RCT Homes Bellerophon Frmework

			RPI-CPI Wedge	NPV £m	
1	Jun-14	Board Paper NPV	0.70%	0.089	
2	Jun-14	Board Paper Risk Sensitivity	1.00%	(1.030)	
3	Oct-14	Revised Risk Sensitivity	1.50%	(2.361)	
4	Oct-14	Revised Risk Sensitivity Plus Benchmark Rents At Cwmbach	1.50%	(1.559)	
5	Oct-14	Increase In Risk Sensitvity Compared To Baord Approval	1.50%	(1.648)	4-1
6	Oct-14	Welsh Government Support Sought		0.618	2-5
7	Oct-14	Residual Risk As Per June 14		(1.030)	5+6

Note: Cwmbach Scheme

Cost Of Cwmbach Scheme	3.132
Investment Value of Cwmbach Scheme	2.516
Net Deficit in Cwmbach Scheme	(0.616)

The gap in investment value of the Cwmbach Scheme supports the level of risk premium being sought from WG

The indicative support rate for the Cwmbach site would equate to 21% of the scheme cost and 70% of ACG rates
The indicative support rate for the Cwmbach site excluding 1 bed flats would equate to 28% of the scheme cost and 68% of ACG rates