater than 110% of the estimate at grant confirmation or 130% of TCI (excluding any SPA), whichever is the lower. RSLs following the programme contract funding route will calculate grant eligibility on cost over-runs as above, but these will be funded from their grant pot or from their own resources, rather than by allocation of additional Housing Corporation resources.

Schemes for sale

For housing for sale schemes maximum grant eligibility is calculated at grant confirmation as:

Estimated eligible cost x grant rate (modified by any SPA) x LCHO factor = grant in £

The grant is fixed at grant confirmation; it is not recalculated at practical completion.

Table 2.1 GRANT RATES FOR SCHEMES FOR RENT: TCI COST GROUP A

Gross Multiplier		Gen, SN ¹ NB S/C G010	Gen Cat1/2 ² SN ¹ RH S/C G020	Cat1 NB S/C G030	Cat2 ² NB S/C G040	Gen, SN ¹ NB Shd G050	Gen, SN ¹ RH Shd G060	Ext Fam NB S/C G070	Ext Fam RH S/C G080
Lowest	Highest								
1.96	2.00	86.2	91.8	90.6	94.8	85.6	90.6	90.7	94.8
1.91	1.95	81.2	86.6	85.4	89.5	80.6	85.4	85.6	89.6
1.86	1.90	80.6	86.2	85.0	89.2	80.0	85.0	85.1	89.2
1.81	1.85	80.1	85.8	84.5	88.8	79.4	84.5	84.7	88.9
1.76	1.80	79.4	85.3	84.0	88.5	78.8	84.0	84.2	88.5
1.71	1.75	78.8	84.9	83.5	88.1	78.1	83.5	83.7	88.1
1.66	1.70	78.1	84.4	82.9	87.7	77.4	83.0	83.1	87.7
1.61	1.65	77.3	83.8	82.3	87.2	76.7	82.4	82.5	87.3
1.56	1.60	76.5	83.2	81.7	86.7	75.9	81.8	81.9	86.8
1.51	1.55	75.7	82.6	81.0	86.2	75.0	81.1	81.3	86.3
1.46	1.50	74.8	82.0	80.3	85.7	74.1	80.4	80.6	85.8
1.41	1.45	73.9	81.3	79.5	85.1	73.2	79.6	79.8	85.3
1.36	1.40	72.8	80.5	78.7	84.5	72.1	78.8	79.0	84.7
1.31	1.35	71.7	79.7	77.8	83.9	71.0	78.0	78.1	84.0
1.26	1.30	70.5	78.9	76.9	83.1	69.8	77.0	77.2	83.3
1.21	1.25	69.2	77.9	75.8	82.4	68.5	76.0	76.2	82.6
1.18	1.20	68.1	77.1	74.9	81.7	67.4	75.2	75.3	81.9
1.15	1.17	67.2	76.5	74.2	81.2	66.5	74.5	74.6	81.4
1.12	1.14	66.3	75.8	73.5	80.6	65.5	73.7	73.9	80.9
1.09	1.11	65.3	75.1	72.7	80.1	64.6	73.0	73.1	80.3
1.06	1.08	64.3	74.4	71.9	79.4	63.5	72.2	72.3	79.7
1.03	1.05	63.2	73.6	71.0	78.8	62.4	71.3	71.4	79.1
1.00	1.02	62.0	72.7	70.1	78.1	61.3	70.4	70.5	78.4
0.97	0.99	60.8	71.9	69.1	77.4	60.0	69.4	69.6	77.7
0.94	0.96	59.4	70.9	68.0	76.6	58.7	68.4	68.5	76.9
0.91	0.93	58.0	69.9	66.9	75.7	57.3	67.3	67.4	76.1
0.88	0.90	56.5	68.8	65.7	74.9	55.8	66.1	66.3	75.3
0.85	0.87	54.9	67.7	64.4	73.9	54.2	64.9	65.0	74.3
0.82	0.84	53.2	66.5	63.0	72.9	52.5	63.6	63.7	73.4
0.79	0.81	51.3	65.1	61.6	71.8	50.7	62.1	62.2	72.3
0.76	0.78	49.3	63.7	60.0	70.6	48.7	60.6	60.7	71.2
0.73	0.75	47.2	62.2	58.2	69.3	46.5	58.9	59.0	69.9
0.70	0.72	44.8	60.5	56.4	68.0	44.2	57.1	57.2	68.6
0.67	0.69	42.3	58.7	54.3	66.5	41.7	55.1	55.2	67.2
0.64	0.66	39.5	56.7	52.1	64.8	39.0	53.0	53.0	65.6
0.61	0.63	36.4	54.6	49.6	63.0	36.0	50.6	50.6	63.8
0.58	0.60	33.0	52.2	46.9	61.0	32.7	48.0	48.0	62.0
0.55	0.57	29.2	49.6	43.9	58.8	29.0	45.1	45.1	59.9
0.52	0.54	25.0	46.6	40.6	56.4	24.9	41.9	41.8	57.5
0.49	0.51	20.3	43.4	36.8	53.6	20.4	38.3	38.2	54.9
0.46	0.48	15.0	39.7	32.5	50.5	15.3	34.3	34.1	52.0
0.43	0.45	8.9	35.5	27.7	47.0	9.5	29.7	29.4	48.7
0.40	0.42	1.9	30.7	22.1	43.0	2.9	24.4	24.1	44.9
0.37	0.39	1.0	25.2	15.7	38.3	1.0	18.4	17.9	40.5
0.34	0.36	1.0	18.8	8.0	32.9	1.0	11.2	10.6	35.5
0.00	0.33	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

'Standard' grant rates are shown in bigger type

Notes:

¹ To be used for appropriate supported housing units if not under the supported housing framework.

² All self-contained units meeting wheelchair design requirements or units for frail older people, but which are not under the supported housing framework, use Cat2 (NB or RH) grant rates.

Unit type key:

Gen, SN¹ NB S/C

Newbuild housing for general needs or non-framework supported housing, self contained.

Gen, Cat1/2², SN¹ RH S/C

Rehabilitation housing for general needs or category 1/2² older people or for non-framework supported housing, self contained.

Cat1 NB S/C

Newbuild category 1 housing for older people, self contained.

Cat2² NB S/C

Newbuild category 2² housing for older people, self contained.

Gen, SH¹ NB Shd

Newbuild housing for general needs or non-framework supported housing, shared.

Gen, SH¹ RH Shd

Rehabilitation housing for general needs or non-framework supported housing, shared.

Ext Fam NB S/C

Newbuild housing for extended families, self contained.

Ext Fam RH S/C

Rehabilitation housing for extended families, self contained.

Table 2.2 GRANT RATES FOR SCHEMES FOR RENT: TCI COST GROUP B

Gross Multiplier		Gen, SN ¹ NB S/C G010	Gen Cat1/2 ² SN ¹ RH S/C G020	Cat1 NB S/C G030	Cat2 ² NB S/C G040	Gen, SN ¹ NB Shd G050	Gen, SN ¹ RH Shd G060	Ext Fam NB S/C G070	Ext Fam RH S/C G080
Lowest	Highest								
1.96	2.00	83.5	90.2	88.4	93.1	83.0	89.1	88.6	93.4
1.91	1.95	78.5	85.0	83.3	87.9	78.0	84.0	83.5	88.2
1.86	1.90	77.9	84.6	82.7	87.5	77.4	83.5	83.0	87.8
1.81	1.85	77.2	84.1	82.2	87.1	76.7	83.0	82.4	87.5
1.76	1.80	76.5	83.6	81.6	86.7	76.0	82.5	81.9	87.1
1.71	1.75	75.7	83.1	81.0	86.2	75.3	81.9	81.3	86.6
1.66	1.70	74.9	82.6	80.4	85.7	74.5	81.3	80.7	86.2
1.61	1.65	74.1	82.0	79.7	85.2	73.6	80.7	80.0	85.7
1.56	1.60	73.2	81.3	79.0	84.7	72.7	80.0	79.3	85.2
1.51	1.55	72.2	80.7	78.2	84.1	71.7	79.3	78.5	84.7
1.46	1.50	71.2	80.0	77.4	83.5	70.7	78.6	77.7	84.1
1.41	1.45	70.1	79.2	76.5	82.8	69.6	77.8	76.9	83.5
1.36	1.40	68.9	78.4	75.6	82.1	68.4	76.9	75.9	82.8
1.31	1.35	67.7	77.5	74.6	81.4	67.2	76.0	74.9	82.1
1.26	1.30	66.3	76.6	73.5	80.6	65.8	74.9	73.9	81.3
1.21	1.25	64.8	75.6	72.3	79.7	64.3	73.9	72.7	80.5
1.18	1.20	63.6	74.7	71.3	78.9	63.1	72.9	71.7	79.8
1.15	1.17	62.6	74.0	70.5	78.3	62.1	72.2	70.9	79.3
1.12	1.14	61.5	73.2	69.6	77.7	61.0	71.4	70.1	78.7
1.09	1.11	60.4	72.5	68.7	77.0	59.9	70.6	69.2	78.0
1.06	1.08	59.2	71.7	67.8	76.3	58.7	69.7	68.3	77.4
1.03	1.05	57.9	70.8	66.8	75.5	57.5	68.8	67.3	76.7
1.00	1.02	56.6	69.9	65.7	74.7	56.1	67.8	66.2	75.9
0.97	0.99	55.2	68.9	64.6	73.9	54.7	66.7	65.1	75.2
0.94	0.96	53.7	67.9	63.4	73.0	53.3	65.6	64.0	74.3
0.91	0.93	52.1	66.8	62.1	72.1	51.7	64.5	62.7	73.4
0.88	0.90	50.4	65.6	60.7	71.0	50.0	63.2	61.4	72.5
0.85	0.87	48.5	64.3	59.3	69.9	48.2	61.9	59.9	71.5
0.82	0.84	46.5	63.0	57.7	68.8	46.2	60.4	58.4	70.4
0.79	0.81	44.4	61.6	56.0	67.5	44.2	58.9	56.7	69.3
0.76	0.78	42.1	60.0	54.2	66.2	41.9	57.2	55.0	68.0
0.73	0.75	39.7	58.3	52.2	64.7	39.5	55.4	53.0	66.7
0.70	0.72	37.0	56.5	50.0	63.1	36.9	53.5	51.0	65.2
0.67	0.69	34.1	54.5	47.7	61.4	34.0	51.3	48.7	63.6
0.64	0.66	30.9	52.4	45.1	59.5	30.9	49.0	46.2	61.9
0.61	0.63	27.3	50.0	42.3	57.4	27.5	46.5	43.5	60.0
0.58	0.60	23.5	47.4	39.2	55.1	23.8	43.7	40.5	57.9
0.55	0.57	19.2	44.5	35.8	52.6	19.6	40.6	37.1	55.6
0.52	0.54	14.4	41.3	32.0	49.8	15.0	37.1	33.4	53.1
0.49	0.51	9.0	37.8	27.7	46.6	9.9	33.2	29.3	50.2
0.46	0.48	2.9	33.7	22.8	43.1	4.1	28.9	24.6	47.0
0.43	0.45	1.0	29.2	17.2	39.0	1.0	24.0	19.2	43.4
0.40	0.42	1.0	24.0	10.9	34.4	1.0	18.3	13.1	39.2
0.37	0.39	1.0	17.9	3.5	29.0	1.0	11.7	6.0	34.4
0.34	0.36	1.0	10.9	1.0	22.7	1.0	4.1	1.0	28.8
0.00	0.33	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

'Standard' grant rates are shown in bigger type

Notes:

¹ To be used for appropriate supported housing units if not under the supported housing framework.

² All self-contained units meeting wheelchair design requirements or units for frail older people, but which are not under the supported housing framework, use Cat2 (NB or RH) grant rates.

Unit type key:

Gen, SN¹ NB S/C

Gen, Cat1/2², SN¹ RH S/C

Cat1 NB S/C

Cat2² NB S/C

Gen, SN¹ NB Shd

Gen, SN¹ RH Shd

Ext Fam NB S/C

Ext Fam RH S/C

Newbuild housing for general needs or non-framework supported housing, self contained.

Rehabilitation housing for general needs or category 1/2² older people or for non-framework supported housing, self contained.

Newbuild category 1 housing for older people, self contained.

Newbuild category 2² housing for older people, self contained.

Newbuild housing for general needs or non-framework supported housing, shared.

Rehabilitation housing for general needs or non-framework supported housing, shared.

Newbuild housing for extended families, self contained.

Rehabilitation housing for extended families, self contained.

Table 2.3 GRANT RATES FOR SCHEMES FOR RENT: TCI COST GROUP C

Gross Multiplier		Gen, SN ¹ NB S/C G010	Gen Cat1/2 ² SN ¹ RH S/C G020	Cat1 NB S/C G030	Cat2 ² NB S/C G040	Gen, SN ¹ NB Shd G050	Gen, SN ¹ RH Shd G060	Ext Fam NB S/C G070	Ext Fam RH S/C G080
Lowest	Highest								
1.96	2.00	80.8	88.0	86.8	92.4	80.7	86.6	86.5	91.6
1.91	1.95	75.9	82.9	81.8	87.2	75.8	81.5	81.4	86.4
1.86	1.90	75.2	82.4	81.2	86.8	75.1	81.0	80.8	86.0
1.81	1.85	74.4	81.8	80.6	86.3	74.3	80.4	80.2	85.5
1.76	1.80	73.6	81.2	79.9	85.8	73.5	79.8	79.5	85.0
1.71	1.75	72.7	80.6	79.2	85.3	72.6	79.1	78.8	84.5
1.66	1.70	71.8	80.0	78.5	84.8	71.7	78.4	78.1	84.0
1.61	1.65	70.8	79.3	77.7	84.2	70.7	77.7	77.3	83.5
1.56	1.60	69.7	78.6	76.9	83.6	69.7	76.9	76.5	82.9
1.51	1.55	68.6	77.8	76.0	82.9	68.6	76.1	75.6	82.2
1.46	1.50	67.4	77.0	75.1	82.3	67.4	75.2	74.7	81.6
1.41	1.45	66.2	76.1	74.1	81.5	66.2	74.3	73.6	80.9
1.36	1.40	64.8	75.2	73.0	80.7	64.9	73.3	72.6	80.1
1.31	1.35	63.4	74.2	71.9	79.9	63.4	72.2	71.4	79.3
1.26	1.30	61.8	73.1	70.6	78.9	61.9	71.0	70.1	78.4
1.21	1.25	60.1	71.9	69.3	77.9	60.2	69.7	68.8	77.4
1.18	1.20	58.6	70.9	68.1	77.1	58.7	68.6	67.6	76.6
1.15	1.17	57.4	70.1	67.2	76.4	57.6	67.8	66.7	75.9
1.12	1.14	56.2	69.2	66.2	75.7	56.4	66.9	65.7	75.2
1.09	1.11	54.9	68.3	65.2	74.9	55.1	65.9	64.7	74.5
1.06	1.08	53.5	67.4	64.1	74.1	53.8	64.9	63.6	73.7
1.03	1.05	52.1	66.4	63.0	73.3	52.3	63.8	62.4	72.9
1.00	1.02	50.5	65.3	61.8	72.4	50.8	62.7	61.2	72.0
0.97	0.99	48.9	64.2	60.5	71.4	49.2	61.5	59.9	71.1
0.94	0.96	47.1	63.0	59.1	70.4	47.5	60.2	58.5	70.2
0.91	0.93	45.3	61.7	57.7	69.3	45.7	58.8	57.1	69.1
0.88	0.90	43.3	60.4	56.1	68.2	43.8	57.3	55.5	68.0
0.85	0.87	41.2	58.9	54.4	66.9	41.8	55.8	53.8	66.8
0.82	0.84	38.9	57.4	52.6	65.6	39.6	54.1	52.0	65.6
0.79	0.81	36.4	55.7	50.7	64.2	37.2	52.3	50.1	64.2
0.76	0.78	33.8	53.9	48.6	62.7	34.6	50.4	48.0	62.8
0.73	0.75	30.9	52.0	46.4	61.0	31.9	48.3	45.7	61.2
0.70	0.72	27.8	49.9	43.9	59.2	28.9	46.0	43.3	59.5
0.67	0.69	24.4	47.6	41.2	57.3	25.6	43.5	40.6	57.6
0.64	0.66	20.7	45.1	38.3	55.1	22.1	40.8	37.7	55.6
0.61	0.63	16.6	42.3	35.1	52.8	18.2	37.8	34.5	53.4
0.58	0.60	12.2	39.3	31.6	50.2	14.0	34.6	31.0	51.0
0.55	0.57	7.2	36.0	27.7	47.4	9.2	31.0	27.1	48.3
0.52	0.54	1.6	32.3	23.3	44.2	4.0	26.9	22.7	45.3
0.49	0.51	1.0	28.2	18.4	40.6	1.0	22.4	17.9	42.0
0.46	0.48	1.0	23.5	12.9	36.6	1.0	17.4	12.4	38.2
0.43	0.45	1.0	18.2	6.6	32.1	1.0	11.6	6.1	34.0
0.40	0.42	1.0	12.2	1.0	26.9	1.0	5.0	1.0	29.1
0.37	0.39	1.0	5.2	1.0	20.8	1.0	1.0	1.0	23.5
0.34	0.36	1.0	1.0	1.0	13.7	1.0	1.0	1.0	17.0
0.00	0.33	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

'Standard' grant rates are shown in bigger type

Notes:

¹ To be used for appropriate supported housing units if not under the supported housing framework.

² All self-contained units meeting wheelchair design requirements or units for frail older people, but which are not under the supported housing framework, use Cat2 (NB or RH) grant rates.

Unit type key:

Gen, SN¹ NB S/C

Newbuild housing for general needs or non-framework supported housing, self contained.

Gen, Cat1/2², SN¹ RH S/C

Rehabilitation housing for general needs or category 1/2² older people or for non-framework supported housing, self contained.

Cat1 NB S/C

Newbuild category 1 housing for older people, self contained.

Cat2² NB S/C

Newbuild category 2² housing for older people, self contained.

Gen, SN¹ NB Shd

Newbuild housing for general needs or non-framework supported housing, shared.

Gen, SN¹ RH Shd

Rehabilitation housing for general needs or non-framework supported housing, shared.

Ext Fam NB S/C

Newbuild housing for extended families, self contained.

Ext Fam RH S/C

Rehabilitation housing for extended families, self contained.

Table 2.4 GRANT RATES FOR SCHEMES FOR RENT: TCI COST GROUP D

Gross Multiplier		Gen, SN ¹ NB S/C G010	Gen Cat1/2 ² SN ¹ RH S/C G020	Cat1 NB S/C G030	Cat2 ² NB S/C G040	Gen, SN ¹ NB Shd G050	Gen, SN ¹ RH Shd G060	Ext Fam NB S/C G070	Ext Fam RH S/C G080
Lowest	Highest								
1.96	2.00	78.4	86.1	85.8	92.3	79.4	86.0	84.3	89.8
1.91	1.95	73.5	81.0	80.7	87.0	74.4	80.9	79.2	84.7
1.86	1.90	72.7	80.5	80.1	86.5	73.6	80.3	78.6	84.2
1.81	1.85	71.8	79.8	79.4	86.0	72.8	79.7	77.8	83.6
1.76	1.80	70.9	79.2	78.7	85.5	71.9	79.0	77.1	83.1
1.71	1.75	69.9	78.5	77.9	84.9	70.9	78.3	76.3	82.5
1.66	1.70	68.8	77.7	77.1	84.3	69.9	77.6	75.4	81.9
1.61	1.65	67.7	77.0	76.2	83.7	68.9	76.8	74.5	81.2
1.56	1.60	66.5	76.1	75.3	83.0	67.7	75.9	73.5	80.5
1.51	1.55	65.3	75.2	74.3	82.3	66.5	75.1	72.5	79.8
1.46	1.50	63.9	74.3	73.3	81.5	65.2	74.1	71.4	79.0
1.41	1.45	62.5	73.3	72.2	80.7	63.8	73.1	70.2	78.2
1.36	1.40	60.9	72.2	71.0	79.8	62.3	72.0	69.0	77.3
1.31	1.35	59.2	71.0	69.7	78.9	60.8	70.8	67.6	76.3
1.26	1.30	57.4	69.8	68.3	77.9	59.0	69.5	66.1	75.2
1.21	1.25	55.5	68.4	66.8	76.8	57.2	68.1	64.5	74.1
1.18	1.20	53.8	67.2	65.5	75.8	55.6	67.0	63.2	73.1
1.15	1.17	52.5	66.3	64.5	75.1	54.3	66.0	62.1	72.4
1.12	1.14	51.1	65.3	63.4	74.3	53.0	65.0	61.0	71.5
1.09	1.11	49.6	64.3	62.2	73.4	51.6	64.0	59.8	70.7
1.06	1.08	48.0	63.2	61.0	72.5	50.1	62.9	58.5	69.8
1.03	1.05	46.3	62.0	59.7	71.6	48.5	61.7	57.1	68.8
1.00	1.02	44.6	60.8	58.4	70.6	46.9	60.5	55.7	67.8
0.97	0.99	42.7	59.5	56.9	69.6	45.1	59.2	54.2	66.7
0.94	0.96	40.7	58.2	55.4	68.4	43.2	57.8	52.6	65.6
0.91	0.93	38.6	56.7	53.8	67.2	41.2	56.3	50.9	64.4
0.88	0.90	36.3	55.1	52.0	66.0	39.1	54.7	49.0	63.1
0.85	0.87	33.9	53.5	50.2	64.6	36.8	53.0	47.1	61.7
0.82	0.84	31.3	51.7	48.2	63.1	34.4	51.2	45.0	60.2
0.79	0.81	28.5	49.8	46.0	61.6	31.8	49.3	42.7	58.6
0.76	0.78	25.5	47.7	43.7	59.9	29.0	47.1	40.3	56.9
0.73	0.75	22.2	45.4	41.2	58.0	25.9	44.9	37.7	55.0
0.70	0.72	18.7	43.0	38.4	56.1	22.6	42.4	34.8	53.0
0.67	0.69	14.8	40.4	35.4	53.9	19.0	39.7	31.7	50.8
0.64	0.66	10.6	37.5	32.2	51.5	15.1	36.8	28.3	48.4
0.61	0.63	6.0	34.4	28.6	49.0	10.8	33.6	24.6	45.8
0.58	0.60	1.0	30.9	24.6	46.1	6.1	30.1	20.5	43.0
0.55	0.57	1.0	27.1	20.3	43.0	1.0	26.1	15.9	39.8
0.52	0.54	1.0	22.8	15.4	39.4	1.0	21.8	10.8	36.3
0.49	0.51	1.0	18.0	9.9	35.5	1.0	16.9	5.2	32.4
0.46	0.48	1.0	12.7	3.7	31.1	1.0	11.4	1.0	27.9
0.43	0.45	1.0	6.6	1.0	26.0	1.0	5.2	1.0	22.9
0.40	0.42	1.0	1.0	1.0	20.2	1.0	1.0	1.0	17.2
0.37	0.39	1.0	1.0	1.0	13.6	1.0	1.0	1.0	10.6
0.34	0.36	1.0	1.0	1.0	5.7	1.0	1.0	1.0	2.9
0.00	0.33	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

'Standard' grant rates are shown in bigger type

Notes:

¹ To be used for appropriate supported housing units if not under the supported housing framework.

² All self-contained units meeting wheelchair design requirements or units for frail older people, but which are not under the supported housing framework, use Cat2 (NB or RH) grant rates.

Unit type key:

Gen, SN¹ NB S/C

Gen, Cat1/2², SH¹ RH S/C

Cat1 NB S/C

Cat2² NB S/C

Gen, SN¹ NB Shd

Gen, SN¹ RH Shd

Ext Fam NB S/C

Ext Fam RH S/C

Newbuild housing for general needs or non-framework supported housing, self contained.

Rehabilitation housing for general needs or category 1/2² older people or for non-framework supported housing, self contained.

Newbuild category 1 housing for older people, self contained.

Newbuild category 2² housing for older people, self contained.

Newbuild housing for general needs or non-framework supported housing, shared.

Rehabilitation housing for general needs or non-framework supported housing, shared.

Newbuild housing for extended families, self contained.

Rehabilitation housing for extended families, self contained.

Table 2.5 GRANT RATES FOR SCHEMES FOR RENT: TCI COST GROUP E

Gross Multiplier		Gen, SN ¹ NB S/C G010	Gen Cat1/2 ² SN ¹ RH S/C G020	Cat1 NB S/C G030	Cat2 ² NB S/C G040	Gen, SN ¹ NB Shd G050	Gen, SN ¹ RH Shd G060	Ext Fam NB S/C G070	Ext Fam RH S/C G080
Lowest	Highest								
1.96	2.00	75.2	85.4	83.8	91.2	76.2	85.3	81.5	89.2
1.91	1.95	70.3	80.3	78.7	85.9	71.4	80.2	76.5	84.0
1.86	1.90	69.4	79.7	78.0	85.3	70.4	79.5	75.7	83.4
1.81	1.85	68.4	79.0	77.2	84.8	69.5	78.9	74.8	82.9
1.76	1.80	67.3	78.3	76.4	84.2	68.4	78.1	74.0	82.3
1.71	1.75	66.2	77.5	75.5	83.6	67.4	77.4	73.0	81.6
1.66	1.70	65.0	76.7	74.6	82.9	66.2	76.6	72.0	80.9
1.61	1.65	63.7	75.9	73.7	82.2	65.0	75.7	71.0	80.2
1.56	1.60	62.4	75.0	72.6	81.4	63.7	74.8	69.9	79.4
1.51	1.55	61.0	74.0	71.5	80.6	62.3	73.8	68.7	78.6
1.46	1.50	59.4	73.0	70.3	79.8	60.9	72.8	67.4	77.7
1.41	1.45	57.8	71.9	69.1	78.8	59.3	71.6	66.1	76.8
1.36	1.40	56.0	70.7	67.7	77.8	57.6	70.4	64.6	75.8
1.31	1.35	54.1	69.4	66.3	76.8	55.8	69.2	63.1	74.7
1.26	1.30	52.1	68.1	64.7	75.6	53.9	67.8	61.4	73.6
1.21	1.25	49.9	66.6	63.0	74.4	51.8	66.3	59.6	72.3
1.18	1.20	48.0	65.3	61.6	73.3	50.0	65.0	58.0	71.3
1.15	1.17	46.5	64.3	60.4	72.5	48.5	64.0	56.8	70.4
1.12	1.14	44.9	63.2	59.2	71.6	47.0	62.9	55.5	69.5
1.09	1.11	43.2	62.1	57.9	70.7	45.4	61.7	54.1	68.5
1.06	1.08	41.4	60.9	56.6	69.7	43.7	60.5	52.6	67.5
1.03	1.05	39.5	59.7	55.1	68.6	41.9	59.3	51.1	66.5
1.00	1.02	37.5	58.3	53.6	67.5	40.1	57.9	49.4	65.4
0.97	0.99	35.4	56.9	52.0	66.3	38.1	56.5	47.7	64.2
0.94	0.96	33.1	55.4	50.2	65.1	35.9	55.0	45.9	62.9
0.91	0.93	30.7	53.8	48.4	63.8	33.7	53.4	43.9	61.6
0.88	0.90	28.2	52.1	46.4	62.3	31.2	51.6	41.8	60.1
0.85	0.87	25.4	50.3	44.3	60.8	28.7	49.8	39.5	58.6
0.82	0.84	22.5	48.4	42.1	59.2	25.9	47.8	37.1	57.0
0.79	0.81	19.3	46.3	39.6	57.4	22.9	45.7	34.5	55.2
0.76	0.78	15.9	44.0	37.0	55.5	19.7	43.4	31.7	53.3
0.73	0.75	12.2	41.6	34.2	53.5	16.3	40.9	28.7	51.3
0.70	0.72	8.1	39.0	31.1	51.2	12.5	38.2	25.4	49.0
0.67	0.69	3.8	36.1	27.8	48.8	8.5	35.3	21.9	46.6
0.64	0.66	1.0	33.0	24.1	46.2	4.0	32.1	18.0	44.0
0.61	0.63	1.0	29.5	20.1	43.3	1.0	28.6	13.7	41.1
0.58	0.60	1.0	25.7	15.6	40.1	1.0	24.8	9.0	37.9
0.55	0.57	1.0	21.6	10.7	36.6	1.0	20.5	3.7	34.4
0.52	0.54	1.0	16.9	5.2	32.6	1.0	15.8	1.0	30.6
0.49	0.51	1.0	11.7	1.0	28.2	1.0	10.5	1.0	26.2
0.46	0.48	1.0	5.9	1.0	23.3	1.0	4.5	1.0	21.3
0.43	0.45	1.0	1.0	1.0	17.6	1.0	1.0	1.0	15.8
0.40	0.42	1.0	1.0	1.0	11.1	1.0	1.0	1.0	9.5
0.37	0.39	1.0	1.0	1.0	3.7	1.0	1.0	1.0	2.2
0.34	0.36	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
0.00	0.33	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

'Standard' grant rates are shown in bigger type

Notes:

¹ To be used for appropriate supported housing units if not under the supported housing framework.

² All self-contained units meeting wheelchair design requirements or units for frail older people, but which are not under the supported housing framework, use Cat2 (NB or RH) grant rates.

Unit type key:

Gen, SN¹ NB S/C

Newbuild housing for general needs or non-framework supported housing, self contained.

Gen, Cat1/2², SN¹ RH S/C

Rehabilitation housing for general needs or category 1/2² older people or for non-framework supported housing, self contained.

Cat1 NB S/C

Newbuild category 1 housing for older people, self contained.

Cat2² NB S/C

Newbuild category 2² housing for older people, self contained.

Gen, SN¹ NB Shd

Newbuild housing for general needs or non-framework supported housing, shared.

Gen, SN¹ RH Shd

Rehabilitation housing for general needs or non-framework supported housing, shared.

Ext Fam NB S/C

Newbuild housing for extended families, self contained.

Ext Fam RH S/C

Rehabilitation housing for extended families, self contained.

Table 2.6 **LOW COST HOME OWNERSHIP (LCHO) FACTORS**

Sale programme	Priority investment areas	Other areas
Shared ownership	58%	50%
Shared ownership for the elderly	68%	60%
Improvement for outright sale	33%	

Table 2.7 **HOMEBUY VALUE LIMITS AND ON-COST ALLOWANCE**

	A	B	TCI cost group		
			C	D	E
Homebuy value limits (£)					
Homes with up to and including two bedrooms	130,900	110,300	89,200	67,700	58,800
Homes with more than two bedrooms	164,000	137,900	110,500	82,900	71,500
On-cost allowance (%)					
Applied to actual purchase price	3	3	3	3	3

Table 2.8 **VOLUNTARY PURCHASE GRANT (VPG) AND RIGHT TO ACQUIRE (RTA) DISCOUNT AMOUNTS**

	A	B	TCI cost group		
			C	D	E
VPG and RTA discount amounts (£)	16,000	13,500	11,000	10,000	9,000

Note:

The RTA discount amounts, and the local authorities they apply to, are set by Statutory Instrument (1997 No 626, The Housing (Right to Acquire Discount) Order), and may be varied by subsequent orders. The current intention is that RTA discount levels should continue to reflect those for VPG. Any discrepancies should be reported to the Housing Corporation.

Table 2.9 **LOCAL AUTHORITY DO-IT-YOURSELF SHARED OWNERSHIP (LA DIYSO) VALUE LIMITS, GRANT RATES AND ON-COST ALLOWANCE**

	A	B	TCI cost group		
			C	D	E
LA DIYSO value limits (£)					
Homes with up to and including two bedrooms	130,900	110,300	89,200	67,700	58,800
Homes with more than two bedrooms	164,000	137,900	110,500	82,900	71,500
Grant rates (%)					
Applied to value of unsold equity	72.7	68.9	63.0	56.7	52.1
On-cost allowance (%)					
Applied to actual purchase price	5	5	5	5	5

Notes:

Value limits are as for Homebuy.

Total grant will be: (value of unsold equity x grant rate) + (total purchase price x on-cost allowance).

LADIYSO programme subject to review by the Department of the Environment, Transport and Regions (DETR).



**Part 3:
Rent caps 2001/2002**

PART 3: RENT CAPS

EXPLANATION OF RENT CAPS

A key objective of the funding system is to achieve value for money in return for grant that allows an affordable rent. Just as grant rates represent the maximum proportion of scheme costs which will be funded by any form of public subsidy including Social Housing Grant (SHG), and just as TCI represent the basis of a cost evaluation of SHG-funded units, so rent caps represent the upper level of rents (including housing benefit-eligible service charge) that will normally be acceptable for new schemes.

Within this context, the rent caps are modelled on new build TCI and grant rates for 2001/2002 and therefore represent rents at 100% TCI and modelled grant. However, published grant rates are less than modelled grant rates due to the Minister's decision on the headline grant rate. The caps are produced at TCI cost group area level and are broken down by floor area within this. Housing Benefit eligible service charges are represented within the caps which are derived from the grant rate and rent cap model which includes RSLs' management and maintenance costs.

APPLICATION OF RENT CAPS

For 2001/2002, rents caps will apply for general needs housing for rent and temporary housing; they will not apply to supported housing schemes nor to category 1 and 2 schemes, although RSLs will still be required to submit rent and service charge information for such schemes at bid stage and at grant confirmation.

Similarly, whilst RSLs will be required to provide rent and service charge information for shared ownership schemes, these schemes will not be subject to rent caps. In addition, there is no published benchmark for rent as a percentage of unsold equity. Instead, RSLs are expected to propose levels of rent that are considered affordable to their potential customers. For shared ownership schemes, we will calculate at bid stage RSLs' proposed rent as a percentage of unsold equity, RSLs will then be required to maintain the same percentage through to grant confirmation and to practical completion. In respect of housing benefit-eligible service charges, again it is expected that there should be no variation from the proposed service charges at bid stage.

USE OF RENT CAPS BY THE HOUSING CORPORATION

RSLs are expected to bid at rent plus housing benefit eligible service charge levels which will not breach the published rent caps. Once a bid is accepted there will be a presumption against giving grant confirmation on any schemes where the published caps are exceeded. In other words, grant confirmation stage will be based on the lower of the rents plus housing benefit eligible service charge proposed by the RSL at bid stage (where applicable) or the published rent cap. RSLs will need to provide a convincing justification on overall value for money grounds if grant confirmation is to be considered on schemes where the published rent caps are breached. Housing Corporation regions will have discretion to approve schemes up to a maximum of 130% of the published caps.

NOTES TO THE TABLE

Table 3.1 sets out the rent caps which apply to general needs housing for rent schemes, including temporary housing. The caps are provided by TCI cost group and vary in relation to floor area for units to be approved.

To identify the appropriate rent cap(s), the cost group and floor area must be identified. Part 1 has a list of the TCI cost groups into which local authority areas fall.

Table 3.1 RENT CAPS

including housing benefit eligible service charges, for housing produced outside the Housing Corporation's supported housing framework

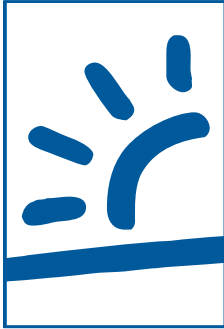
Dwelling floor area (meter ²)	Probable occupancy persons	General needs self-contained TCI cost group					Extended family self-contained TCI cost group				
		A	B	C	D	E	A	B	C	D	E
Up to 25m ²	1	£43	£43	£41	£38	£39					
25m ² to 30m ²	1	£46	£46	£44	£41	£41					
30m ² to 35m ²	1 and 2	£49	£49	£47	£43	£44					
35m ² to 40m ²	1 and 2	£52	£52	£50	£46	£46					
40m ² to 45m ²	2	£56	£56	£53	£48	£49					
45m ² to 50m ²	2	£59	£59	£56	£51	£51					
50m ² to 55m ²	2 and 3	£62	£62	£59	£53	£54					
55m ² to 60m ²	2 and 3	£66	£66	£62	£56	£56					
60m ² to 65m ²	3 and 4	£69	£69	£65	£58	£59					
65m ² to 70m ²	3 and 4	£72	£72	£68	£61	£61					
70m ² to 75m ²	3, 4 and 5	£76	£76	£71	£64	£64					
75m ² to 80m ²	3, 4 and 5	£79	£79	£74	£66	£66					
80m ² to 85m ²	4, 5 and 6	£82	£82	£77	£69	£69					
85m ² to 90m ²	4, 5 and 6	£86	£86	£80	£71	£71					
90m ² to 95m ²	5 and 6	£89	£89	£83	£74	£74					
95m ² to 100m ²	5 and 6	£92	£92	£86	£76	£76					
100m ² to 105m ²	6 and 7	£95	£95	£89	£79	£78	£81	£81	£76	£69	£69
105m ² to 110m ²	6 and 7	£99	£99	£92	£82	£81	£84	£84	£78	£71	£71
110m ² to 115m ²	6, 7 and 8	£102	£102	£95	£84	£83	£86	£86	£81	£73	£73
115m ² to 120m ²	6, 7 and 8	£105	£105	£98	£87	£86	£89	£89	£83	£75	£75
120m ² to 125m ²	7 and 8	£109	£109	£101	£89	£88	£92	£92	£86	£77	£77
125m ² to 130m ²	7 and 8	£112	£112	£104	£92	£91	£94	£94	£88	£79	£79
130m ² to 135m ²	8 and 9						£97	£97	£90	£81	£81
135m ² to 140m ²	8 and 9						£99	£99	£93	£83	£83
140m ² to 145m ²	8, 9 and 10						£102	£102	£95	£86	£85
145m ² to 150m ²	8, 9 and 10						£105	£105	£98	£88	£88
150m ² to 155m ²	9 and 10						£107	£107	£100	£90	£90
155m ² to 160m ²	9 and 10						£110	£110	£103	£92	£92
160m ² to 165m ²	10 or more						£112	£113	£105	£94	£94
165m ² to 170m ²	10 or more						£115	£115	£107	£96	£96
170m ² to 175m ²	10 or more						£118	£118	£110	£98	£98
175m ² to 180m ²	10 or more						£120	£121	£112	£100	£100
180m ² to 185m ²	10 or more						£123	£123	£115	£102	£102
185m ² to 190m ²	10 or more						£126	£126	£117	£104	£104
General needs shared, 1 person bedspace		£48	£48	£44	£40	£40					

Typical expected working minimum wage net weekly incomes, England July 2002

Household type	Typical hours worked (weekly)	Typical income (net weekly)
Single person, FT/PT	34	£125
Lone parent with 1 child, FT/PT	20	£178
Couple with 2 children, both FT/PT	43+21	£296
Couple with 4 children, both FT/PT	43+18	£369

Note:

The rent caps are based on a 52-week year. The annual rent cap is therefore the relevant figure above x 52.



**Part 4:
Administrative allowances
2001/2002**

PART 4: ADMINISTRATIVE ALLOWANCES

REVISIONS FOR 2001/2002

The revised levels for 2001/2002 for special project promotion, co-operative promotion, property disposal administration expenses, grant recycling, and RSF move-on allowances are set out in the table Allowances and expenses 2001/2002 (table 4.1).

Co-operative and special project promotion allowances feature in the calculation of capital grants under the Housing Act 1996. Property disposal allowances are used in the calculation of the amounts of capital grant recovered or recycled.

Move-on allowances

The move-on allowance used in the calculation of RSF increases to £517 per unit per year. Transitional move on allowances not appearing in the RSF calculation increase by 2.5%.

Supported Housing Management Grants (SHMG)

Rates of SHMG will increase by 2.5%. SHMG is a revenue grant paid to RSLs to contribute to the costs of providing intensive housing management for people living in supported housing.

Limit on the management element of the service charge on leasehold schemes for the elderly

Refer to paragraph 6 of the circular. The limits announced by the Corporation and Department of the Environment, Transport and the Regions are as follows:-

1999/2000	£246	(£277 enhanced for VAT)
2000/2001	£251	(£283 enhanced for VAT)

Table 4.1 ALLOWANCES AND EXPENSES 2001/2002

	£	IMS code ¹	£ (VAT enhanced)	IMS code ¹
Special project promotion				
• London				
Agency schemes				
First project	11,447	A010	(12,886)	A020
Second and subsequent projects	7,631	A050	(8,590)	A060
Directly managed schemes				
First project	10,301	A090	(11,596)	A100
Second and subsequent projects	6,868	A130	(7,731)	A140
• Outside London				
Agency schemes				
First project	8,317	A030	(9,362)	A040
Second and subsequent projects	5,542	A070	(6,239)	A080
Directly managed schemes				
First project	7,486	A110	(8,427)	A120
Second and subsequent projects	4,991	A150	(5,618)	A160
Co-operative promotion				
• London				
Per new primary co-op project	8,547	A170	(9,621)	A180
For second and subsequent schemes:				
new build	5,701	A210	(6,418)	A220
rehabilitation	1,282	A250	(1,443)	A260
• Outside London				
Per new primary co-op project	7,748	A190	(8,722)	A200
For second and subsequent schemes:				
new build	5,166	A230	(5,815)	A240
rehabilitation	1,162	A270	(1,308)	A280
Property disposal deductible administration expenses				
• All areas				
Staircasing sales	427	A900	(n/a)	
Right to buy sales (house)	667		(n/a)	
Right to buy sales (flats)	1,500		(n/a)	
Voluntary and Statutory Purchase Grants (house)	667	A940	(n/a)	
Voluntary and Statutory Purchase Grants (flat)	1,500	A950	(n/a)	
Recovery of tenant's discount	98		(n/a)	
Move on allowances for RSF				
• All areas	517		(582)	

Note:

¹ IMS codes are for Housing Corporation use only.

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