

LIST OF ELEMENTS, ATTRIBUTES, AND POINTS

ELEMENTS	ATTRIBUTES	POINTS
PROPERTY TYPE Indicates the type of property. e.g. Semi-detached, Ground Floor Flat	ATTRIBUTES Second Floor Flat (3 Storey) First Floor Flat (2 Storey) First Floor Flat (3 Storey) First Floor Flat (Block of 4) Ground Floor Flat (2 Storey) Ground Floor Flat (3 Storey) Ground Floor Flat (Block of 4) Second Floor Maisonette First Floor Maisonette Ground Floor Maisonette Mid Terrace House End Terrace House Semi-detached House Detached House	POINTS 20 20 20 22 24 24 24 25 27 32 35 40 40 50
BEDROOMS The number of bedrooms in a property (A bedsit is classed as 0 bedrooms)	ATTRIBUTES 0 Bedrooms 1 Bedroom 2 Bedrooms 3 Bedrooms 4 Bedrooms 5 Bedrooms 6 Bedrooms 7 Bedrooms	POINTS 40 65 85 102 123 175 200 250
NHER VALUE This is the energy efficiency rating of a property based on the National Homes Energy Rating scale of 1 to 10	ATTRIBUTES Rating under 5 Rating between 5 and 7 Rating over 7	POINTS 1 4 8
GARDEN The type of garden attached to a property	ATTRIBUTES Garden with sole use Garden shared with another property No garden	POINTS 4 2 0
KITCHEN STANDARD Whether the kitchen in a property is above or below the Scottish Standard	ATTRIBUTES Above Standard Below Standard	POINTS 5 0
LOCATION Town, Village or Settlement in which a property is situated. This will be based on the lettings areas used for the Council's Allocation Policy	ATTRIBUTES Elgin Forres Buckie, Keith, Lossiemouth Small Town Village Settlement	POINTS 15 12 10 7 5 2
COUNCIL NEW BUILD This is an additional rental premium based on a percentage of the points allocated in the "Property Type" and "Number of Bedrooms" Elements	ATTRIBUTES 1 Bedroom Flat 2 Bedroom Bungalow/House 3 Bedroom Semi-Detached 4 Bedroom Semi-Detached	POINTS 30% 40% 27 36 38 50 43 57 49 65
SHOWER An additional monetary value to recoup the cost of shower installation over a 12 year period will be added to property rental.		

APPENDIX II

EXAMPLES OF RENT CALCULATIONS

EXAMPLE 1		
ELEMENTS	ATTRIBUTES	POINTS
Property Type	Semi-detached	40
No of Bedrooms	Three	102
NHER Rating	8.28	8
Garden	Private	4
Kitchen	Above Standard	5
Location	Elgin	15
		174
Multiplied by Formulated Rate		0.30937
CALCULATED RENT FOR EXAMPLE 1		53.83

EXAMPLE 3		
ELEMENTS	ATTRIBUTES	POINTS
Property Type	Semi-detached	40
No of Bedrooms	Three	102
NHER Rating	5.13	4
Garden	Private	4
Kitchen	Not above standard	0
Location	Mulben	2
		152
Multiplied by Formulated Rate		0.30937
CALCULATED RENT FOR EXAMPLE 3		47.02

EXAMPLE 5		
ELEMENTS	ATTRIBUTES	POINTS
Property Type	Semi-detached	40
No of Bedrooms	Three	102
NHER Rating	8.28	8
Garden	Private	4
Kitchen	Above standard	5
Location	Elgin	15
New Build Supplement		43
		217
Multiplied by Formulated Rate		0.30937
CALCULATED RENT FOR EXAMPLE 5		67.13

EXAMPLE 2		
ELEMENTS	ATTRIBUTES	POINTS
Property Type	Ground Floor Flat	24
No of Bedrooms	Two	85
NHER Rating	8.59	8
Garden	None	0
Kitchen	Above Standard	5
Location	Dufftown	7
		129
Multiplied by Formulated Rate		0.30937
CALCULATED RENT FOR EXAMPLE 2		39.91

EXAMPLE 4		
ELEMENTS	ATTRIBUTES	POINTS
Property Type	Semi-detached	40
No of Bedrooms	Three	102
NHER Rating	8.28	8
Garden	Private	4
Kitchen	Above standard	5
Location	Elgin	15
New Build Supplement		57
		231
Multiplied by Formulated Rate		0.30937
CALCULATED RENT FOR EXAMPLE 4		71.46