



Llywodraeth Cymru  
Welsh Government

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# Acceptable Cost Guidance/On-Costs for use with Social Housing Grant Funded Housing in Wales

April 2015

**OGL**

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## **1. Main Changes**

1.1 Changes to Acceptable Cost Guidance (ACGs) take account of:

- Tender and land price movements.
- The Shared Abbeyfield ACG has been deleted as Abbeyfields do not currently receive funding for new development.

1.2 This publication replaces 'Acceptable Cost Guidance/On Costs for use with SHG Funded Housing in Wales – August 2012'.

1.3 Cost guidance figures reflect current standards set out in Development Quality Requirements 2005 (DQR) and amendments.

## **2. Introduction**

2.1 Acceptable Cost Guidance figures (ACGs) are provided as guidance on the likely acceptability of scheme costs for grant purposes. It is expected the majority of schemes are capable of being produced at or below ACG. Whilst schemes falling at or below ACG will not ordinarily be subjected to detailed scrutiny at tender approval stage, subject to the requirements of Grant Procedures, Registered Social Landlords (RSLs) will occasionally be required to provide full documentation for technical scrutiny on a sample basis. Where, however, schemes are to be procured on a package deal basis, in view of the savings which this route should provide, schemes in excess of 96% ACG will receive technical scrutiny.

2.2 Schemes with costs exceeding ACG may be approved if high acquisition and/or works costs are justified in the light of local conditions and housing need. Costs over 120%, however, will generally not be met by the Welsh Government for general needs schemes. An explanation should be provided with the scheme submission giving reasons for higher costs.

2.3 ACG figures should be used for all schemes developed with Social Housing Grant (SHG) and include all qualifying development and acquisition costs as defined in Grant Procedures, and key and supplementary on costs, as defined in Annex C.

2.4 The ACGs are to be compared with total scheme costs. For General Needs/Elderly Units (other than Extra Care) they apply equally to new build and existing properties.

2.5 Annex A gives costs per dwelling related to occupancy. The figures apply to the cost of a scheme regardless of the method of procurement used. Where land or buildings are being provided at less than valuation (other than as a result of normal negotiations over purchase price), appraisals will normally be on the basis of unencumbered market value. To take account of variations in costs within Wales, five cost bands have been determined. The specific localities falling within each band are shown in Annex E.

## **3. Effect of ACG on Specification and Amount of Grant Payable**

- 3.1 RSLs are at liberty to set higher standards of specification than the minimum necessary to meet Development Quality Requirements. Where RSLs are seeking additional grant to meet higher specifications these should be agreed with the Homes & Places Division (H&P) prior to the tender stage submission or earlier. The RSL's tender documentation should clearly identify the costs of higher levels of specification.
- 3.2 H&P will only pay grant based on a figure in excess of ACG if, in the opinion of H&P:
- i. it can be demonstrated no lower cost alternative is reasonably available;
  - ii. any planning requirement which appears to have the effect of materially increasing scheme cost is reasonable. RSLs are expected to satisfy themselves and discuss with H&P the reasonableness of such conditions.

#### **4. Elderly Accommodation**

4.1 Guidance on the provision of sheltered/extra care housing for the elderly is included in the 2005 Edition of Development Quality Requirements (DQR). Advice on grant calculations for Extra Care schemes is available on request from the H&P's Housing Funding Team based at Merthyr Tydfil.

4.2 Non-sheltered elderly housing.

Non-sheltered elderly housing should be designed for flexible use. Any non structural features incorporated within self contained non sheltered schemes, where initial occupancy will be for elderly persons e.g. grab rails, remote alarm facilities, will be funded as exceptional provision in accordance with H&P Grant Procedures.

#### **5. Supported Housing**

5.1 Generally

a. Supported Housing accommodation may be provided via three routes:

- i. as a new dwelling specifically designed as Supported Housing accommodation either within a larger development, or as a single unit scheme;
- ii. through the use of off-the-shelf or existing properties, adapted where necessary for use as Supported Housing accommodation (ED-1\*);
- iii. through the use of an existing property, rehabilitated and adapted where necessary for use as Supported Housing accommodation (ED-2\*);

Annex A details the ACG matrix applicable to all three methods of provision.

\* See Annex C.

## 5.2 Cost Matrices

a. Annex A details the shared housing base ACGs together with supplements applicable to both shared and self contained units for the three scheme types referred to above. Within each scheme type, schemes are further divided into those forming part of a larger general needs development and those which are free standing Supported Housing developments.

b. The selection of ACG values is as follows:-

i. New build as part of larger development (shared housing and self contained).

From the number of residents and staff to be accommodated select the equivalent general needs dwelling type from Annex A Table 2 and the appropriate ACG from Table 1.

Add general and fire supplements from Table 2 where additional features are defined in Paragraph 2.4.3(l) are provided. Where wheelchair accommodation is being provided select appropriate general needs supplement from Table 3.

ii. All other schemes

select scheme type (New build, ED-1 or ED-2);

select either:

- a) part of larger development (see (i) above);
- or
- b) independent development

select appropriate ACG band;

select either shared housing occupancy number (resident bedspace) from Tables 4-8 or self contained (Table 9) as appropriate.

For self contained Supported Housing accommodation use the relevant general needs ACG together with appropriate self contained supplements;

transfer the relevant supplement values to Form Scheme1.

c. The values of the shared housing base ACG and shared housing, general, fire and refuge supplements represent the total applicable to a dwelling of a given occupancy. They should therefore be multiplied by the number of

dwellings on Form Scheme 1. The self contained supplement is applicable per dwelling to self contained units.

The values of staff and wheelchair (subsequent) supplements are based on single provision; therefore for example, if a scheme has more than 1 staff bedspace, the supplement should be multiplied accordingly.

### 5.3 Supplements

#### i. General

Provides for:

The cost of cooker, fridge/freezer, washing machine, tumble dryer.

Higher specification, more durable kitchen units.

The cost of carpeting and allowance for more durable finishes in areas of high use including the provision of dado rails.

Utility room where required – sink, washing machine connection, all additional electrical, mechanical and draining services, mechanical extract, wall tiling, non-slip flooring. (Basic costs of utility rooms are included within base cost.)

Floor drain to bathroom.

Door entry system.

#### ii. Fire

Provides for fire alarm and smoke detection installation, extinguishers and fire blankets, additional cost of fire protection to the building fabric.

#### iii. Staff Accommodation

Provides for staff overnight sleeping/office accommodation. It is applicable to shared housing only.

#### iv. Wheelchair

Provides for single storey wheelchair circulation (additional space) requirements, additional door costs, special bathroom design. Additional cost of kitchen fittings and hob/oven, external ramps, wider paths, handrails.

#### v. Refuge

Provides for secure external site enclosure, external floodlighting. Provides for additional bathroom facilities (bath, wc, wash hand basin, floor drain, extract, tiling and services). Additional bedroom space requirements. Provision of playroom and additional storage.

It is applicable to:

1. Shared bedspace base cost and supplements.
2. Supplements applied to bedsits.

## **6. On Costs**

6.1 On costs may be paid by one of two routes as follows:-

- either
1. On costs are claimed at the appropriate percentage based on acquisition costs at acquisition stage. The remainder of on costs being drawn down as part of the 2<sup>nd</sup> tranche payment.
- or
2. On costs are claimed as a lump sum per unit as defined in Annex C Table 3 at acquisition stage. The remainder of on costs being drawn down as part of the 2<sup>nd</sup> tranche payment. The lump sum route may not be chosen for GAR schemes.

6.2 Homes and Places recognises where land acquisition is at nil or discounted value, or where special arrangements have been put in place specifically to reduce costs in order to make a scheme viable and value for money (and not simply as a result of normal negotiations over the purchase price), RSLs will nevertheless incur costs and in these instances on costs will be based on the valuation of the unencumbered land excluding these special arrangements, rather than the purchase price.

## **7. Wheelchair Housing - Additional Design Guidance**

7.1 No specific design standards for wheelchair housing are contained in DQR apart from the requirement to consider “*fundamental requirements*” as listed in Point 3.5.2.2 of DQR. Appendix D of DQR lists a number of useful publications to guide designers and highlight best practice. In addition to this list RSLs may wish to consult the following publications when designing wheelchair housing:-

- a. Best Practice Guidance – Wheelchair Accessible Housing (2007); Greater London Authority
- b. Exeter Wheelchair Accessible Housing Design Standards (January 2011 plus November 2011 Addendum); Exeter City Council

## **8. Arrangements for Review**

8.1 Acceptable cost guidance figures are reviewed bi-annually.

**Queries arising from this circular should be addressed to David Holmes,  
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## ANNEX A - ACCEPTABLE COST GUIDANCE

TABLE 1 - SELF CONTAINED UNITS - GENERAL NEEDS & ELDERLY

UNIT TYPE		BAND 1	BAND 2	BAND 3	BAND 4	BAND 5
7P4B	HOUSE	176300	191300	206400	226500	246600
6P4B	HOUSE	166500	179200	192000	209000	226000
5P3B	HOUSE	142600	153600	164700	179400	194200
4P3B	HOUSE	133500	143900	154200	168000	181900
4P2B	HOUSE	127100	137500	147800	161600	175500
3P2B	BUNGALOW	115200	128000	140700	157700	174700
3P2B	FLAT	109400	114500	119700	126600	133500
2P1B	FLAT	86600	91200	95800	101900	108000
1P1B	BEDSIT	64800	68500	72200	77100	82000

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TABLE 2 - SELF-CONTAINED/SHARED HOUSING - SUPPORTED HOUSING

### NEWBUILD PART OF LARGER DEVELOPMENT

RESIDENTS	STAFF	GENERAL NEEDS EQUIVALENT*	GENERAL SUPPLEMENT*	FIRE SUPPLEMENT*
1		2P1B FLAT	6300	2600
1	1	3P2B FLAT	6300	2600
2		4P2B HOUSE	12000	4000
2	1	5P3B HOUSE	12000	4000
3		6P4B HOUSE	16000	5300
3	1	7P4B HOUSE	16000	5300

\*For scheme with no General Needs equivalent Housing Directorate will provide specific guidance

\*\* Per Dwelling

Where applicable use appropriate General Needs Wheelchair Supplements

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TABLE 3 - WHEELCHAIR SUPPLEMENT\*

GENERAL NEEDS OCCUPANCY	BAND 1	BAND 2	BAND 3	BAND 4	BAND 5
<= 3P	38800	45100	51400	59900	68400
4P	57700	63800	70100	78400	86600
>= 5P	72100	79600	86900	96700	106500
*Per Dwelling					

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Table 4 - SHARED HOUSING

NEWBUILD INDEPENDENT DEVELOPMENT OCCUPANCY	Band 1					Band 2					Band 3					Band 4				
	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
<b>BASE ACG</b>	56500	113100	168700	223500	277900	58500	117500	174800	231900	264500	61200	122800	182900	242400	301200	64900	129500	193100	256400	318500
<b>SUPPLEMENTS</b>																				
<b>SHARED HOUSING</b>	10500	21000	15700	0	-19600	10900	21700	16300	0	-20300	11300	23000	17300	0	-21900	12100	24200	18300	0	-24000
<b>GENERAL</b>	5800	11700	15700	19400	22100	5800	11700	15700	19400	22100	5800	11700	15700	19400	22100	5800	11700	15700	19400	22100
<b>FIRE</b>	2500	4300	6000	7400	8500	2500	4300	6000	7400	8500	2500	4300	6000	7400	8500	2500	4300	6000	7400	8500
<b>STAFF</b>	49300	49300	44900	40700	36300	50700	50700	46500	42400	38100	53400	53400	48700	44200	39700	56300	56300	51400	46800	41900
<b>WHEELCHAIR first</b>	36500	36500	33500	30400	27400	41300	41300	37900	34200	30800	48300	48300	44200	39900	35700	56300	56300	52400	47600	42700
<b>WHEELCHAIR sub</b>	0	21900	20100	18500	16300	0	24800	22600	20500	18500	0	29000	26200	23800	21400	0	34500	31700	28600	25500
<b>REFUGE</b>	0	0	0	83900	94200	0	0	0	83900	94200	0	0	0	82400	92400	0	0	0	80900	90700

OCCUPANCY	Band 5				
	1	2	3	4	5
<b>BASE ACG</b>	69800	140500	209500	277600	344900
<b>SUPPLEMENTS</b>					
<b>SHARED HOUSING</b>	13200	26000	19700	0	-24600
<b>GENERAL</b>	5800	11700	15700	19400	3400
<b>FIRE</b>	2500	4300	6000	7400	8500
<b>STAFF</b>	61200	61200	55600	61200	45400
<b>WHEELCHAIR first</b>	67000	67000	61200	55400	49800
<b>WHEELCHAIR sub</b>	0	40100	36500	33300	29900
<b>REFUGE</b>	0	0	0	73000	93300

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Table 5 - SHARED HOUSING

EXISTING DWELLING(1) PART OF LARGER DEVELOPMENT OCCUPANCY	Band 1					Band 2					Band 3					Band 4				
	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
<b>BASE ACG</b>	52600	105200	157800	210300	262900	54700	110300	151800	218400	273000	61200	114100	162900	228200	285300	60500	120800	181000	241200	301700
<b>SUPPLEMENTS</b>																				
<b>SHARED HOUSING</b>	19400	38400	40300	29600	5800	20100	40300	41500	30400	7300	21000	42200	43300	32100	7400	22400	44200	46000	33700	8000
<b>GENERAL</b>	6600	13200	18300	22100	24800	6600	13200	18300	22100	24800	6600	13200	18300	22100	24800	6600	13200	18300	22100	24800
<b>FIRE</b>	2700	5100	7100	8500	9400	2700	5100	7100	8500	9400	2700	5100	7100	8500	9400	2700	5100	7100	8500	9400
<b>STAFF</b>	54000	54000	49300	44900	40400	56100	56100	51400	46500	41900	58700	58700	53800	48900	44200	62100	62100	56700	51600	46400
<b>WHEELCHAIR first</b>	40400	40400	36700	33700	30200	45400	45400	41500	38100	34100	53200	53200	48500	44200	39700	63100	63100	57900	52600	47400
<b>WHEELCHAIR sub</b>	0	24200	22400	20100	18300	0	27400	25000	23000	20300	0	32100	29200	26400	23800	0	37900	34700	31700	28600
<b>REFUGE</b>	0	0	0	92900	104400	0	0	0	92900	104400	0	0	0	91200	102400	0	0	0	89600	100800

OCCUPANCY	Band 5				
	1	2	3	4	5
<b>BASE ACG</b>	65300	130900	196100	261500	327200
<b>SUPPLEMENTS</b>					
<b>SHARED HOUSING</b>	24000	48300	50000	36500	8700
<b>GENERAL</b>	6600	13200	18300	22100	24800
<b>FIRE</b>	2700	5100	7100	8500	9400
<b>STAFF</b>	67300	67300	61800	55900	50400
<b>WHEELCHAIR first</b>	73000	73000	65900	60000	55200
<b>WHEELCHAIR sub</b>	0	44200	40400	36900	33300
<b>REFUGE</b>	0	0	0	92100	103600

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Table 6 - SHARED HOUSING

EXISTING DWELLING(1) INDEPENDENT DEVELOPMENT OCCUPANCY	Band 1					Band 2					Band 3					Band 4				
	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
<b>BASE ACG</b>	57000	114100	170100	225100	279800	59300	118300	176700	233600	290300	62100	123600	184300	244300	303200	65500	130600	195000	258200	320700
<b>SUPPLEMENTS</b>																				
<b>SHARED HOUSING</b>	19400	38800	40300	29600	6800	20100	40300	41500	30400	6600	21000	42200	43300	32100	7600	22400	44200	46000	33700	8000
<b>GENERAL</b>	6600	13200	18300	22100	24800	6600	13200	18300	8500	24800	6600	13200	18300	22100	24800	6600	13200	18300	22100	24800
<b>FIRE</b>	2700	5100	7100	8500	9400	2700	5100	7100	8500	9400	2700	5100	7100	8500	9400	2700	5100	7100	8500	9400
<b>STAFF</b>	56100	56100	51400	46500	41500	58300	58300	53400	48500	43500	61100	61100	55600	50600	45200	64300	64300	58700	53400	47800
<b>WHEELCHAIR first</b>	41900	41900	38400	34700	31200	47400	47400	43100	39300	35100	55000	55000	50400	45800	40900	65700	65900	60200	44200	48700
<b>WHEELCHAIR sub</b>	0	25300	23200	20800	18900	0	28400	26000	23600	21000	0	33300	30200	27800	24600	0	39500	36200	3200	29400
<b>REFUGE</b>	0	0	0	96000	107600	0	0	0	96000	107600	0	0	0	94300	105800	0	0	0	92700	104000

	Band 5				
OCCUPANCY	1	2	3	4	5
<b>BASE ACG</b>	70700	141800	211200	279800	347500
<b>SUPPLEMENTS</b>					
<b>SHARED HOUSING</b>	24000	48300	50000	36500	8700
<b>GENERAL</b>	6600	13200	18300	22100	24800
<b>FIRE</b>	2700	5100	7100	8500	9400
<b>STAFF</b>	69800	69800	63900	58100	52200
<b>WHEELCHAIR first</b>	76600	76600	70000	63500	57000
<b>WHEELCHAIR sub</b>	0	45800	42200	38300	34100
<b>REFUGE</b>	0	0	0	95100	106800

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Table 7 - SHARED HOUSING

EXISTING DWELLING(2) PART OF LARGER DEVELOPMENT OCCUPANCY	Band 1					Band 2					Band 3					Band 4				
	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
<b>BASE ACG</b>	52600	105200	157800	210300	262900	54700	100600	163700	218400	272700	57000	114100	171100	228000	285300	60500	120600	181000	241200	301700
<b>SUPPLEMENTS</b>																				
<b>SHARED HOUSING</b>	14300	28600	26200	12700	-8900	14800	29900	27400	13200	-7800	15500	30800	28600	12500	-10300	16500	32800	29900	14300	-11100
<b>GENERAL</b>	6200	12300	17100	20500	24200	6200	12300	17100	20500	24200	6200	12300	17100	20500	24200	6200	12300	17100	20500	24200
<b>FIRE</b>	2500	4700	6400	8000	8900	2500	4700	6400	8000	8900	2500	4700	6400	8000	8900	2500	4700	6400	8000	8900
<b>STAFF</b>	50200	50200	45800	41900	37900	52200	52200	47600	43500	39100	54700	54700	50000	45400	40900	57500	57500	52600	47800	43100
<b>WHEELCHAIR first</b>	37600	37600	34500	31200	28400	42400	42400	38800	35100	31700	49300	49300	45200	41100	36900	58500	58500	53800	49100	44000
<b>WHEELCHAIR sub</b>	0	22600	20500	18900	16900	0	25300	23400	21000	19200	0	29600	27200	24600	22100	0	34900	32400	29400	26400
<b>REFUGE</b>	0	0	0	86200	97200	0	0	0	86200	97200	0	0	0	84600	95300	0	0	0	83200	93700

	Band 5				
OCCUPANCY	1	2	3	4	5
<b>BASE ACG</b>	65300	130900	196100	261500	327200
<b>SUPPLEMENTS</b>					
<b>SHARED HOUSING</b>	17900	35500	32400	15500	-11300
<b>GENERAL</b>	6200	12300	17100	20500	24200
<b>FIRE</b>	2500	4700	6400	8000	8900
<b>STAFF</b>	62500	62500	57200	52200	47000
<b>WHEELCHAIR first</b>	68600	68600	62900	57000	51400
<b>WHEELCHAIR sub</b>	0	41100	37900	34100	30600
<b>REFUGE</b>	0	0	0	85500	96300

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Table 8 - SHARED HOUSING

EXISTING DWELLING(2) INDEPENDENT DEVELOPMENT OCCUPANCY	Band 1					Band 2					Band 3					Band 4				
	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
<b>BASE ACG</b>	54000	113600	169100	224200	278500	58700	117900	175400	232800	288900	61400	125300	183600	243000	302000	65200	130000	194100	257200	319500
<b>SUPPLEMENTS</b>																				
<b>SHARED HOUSING</b>	14300	28600	26200	12700	-8900	14800	29900	27400	13200	-9400	15500	30800	28600	13700	-10300	16500	32800	29900	14300	-11100
<b>GENERAL</b>	6200	12300	17100	20500	24200	6200	12300	17100	20500	24200	6200	12300	17100	20500	24200	6200	12300	17100	20500	24200
<b>FIRE</b>	2500	4700	6400	8000	8900	2500	4700	6400	8000	8900	2500	4700	6400	8000	8900	2500	4700	6400	8000	8900
<b>STAFF</b>	50200	50200	47600	43100	38800	54000	54000	49300	44900	40300	56700	56700	51800	47000	42400	59600	59600	54500	49300	44400
<b>WHEELCHAIR first</b>	39100	39100	35700	32400	29000	44000	44000	40300	36300	32400	51400	51400	46800	42500	38100	61100	61100	58100	50600	45600
<b>WHEELCHAIR sub</b>	0	23400	21400	19400	17500	0	26200	24000	21700	19600	0	30600	28100	25300	23000	0	36700	33500	30400	27400
<b>REFUGE</b>	0	0	0	89100	99800	0	0	0	89100	99800	0	0	0	87500	98200	0	0	0	85900	96500

	Band 5				
OCCUPANCY	1	2	3	4	5
<b>BASE ACG</b>	70500	140900	210300	28000	345900
<b>SUPPLEMENTS</b>					
<b>SHARED HOUSING</b>	17900	35500	32400	15500	-11300
<b>GENERAL</b>	6200	12300	17100	20500	24200
<b>FIRE</b>	2500	4700	6400	8000	8900
<b>STAFF</b>	64700	64900	59100	53800	48300
<b>WHEELCHAIR first</b>	70900	70900	64900	59800	53000
<b>WHEELCHAIR sub</b>	0	42500	39100	35300	31700
<b>REFUGE</b>	0	0	0	88300	99000



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Table 9 - SELF CONTAINED HOUSING SUPPLEMENTS

Band	NEWBUILD INDEPENDENT DEVELOPMENT					EXISTING DWELLINGS(1) PART OF LARGER DEVELOPMENT					EXISTING DWELLINGS(1) INDEPENDENT DEVELOPMENT					
	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	
<b>SUPPLEMENTS</b>																
<b>BEDSIT</b>	3100	3300	3500	3700	3900	8200	8600	8800	9200	9700	11600	11800	12300	12800	13800	
<b>FLAT</b>	4600	4800	5000	5100	5700	11000	11300	11800	12500	13300	15800	16300	16900	17500	18700	
<b>GENERAL</b>	5000	5100	5100	5100	5100	6000	6000	6000	6000	6000	6000	6000	6000	6000	6000	
<b>FIRE</b>	2200	2200	2200	2200	2200	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	
<b>STAFF</b>	44600	46300	48500	51100	55600	49100	51000	53400	56400	61300	51000	52600	55400	58400	63600	
<b>WHEELCHAIR</b>	33400	37700	43900	51900	60900	36700	41100	48400	57200	67000	38200	43100	50100	59800	69700	

Band	EXISTING DWELLINGS(2) PART OF LARGER DEVELOPMENT					EXISTING DWELLINGS(2) INDEPENDENT DEVELOPMENT				
	1	2	3	4	5	1	2	3	4	5
<b>SUPPLEMENTS</b>										
<b>BEDSIT</b>	3700	3700	3700	3900	4300	7000	7200	7500	7700	8000
<b>FLAT</b>	4600	4800	5000	5100	5700	9300	9700	10100	10300	11600
<b>GENERAL</b>	5700	5700	5700	5700	5700	5700	5700	5700	5700	5700
<b>FIRE</b>	2200	2200	2200	2200	2200	2200	2200	2200	2200	2200
<b>STAFF</b>	45600	47400	49800	51900	56700	47400	49100	51600	54100	59000
<b>WHEELCHAIR</b>	34100	38500	44800	53200	62400	35400	40000	46700	55400	64400

## ANNEX B - ACCEPTABLE COST GUIDANCE

### DIY LCHO - Maximum Purchase Price Limits - 2014/15

Family Size	BAND 1	BAND 2	BAND 3	BAND 4	BAND 5
Family + 5 children	176300	191300	206400	226500	246600
Family + 4 children	166500	179200	192000	209000	226000
Family + 2 or 3 children	142600	153600	164700	179400	194200
Family + 1 child	133500	143900	154200	168000	181900
Couple	127100	137500	147800	161600	175500
Single Person	115100	123900	132600	144200	155800

## ANNEX C

### TABLE 1 – KEY ON COSTS

Scheme Type	%	Timing
Conventional newbuild	16.50	)
Framework (newbuild/existing dwellings)	10.50	)
Design & build	8.50	)
Package deals	9.00	) See Table 3 over page
Collaborative design and build	10.50	)
Collaborative package deals	11.00	)
Off the Shelf	4.00	)
Existing dwellings		Fully claimable at acquisition
Where works element as a percentage of the open market value of the property at acquisition stage is:		Fully claimable at acquisition
up to 5%; (ED-1)	4.50	
over 5% not exceeding 25% (ED-1)	7.00	
over 25% (ED-2)	18.00	
Physical adaptations:		
Post tender approval but prior to practical completion	as main scheme on cost	Fully claimable post tender
Existing dwellings (relets) or 1 <sup>st</sup> letting post practical completion	as GAR below	Fully claimable post tender
Grant-aided repairs (GAR) and Reinvestment	15.00	Fully claimable post tender

## ANNEX C Continued

### ALLOWANCES

#### 1. Decanting costs

Where it is essential by the nature of the works to decant the tenant elsewhere, an allowance of £600 per tenant is eligible for SHG to cover tenants' expenses and rent loss.

#### 2. Physical adaptations

For works of physical adaptations costing up to £1,500 (including VAT) funded by H&P, an additional allowance of £50 per unit is payable in addition to the applicable GAR on cost detailed above.

#### 3. Tenanted property on costs

Where existing properties requiring rehabilitation are purchased at prices abated to reflect their existing tenancies, on costs will be payable based on actual purchase price plus the difference between the vacant and tenanted valuations.

**TABLE 2 – SUPPLEMENTARY ON COSTS**

<b>Additions to basic on costs</b>	<b>Amount</b>	<b>Timing</b>
VAT-enhanced	+0.25%	Fully claimable post tender
* Small scheme newbuild supplement: single unit <= £125,000 total scheme costs	+3.00%	Fully claimable post tender
2-5 units <= £375,000 total scheme costs	+1.50%	Fully claimable post tender
Acquisition price > £75,000**	+1.00%	Fully claimable at acquisition

\* Applicable to all newbuild procurement routes

\*\* Applicable to single property off-the-shelf and existing dwellings for non charitable housing RSLs only

## ANNEX C Continued

### TABLE 3 – TIMING OF SCHEME ON COSTS PAYMENTS

On costs may be drawn down by one of two routes:

Either: 1. As a lump sum per unit payable (see below) at acquisition stage, the remaining balance being paid as part of the 2<sup>nd</sup> tranche payment.

<b>Scheme type</b>	<b>Acquisition £ per unit</b>
Conventional new build	700
Conventional rehabilitation	700
Design and build	700
Collaborative design and build	700
Package deal	700
Collaborative package deal	700
Framework	700

Or: 2. Acquisition stage - % of acquisition cost, the remaining balance being paid as part of the 2<sup>nd</sup> tranche payment.

## ANNEX D

TABLE 1 - NOTIONAL FLOOR AREAS

UNIT TYPE	FLOOR AREA - M2
7P4B HOUSE	114
6P4B HOUSE	110
5P3B HOUSE	94
4P3B HOUSE	88
4P2B HOUSE	83
3P2B BUNGALOW	58
3P2B FLAT - WALK UP	65
3P2B FLAT - COMMON ACCESS	59
2P1B FLAT - WALK UP	51
2P1B FLAT - COMMON ACCESS	46
1P1B BEDSIT	32
5P3B BUNGALOW-WHEELCHAIR	115
4P2B BUNGALOW - WHEELCHAIR	98
3P2B BUNGALOW - WHEELCHAIR	80
2P1B BUNGALOW - WHEELCHAIR	60

## NOTIONAL FLOOR AREAS (NFAs)

1. Notional Floor Areas are provided as guidance on the expected floor areas that would be achieved if Development Quality Requirements (DQR) were implemented in full for each house or flat type listed.
2. NFAs are not a minimum size as the main criterion should be all designs comply with DQR and not merely achieve a notional floor area. House or flat designs with full DQR compliance can be achieved with floor areas below the notional figures.
3. However, the Welsh Government may consider designs significantly larger than the NFAs as not representing value for money. In such instances if a RSL cannot provide a suitable justification for the significant over-sizing then the SHG input may be capped.

## CALCULATION OF NOTIONAL FLOOR AREA (NFA)

1. Notional (or Net) Floor Area is measured to the internal finished surfaces of main containing walls on each floor, including private staircases, internal partitions, flues and ducts; it excludes external dustbin enclosures or stores, any porch open to the air or enclosed.
2. The measurement of floor area of common access flats excludes the area of the communal stairs and circulation space.
3. The measurement of floor areas of individual ground floor external access flats includes the area occupied by the staircase and entrance hall necessary to gain access to the first floor flat. The areas of the ground floor and upper floor flats (walk-up) shall be averaged in order to make comparisons against the notional floor areas shown above.
4. The floor area in rooms where the ceiling height is less than 1.50m is excluded.

## ANNEX E

Local Authority	ACG Band	Community Council
<b>Blaenau Gwent</b>	<b>1</b>	Cwm (Blaenau Gwent) Llanhilleth Nantyglo & Blaina
	<b>2</b>	Abertillery Beaufort Brynmawr Ebbw Vale Tredegar
<b>Bridgend</b>	<b>1</b>	Garw Valley Ogmore Valley
	<b>2</b>	Coychurch Higher Llangynwyd Middle Ynysawdre
	<b>3</b>	Cefn Cribbwr Llangynwyd Lower Maesteg
	<b>4</b>	Brackla Bridgend Coity Higher Coychurch Lower Cynffig Laleston Merthyr Mawr Newcastle Higher Pencoed Porthcawl St Bride's Major
<b>Caerphilly</b>	<b>1</b>	Aber Valley Crumlin Darren Valley New Tredegar Rhymney
	<b>2</b>	Abercarn Argoed (Islwyn) Bargoed Cefn Fforest Crosskeys Gelligaer (1) Gelligaer (2) Ynysddu
(Continued)		



<b>Caerphilly</b> (Continued)	<b>3</b>	Bedwas & Machen Blackwood Llanbradach* Maesycwmmmer* Nelson Newbridge Pengam Penmaen Penyrheol Pontllanfraith Risca
	<b>4</b>	Caerphilly Van
	<b>5</b>	Rudry

<b>Cardiff</b>	<b>4</b>	Caerau
	<b>5</b>	Adamsdown Butetown Canton Cathays Cyncoed Ely Fairwater (Cardiff) Gabalfa Grangetown Heath Lisvane Llandaff Llandaff North Llanishen Llanrumney Old St Mellons Pentwyn Pentyrch Plasnewydd Pontprennau Radyr Rhiwbina Riverside Roath Rumney Splott St Fagans Tongwynlais Trowbridge Whitchurch

<p><b>Carmarthenshire</b></p> <p>(Continued)</p>	<p><b>1</b></p>	<p>Abernant  Betws (Dinefwr)  Cenarth  Cilycwm  Cilymaenllwyd  Clynderwen  Cwmamman  Cynwyl Elfed  Cynwyl Gaeo  Eglwyscummin  Ffairfach  Henllanfallteg  Llanboidy  Llanddeusant  Llanddowror  Llandybie  Llanedi  Llanfair-ar-y-bryn  Llanfihangel Aberythych  Llanfihangel Rhos-y-Corn  Llanfihangel-ar-Arth  Llanfynydd (Dinefwr)  Llangadog  Llangathen  Llangeler  Llangyndeyrn  Llangynin  Llangynog (Carmarthen)  Llanllwni  Llansadwrn  Llansawel  Llanwinio  Llanwrda  Llanybydder  Llanyerwys  Manordeilo  Meidrim  Myddfai  Newcastle Emlyn  Newchurch &amp; Merthyr  Pencarreg  Pontyberem  Quarter Bach  Trelech  Trimsaran</p>
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<b>Ceredigion</b> (Continued)	<b>1</b>	Llangybi (Ceredigion) Llangynfelyn Llanilar Llanllwchaiarn Llanrhystyd Llansantffraid (Ceredigion) Llanwnen Llanwnog Lledrod Melindwr Nantcwnlle Penbryn Pontarfynach Tirmynach Trawscoed Trefeurig Tregaron Troedyraur Y Ferwig Ysbyty Ystwyth Ysgubor-y-Coed Ystrad Fflur Ystrad Meurig
	<b>2</b>	Aberaeron Aberporth Borth Cardigan Faenor Lampeter Llanfarian Llangoedmor Llangranog New Quay
	<b>3</b>	Aberystwyth Llanbadarn Fawr (Ceredigion)

<b>Conwy</b>          (Continued)	<b>2</b>	Bro Garmon Bro Machno Caerhun Dolgarrog Dolwyddelan Llangwm (Colwyn) Llansannan Llysfaen Pentrefoelas Ysbyty Ifan
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<b>Conwy</b> (Continued)	<b>3</b>	Abergele Betws-y-Coed Betws yn Rhos* Capel Curig Cerrigydrudion* Colwyn Bay Eglwysbach Henryd Llanddoged & Maenan Llanddulas & Rhyd-y-Foed Llanfairfechan Llanfairtalhaiarn Llanfihangel Glyn Myfyr Llangernyw Llanefydd Llanrwst Llansanffraid Glan Conwy Mochdre (Colwyn) Old Colwyn Penmaenmawr Towyn & Kinmel Bay Trefriw
	<b>4</b>	Conwy Llandudno Rhos-on-Sea

<b>Denbighshire</b>	<b>2</b>	Aberwheeler Betws Gwerfil Goch Bryneglwys Clocaenog Corwen Cwm (Rhuddlan) Cyffylliog Cynywd Denbigh Derwen Gwyddelwern Llandrillo Nantglyn Prestatyn
	<b>3</b>	Bodelwyddan Bodfari Cefn Meiriadog Dyserth

(Continued)



<b>Flintshire</b> (Continued)	<b>3</b>	Mynydd Isa Nannerch Nercwys Northop Northop Hall Penyffordd Sealand Shotton Treuddyn Whitford Ysceifiog
	<b>4</b>	Hawarden* Higher Kinnerton

<b>Gwynedd</b>	<b>2</b>	Bala Bethesda Betws Garmon Bontnewydd Brithdir & Llanfacreth Corris Dolbenmaen Dolgellau Dyffryn Ardudwy Ffestiniog Ganllwyd Llanaelhaearn Llanberis Llanddeiniolen Llandderfel Llanegryn Llanelltyd Llanfair (Meirionydd) Llanfihangel-y-Pennant Llangelynin Llangywer Llanllechid Llanllyfni Llanuwchllyn Mawddwy Pennal Talsarnau Trawsfynydd Tywyn Waunfawr
(Continued)		





<b>Isle of Anglesey</b> (Continued)	<b>2</b>	Llanfachraeth Llanfaethlu Llanfair-yn-Neubwll Llanfihangel Ysgeifiog Llangefni Mechell Rhosybol Rhosyr Trefalaw Trewalchmai Valley
	<b>3</b>	Aberffraw Bodorgan Cwm Cadnant Llanbadrig Llanddaniel Fab Llanddonna Llanfaelog Llanfair-Mathafarn-Eithaf Llanfairpwllgwyngyll Llangoed Llangristiolus Llanidan Mennai Bridge Moelfre Penmynydd Pentraeth Rhoscolyn Trearddur
	<b>4</b>	Beaumaris

<b>Merthyr Tydfil</b>	<b>1</b>	Bedlinog Gurnos Merthyr Vale Troed-y-Rhiw
	<b>3</b>	Cyfarthfa Dowlais Merthyr Tydfil Pant Park Penydarren Treharris Vaynor

<b>Monmouthshire</b>	<b>3</b>	Llanelly Hill
	<b>4</b>	Abergavenny Caldicot Crucorney Goetre Fawr Grosmont Gwehelog Fawr Llanarth (Monmouth) Llanbadoc Llanfoist Fawr Llangattock-Vibon-Avel Llangwm (Monmouth) Llantilio Crossenny Llantilio Pertholey Llantrisant Fawr Mitchel Troy Portskewett Rogiet Tintern Trellech United
	<b>5</b>	Caerwent Chepstow Devauden Llangibi (Monmouth) Llanhennock Llanover Magor with Undy Mathern Monmouth Raglan Shirenewton St Arvans Usk

<b>Neath Port Talbot</b>	<b>1</b>	Blaengwrach Briton Ferry Bryn Cilybebyll Crynant Cwmavon Cwmllynfell Glyncorwg Glynneath Gwaun-Cae-Gurwen Onllwyn Pelenna
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(Continued)

<b>Neath Port Talbot</b> (Continued)	<b>1</b>	Pontardawe Resolven Sandfields East Sandfields West Seven Sisters Tai Bach Ystalyfera
	<b>2</b>	Aberavon Baglan Baglan Bay Clyne Coedffranc Dyfryn Clydach Margam Margam Moors Port Talbot Tonna
	<b>3</b>	Blaenhonddan Neath

<b>Newport</b>	<b>2</b>	Pillgwenlly Ringland
	<b>3</b>	Alway Bettws (Newport) Gaer Graig Llanwern Lliswerry Malpas Nash Shaftesbury
	<b>4</b>	Beechwood* Bishton Goldcliff Redwick Rogerstone St Julians Stow Hill Victoria
	<b>5</b>	Allt-yr-yn Caerleon Coedkernew Langstone Llanvaches
(Continued)		



<b>Pembrokeshire</b> (Continued)	<b>2</b>	Ambleston Amroth Burton Camrose Carew Cosheston Dale Dinas Cross East Williamston Fishguard & Goodwick Freystrop Herbrandston Hundleton Kilgetty/Begelly Lamphey Llangwm & Hook Llanstadwell Manorbier Merlin's Bridge Milford Haven Narberth Nevern Newport Neyland Nolton & Roch Pembroke Pembroke Dock Penally Rudbaxton Solva Spittal St Davids & Cathedral Close St Dogmaels St Florence St Ishmaels Templeton The Havens Uzmaston & Boulston
	<b>3</b>	Haverfordwest St Mary Out Liberty Saundersfoot
	<b>4</b>	Tenby

<b>Powys</b>	<b>1</b>	Abbey Cwmhir Aberedw Beguildy Cray Dissert & Trecoed Dunhonw Erwood Gladestry Glascwm Honddu Isaf Llanafanfawr Llanbadarn Fynydd Llanbardarn Fawr (Radnor) Llanbister Llanddewi Ystradenny Llanfihangel Rhydithon Llangamarch Llangunllo Llanwrthwl Llanyre Llywel Maescar Merthyr Cynog Nantmel New Radnor Old Radnor Paincastle Penybont Presteigne Rhayader St Harmon Tawe-Uchaf Trallong Treflys Whitton Yscir Ystradfellte Ystradgynlais
	<b>2</b>	Banwy Bettws (Montgomeryshire) Builth Carno Carreghofa Castle Caereinion Cilmery Felin-fach
(Continued)		

<b>Powys</b> (Continued)	<b>2</b>	Glantwymyn Glyn Tarell
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		Knighton Llanbrynmair Llanddew Llandinam Llanelwedd Llanerfyl Llanfair Caereinion Llanfechain Llanfihangel Llanfihangel Cwmdu etc Llanfyllin Llangedwyn Llangurig Llangyniew Llangynog (Montgomeryshire) Llanidloes Without Llanigon* Llanrhaeadr-ym-Mochnant Llansilin Llanwddyn Llanwrtyd Wells Manafon Meifod Mochdre (Montgomeryshire) Pen-y-Bont Fawr Trefeglwys Tregynon
(Continued)	<b>3</b>	Aberhafesp Bausley with Criggion Berriew Bronllys Builth Cadfarch Caersws Churchstoke Dwyriw Forden Guilsfield Gwernyfed Kerry Llandrindod Wells Llandrinio Llandysilio Llandyssul Llanfrynach

<b>Powys</b> (Continued)	<b>3</b>	Llanidloes Llansantffraid (Mons) Machynlleth Montgomery Newtown and Llanllwchaiarn Talgarth Talybont-on-Usk Trewern Welshpool
	<b>4</b>	Brecon Clyro Glasbury Hay Langors Llangattock Llangynidr The Vale of Grwyney
	<b>5</b>	Crickhowell

<b>Rhondda Cynon Taff</b>	<b>1</b>	Cwm Clydach Ferndale Maerdy Pen-y-Waun Rhigos Treherbert Tylorstown
	<b>2</b>	Aberaman Cwmbach Cymmer Gilfach Goch Hirwaun Llwynypia Penrhiwceiber Trealaw Trehafod Treorchy Ynysybwl & Coed-y-Cwm Ystrad Ynshir
	<b>3</b>	Abercynon Aberdare Mountain Ash Pentre Penygraig Porth Tonypandy

(Continued)



<b>Rhondda Cynon Taff</b> (Continued)	<b>4</b>	Llanharan Llanharry Llwydcoed Tonyrefail
	<b>5</b>	Llantrisant* Llantwit Fardre* Pontyclun Pontypridd Taff's Well

<b>Swansea</b>	<b>1</b>	Bonymaen Clydach Landore Mawr Mynyddbach Penderry Pontardulais Pontlliw Townhill
	<b>2</b>	Birchgrove Cockett Cwmbwrla Gorseinon Gowerton Grovesend Llangyfelach Llansamlet Llwchwr Penllergaer St Thomas
	<b>3</b>	Dunvant Llangennith Llanmadoc & Cheriton Morrison Penrice
	<b>4</b>	Bishopston Castle (Swansea) Ilston Killay Llanrhidian Higher Llanrhidian Lower Pennard Port Eynon Rhossilli Uplands Upper Killay
(Continued)		

<b>Swansea</b> (Continued)	<b>5</b>	Mumbles Reynoldston Sketty St Thomas (South)
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<b>Torfaen</b>	<b>1</b>	Abersychan Blaenavon Trevethin
	<b>2</b>	Panteg Pentrench Pontymoile
	<b>3</b>	Cwmbran Central Fairwater (Torfaen) New Inn Pontnewydd
	<b>4</b>	Croesyceiliog Henllys Llantarnam Llanyrafon Ponthir Upper Cwmbran

<b>Vale of Glamorgan</b>	<b>4</b>	Barry Rhoose St Athan
	<b>5</b>	Colwinston Cowbridge with Llanblethian Dinas Powys Ewenny Llancarfan Llandough Llandow Llanfair (Vale of Glam) Llangan Llanmaes Llantwit Manor Michaelston Penarth Pendoylan Penllyn Peterston-super-Ely
(Continued)		

<b>Vale of Glamorgan</b> (Continued)	<b>5</b>	St Bride's Major St Donats St George's-super-Ely St Nicholas and Bonvilston Sully Welsh St Donats Wenvoe Wick
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<b>Wrexham</b>	<b>2</b>	Caia Park Cefn Ceiriog Ucha Chirk Coedpoeth Penycae Rhosllanerchrugog Ruabon*
	<b>3</b>	Abenbury Acton Bangor-Is-y-Coed Bronington Broughton Brymbo Erbistock Esclusham Glyntraian Gwersyllt Isycoed Llansantffraid Glyn Ceiriog Llay Maelor South Marchwiel Minera* Offa Overton Rhosddu
	<b>4</b>	Gresford Hanmer Holt Rossett Sesswick Worthenbury

\*Community Council has moved Band since August 2012