

Update to Figure 1 of Annex 1

Figure 1: Discounted Fixed Values for the transfer of Social Rented Units from a Developer to an RSL (April 2025)*

Unit Size	Type	Value
1 Bed 2 Person	Flat	£59,379
2 Bed 3 Person	Flat	£72,316
2 Bed 3 Person	Bungalow	£73,781
2 Bed 3 Person	House	£79,391
2 Bed 4 Person	House	£82,726
3 Bed 4 Person	House	£87,072
3 Bed 5 Person	House	£92,934
4 Bed 6 Person	House	£108,600
4 Bed 7 Person	House	£114,411

* The table identifies the values at which affordable housing should be transferred from a developer to an RSL. The transfer values are based on 42% of Band 1 Acceptable Cost Guidance (ACG) figures for 2021 that have been uplifted in line with Welsh Government inflationary increases to the social rent cap.