



## **Appendix 3 - Commercial lettings**

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Service	Rent Type	Use	Business Rates/SF/Yr	Service Charge	Lease Type	Term
28/03/2019	28/03/2019	1 Brindley Pl	Birmingham	GRND,1-4	73,145	25.00		Asking	Office			Direct	
10/10/2018	10/10/2018	35 Bull St	Birmingham	7th	12,390	24.17	FRI	Effective	Office		4.70	Direct	10 yrs
01/03/2019	01/03/2019	28-32 Blucher St	Birmingham	GRND	1,017	23.59	FRI	Asking	Office			Direct	
09/07/2019	09/07/2019	Storage Ln	Birmingham	GRND	261	22.99	FRI	Asking	Office		300.00	Direct	
17/12/2018	17/12/2018	836 Stratford Rd	Birmingham	GRND	922	22.85		Effective	Office/Retail	5.58		Direct	15 yrs
02/09/2018	01/12/2018	Suffolk Street Queensway	Birmingham	1-2	13,966	22.50	FRI	Asking	Office	6.58	5.25	Direct	
29/03/2019	28/04/2019	116-118A Soho Rd	Birmingham	1st	458	21.83	IRI	Asking	Office			Direct	
13/10/2018	13/11/2018	20 The Green	Birmingham	GRND,1	1,153	21.68		Effective	Office				3 yrs
18/09/2018	20/01/2019	156 Great Charles Street Quee	Birmingham	GRND,1-10	82,443	21.52	FRI	Effective	Office		5.00	Direct	9 yrs 11 mos
21/12/2018	21/12/2018	The Crescent	Birmingham	GRND	13,769	20.64	IRO	Effective	Office	6.44	0.40	Direct	10 yrs
01/11/2018	01/11/2018	Ladypool Rd	Birmingham	GRND	134	20.15		Asking	Office			Direct	
01/12/2018	01/12/2018	3 Devon Way	Birmingham	GRND,1-2	20,120	20.00	FRI	Asking	Office			Direct	15 yrs
01/12/2018	01/12/2019	48-52 Floodgate St	Birmingham	GRND	1,250	20.00		Achieved	Office			Direct	3 yrs
26/02/2019	27/05/2019	The Crescent	Birmingham	GRND	10,942	20.00	FRI	Effective	Office	5.94	4.50	Sublease	
14/02/2019	16/03/2019	6220 Bishops Ct	Birmingham	GRND,1	4,335	19.84		Asking	Office			Direct	
01/05/2019	01/05/2019	The Crescent	Birmingham	1st	13,172	19.74		Asking	Office	5.81	1.01	Direct	
14/02/2019	15/04/2019	3100 Park Sq	Birmingham	GRND	9,021	19.73	FRI	Asking	Office	6.32	3.74	Direct	
19/06/2019	19/07/2019	Stratford Rd	Birmingham	1-2	850	19.69		Asking	Office			Direct	
01/05/2019	01/05/2019	6180 Knights Ct	Birmingham	1st	3,846	19.50	FRI	Asking	Office	7.11	7.48	Direct	
14/01/2019	14/01/2019	The Crescent	Birmingham	GRND	12,740	19.49		Asking	Office	5.81	1.01	Direct	
27/05/2019	27/05/2019	30 St Pauls Sq	Birmingham	1st	2,516	19.25		Asking	Office		7.00	Direct	
19/10/2018	19/10/2018	30-30A Harborne Rd	Birmingham	1st	1,200	19.21		Achieved	Office			Direct	
30/08/2019	30/08/2019	The Crescent	Birmingham	1st	6,889	19.18	IRI	Effective	Office	12.87	5.50	Direct	10 yrs
01/04/2019	01/04/2019	70-71 Edward St	Birmingham	GRND,1	1,471	19.12	IRI	Asking	Office	5.00		Direct	
01/10/2018	01/11/2018	8 Graham St	Birmingham	1st	457	19.03	FRI	Asking	Office			Direct	
27/11/2018	27/12/2018	Charles Edward Rd	Birmingham	GRND	1,820	18.68	FRI	Asking	Office	4.13		Assignment	
03/09/2018	03/09/2018	383 Garretts Green Ln	Birmingham	1st	378	18.52		Effective	Office			Direct	1 yr
05/12/2018	05/12/2018	2 Devon	Birmingham	2nd	1,550	18.50		Achieved	Office				
26/11/2018	26/11/2018	2625 Kings Ct	Birmingham	GRND	1,599	18.50	FRI	Effective	Office			Direct	3 yrs
12/12/2018	12/12/2018	2630 Kings Ct	Birmingham	GRND,1	5,934	18.50		Effective	Office	7.08	1.45	Direct	5 yrs
01/04/2019	01/04/2019	Knights Ct	Birmingham	GRND	1,300	18.50	FRI	Asking	Office	6.55	2,275.00	Direct	
19/10/2018	19/10/2018	30 Harborne Rd	Birmingham	2nd	1,275	18.27		Achieved	Office			Direct	
01/12/2018	15/01/2019	40 St Pauls Sq	Birmingham	GRND	7,900	18.00	FRI	Asking	Office		3.59	Direct	10 yrs
01/12/2018	01/12/2019	48-52 Floodgate St	Birmingham	1st	1,314	18.00		Asking	Office			Sublease	3 yrs
29/03/2019	28/04/2019	118A Soho Rd	Birmingham	1st	570	17.54	IRI	Asking	Office			Direct	
05/10/2018	04/11/2018	Kings Ct	Birmingham	GRND	2,018	17.51	FRI	Asking	Office	6.05	5.50	Direct	
01/12/2018	07/02/2019	148-149 Great Charles Street Q	Birmingham	1st	1,746	17.50	FRI	Asking	Office	5.25	5.80	Direct	
24/12/2018	24/12/2018	Bristol Rd S	Birmingham	1st	10,232	17.50		Achieved	Office			Direct	
23/01/2019	24/01/2019	Coventry Rd	Birmingham	GRND	13,132	17.50	FRI	Effective	Office	5.96	4.96	Direct	5 yrs
14/05/2019	13/06/2019	Kings Ct	Birmingham	1st	4,198	17.50	FRI	Asking	Office	3.14	5.50	Direct	
15/02/2019	15/02/2019	Kings Ct	Birmingham	1st	2,864	17.50	FRI	Asking	Office	6.48	7.34	Direct	
01/01/2019	01/01/2019	Newhall St	Birmingham	BSMT	870	17.50		Asking	Office	1.46	7,160.10	Direct	
01/03/2019	01/03/2019	7-19 High St	Birmingham	GRND	763	16.51		Effective	Office			Direct	5 yrs
01/02/2019	01/02/2019	148-149 Great Charles Street Q	Birmingham	3-4	2,331	16.50	FRI	Asking	Office	12.95	5.80	Direct	
01/02/2019	01/02/2019	148-149 Great Charles Street Q	Birmingham	4th	1,089	16.50	FRI	Asking	Office	18.48	5.80	Direct	
10/10/2018	09/11/2018	148-149 Great Charles Street Q	Birmingham	1st	777	16.50	FRI	Asking	Office	12.89	5.80	Direct	
10/10/2018	09/11/2018	148-149 Great Charles Street Q	Birmingham	2nd	777	16.50	FRI	Asking	Office	12.89	5.80	Direct	
01/03/2019	01/03/2019	51-53 Hagley Rd	Birmingham	6th	6,980	16.50	FRI	Asking	Office	11.81	5.68	Direct	
01/01/2019	01/01/2019	51-53 Hagley Rd	Birmingham	7th	4,360	16.50	FRI	Asking	Office	5.73	5.68	Direct	
24/07/2019	24/07/2019	92-93 Edward St	Birmingham	2nd	2,383	16.50	FRI	Asking	Office			Direct	
01/07/2019	01/07/2019	Fort Pky	Birmingham	GRND	605	16.50		Achieved	Office			Direct	
05/10/2018	04/12/2018	4 Vicarage Rd	Birmingham	GRND	10,003	16.28	FRI	Achieved	Office			Direct	
24/12/2018	24/02/2019	1 Parklands	Birmingham	GRND	5,980	16.25		Achieved	Office			Direct	5 yrs
10/09/2019	10/10/2019	27 Frederick St	Birmingham	2nd	1,019	16.19	FRI	Asking	Office			Direct	
18/10/2018	18/10/2018	54 Hagley Rd	Birmingham	GRND	1,262	16.00	FRI	Asking	Office			Direct	
20/08/2019	19/09/2019	58 Oxford St	Birmingham	2nd	2,001	16.00	FRI	Asking	Office			Direct	
06/09/2019	06/10/2019	Fort Pky	Birmingham	2nd	2,164	16.00	FRI	Asking	Office			Direct	
21/12/2018	21/12/2018	Fort Pky	Birmingham	2nd	2,884	16.00		Achieved	Office		4.75	Direct	
21/12/2018	21/12/2018	Fort Pky	Birmingham	3rd	1,011	16.00		Achieved	Office	4.45	4.75	Direct	
01/03/2019	01/03/2019	3 Mary Ann St	Birmingham	1st	3,055	15.50	FRI	Asking	Office			Direct	
01/12/2018	01/12/2018	3 Mary Ann St	Birmingham	GRND	2,864	15.50	FRI	Effective	Office			Direct	5 yrs
05/12/2018	05/03/2019	3700 Parkside	Birmingham	GRND	10,815	15.50	FRI	Asking	Office	3.17	4.10	Direct	
01/04/2019	01/05/2019	44 Sovereign Rd	Birmingham	GRND	4,184	15.00	FRI	Effective	Office			Direct	5 yrs
17/10/2018	16/11/2018	6-7 Newhall Sq	Birmingham	1st	1,914	15.00	FRI	Asking	Office	6.90		Direct	
01/07/2019	01/07/2019	2B Vittoria St	Birmingham	2nd	374	14.71		Asking	Office			Direct	
12/12/2018	12/12/2018	27 Mary St	Birmingham	GRND	828	14.49	FRI	Effective	Office			Direct	1 yr

09/11/2018	09/11/2018	214C Hagley Rd	Birmingham	GRND,1	1,120	14.45		Effective	Office			Direct	5 yrs
28/10/2018	27/11/2018	214 Hagley Rd	Birmingham	GRND,1	1,120	14.44		Effective	Office			Direct	5 yrs
01/03/2019	01/03/2019	Newhall HI	Birmingham	GRND	980	14.38		Effective	Office			Direct	5 yrs
13/11/2018	13/12/2018	2650 Kings Ct	Birmingham	GRND,1	17,633	14.06	FRI	Effective	Office	6.56	1.30	Direct	10 yrs
25/03/2019	01/04/2019	48-52 Floodgate St	Birmingham	1st	459	14.06	IRO	Effective	Office			Sublease	3 yrs
02/03/2019	01/04/2019	Warstone Ln	Birmingham	GRND	2,500	14.00	FRI	Effective	Office		2.25	Direct	5 yrs
14/06/2019	14/06/2019	39-41 Vittoria St	Birmingham	GRND	863	13.88		Asking	Office			Direct	
12/06/2019	12/06/2019	41 Vittoria St	Birmingham	GRND	656	13.88		Asking	Office			Direct	
06/09/2019	05/11/2019	Rocky Ln	Birmingham	GRND	5,346	13.50	FRI	Asking	Office			Direct	5 yrs
02/10/2018	01/12/2018	Rocky Ln	Birmingham	2nd	8,399	13.50	FRI	Asking	Office	6.75	4.98	Direct	
01/02/2019	01/02/2019	36 Hylton St	Birmingham	1st	600	13.32		Achieved	Office			Direct	1 yr
01/05/2019	01/05/2019	60 Frederick St	Birmingham	1st	210	13.31		Achieved	Office			Direct	
27/06/2019	27/06/2019	60 Frederick St	Birmingham	1st	235	13.17		Achieved	Office			Direct	
24/07/2019	24/08/2019	848 Tyburn Rd	Birmingham	GRND	916	13.10		Asking	Office			Direct	
11/02/2019	01/03/2019	High St	Birmingham	1st	3,310	12.96	FRI	Effective	Office	12.21	4.25	Direct	5 yrs
03/12/2018	03/12/2018	High St	Birmingham	2nd	3,040	12.86	FRI	Effective	Office		4.25	Direct	10 yrs
11/10/2018	11/10/2018	5-7 Hill St	Birmingham	12th	3,102	12.79	FRI	Effective	Office			Direct	2 yrs 10 mos
06/03/2019	05/04/2019	36 Hylton St	Birmingham	1-2	1,153	12.78		Asking	Office		960.00	Direct	1 yr
08/11/2018	08/11/2018	983 Tyburn Rd	Birmingham	GRND	706	12.75	FRI	Achieved	Office/Retail	4.49		Direct	10 yrs
02/03/2019	01/04/2019	Bridge St	Birmingham	GRND	1,025	12.68		Effective	Office		920.00	Direct	3 yrs
24/09/2018	24/09/2018	166 Highfield Rd	Birmingham	GRND	624	12.50	IRO	Effective	Office			Direct	3 yrs
22/11/2018	22/11/2018	25 Heath Mill Ln	Birmingham	2nd	400	12.50	FRI	Asking	Office	6.46	2.95	Direct	
22/11/2018	22/11/2018	25 Heath Mill Ln	Birmingham	2nd	418	12.50	FRI	Asking	Office	6.06	2.95	Direct	
01/07/2019	01/07/2019	83 Newhall St	Birmingham	GRND,1-2	2,700	12.50	FRI	Asking	Office			Direct	
19/09/2018	19/09/2018	Gorsey Ln	Birmingham	GRND	3,405	12.50	FRI	Achieved	Office			Direct	10 yrs
01/07/2019	01/07/2019	96 Broad St	Birmingham	1-3	2,826	12.38	FRI	Asking	Office			Direct	
21/01/2019	21/01/2019	36 Hylton St	Birmingham	GRND	643	12.27		Effective	Office		960.00	Direct	2 yrs
14/01/2019	01/10/2019	36 Hylton St	Birmingham	1st	611	12.27		Effective	Office		960.00	Direct	2 yrs
26/11/2018	26/11/2018	60 Frederick St	Birmingham	2nd	675	12.27		Achieved	Office			Direct	
06/11/2018	06/11/2018	60 Frederick St	Birmingham	2nd	675	12.27		Asking	Office			Direct	
22/07/2019	22/07/2019	The Lodge	Birmingham	GRND,1-2	3,113	12.00	FRI	Effective	Office			Direct	6 yrs
01/09/2018	01/10/2018	235 Dudley Rd	Birmingham	GRND	442	11.88		Achieved	Office				3 yrs
03/12/2018	02/01/2019	Storrage Ln	Birmingham	GRND	1,476	11.86	FRI	Asking	Office	4.72	1,200.00	Direct	
01/02/2019	01/02/2019	60 Frederick St	Birmingham	3rd	1,141	11.78		Achieved	Office			Direct	
06/09/2018	06/10/2018	60 Frederick St	Birmingham	1st	236	11.70		Asking	Office			Direct	
06/09/2018	06/10/2018	60 Frederick St	Birmingham	3rd	920	11.68		Asking	Office			Direct	
09/07/2019	08/08/2019	95-105 Northwood St	Birmingham	1st	1,040	11.54		Asking	Office			Direct	
01/06/2019	01/06/2019	Heneage St W	Birmingham	GRND	1,822	11.52		Asking	Office		5.19	Direct	
29/05/2019	29/05/2019	97 Broad St	Birmingham	GRND,1-3	3,660	11.48	FRI	Effective	Office	12.22		Direct	5 yrs
11/10/2018	11/11/2019	Birmingham Rd	Birmingham	GRND,1	2,184	11.37		Effective	Office			Direct	7 yrs
06/11/2018	06/12/2018	168-176 Holliday St	Birmingham	1st	300	11.16	FRI	Asking	Office			Direct	4 yrs
08/02/2019	08/02/2019	Mackadown Ln	Birmingham	GRND	2,206	11.00		Effective	Office			Direct	5 yrs
24/11/2018	24/12/2018	327 Moseley Rd	Birmingham	GRND,1	2,950	10.96		Effective	Office	3.21		Direct	5 yrs
22/10/2018	22/10/2018	326 High St	Birmingham	GRND	3,237	10.92	FRI	Effective	Office			Direct	10 yrs
05/10/2018	04/11/2018	383 Stratford Rd	Birmingham	1-2	1,159	10.87		Asking	Office			Direct	
01/03/2019	01/03/2019	21 Hylton St	Birmingham	GRND,1	2,302	10.83		Asking	Office			Direct	
01/06/2019	01/06/2019	Heneage St W	Birmingham	1st	3,245	10.79		Asking	Office		5.22	Direct	
14/01/2019	14/01/2019	60 Frederick St	Birmingham	2nd	691	10.59		Achieved	Office			Direct	
12/09/2018	01/10/2018	44 Hylton St	Birmingham	GRND	625	10.56	IRO	Effective	Office			Direct	1 yr
05/02/2019	05/02/2019	60 Frederick St	Birmingham	1st	686	10.50		Achieved	Office			Direct	
03/09/2018	03/09/2018	61-64 Warstone Ln	Birmingham	GRND	1,058	10.40		Asking	Office			Direct	
06/05/2019	07/05/2019	55 Thomas St	Birmingham	3rd	366	10.35		Achieved	Office			Direct	
01/04/2019	01/04/2019	Rocky Ln	Birmingham	GRND	1,928	10.28		Effective	Office			Direct	5 yrs
01/12/2018	01/12/2018	36 Hall Street	Birmingham	1st	440	10.22		Achieved	Office			Direct	3 yrs
15/10/2018	15/10/2018	489-493 Coventry Rd	Birmingham	1st	626	10.06	IRI	Effective	Office			Direct	5 yrs
01/11/2018	01/11/2018	22C Vyse St	Birmingham	GRND	364	10.03	FRI	Asking	Office		2.82	Direct	
18/10/2018	17/11/2018	19-23 Pitsford St	Birmingham	1st	2,037	10.00	FRI	Asking	Office			Direct	
01/07/2019	01/07/2019	427 Lichfield Rd	Birmingham	2nd	1,000	10.00	FRI	Effective	Office		1.50	Direct	3 yrs
07/03/2019	01/09/2019	427 Lichfield Rd	Birmingham	GRND,1-2	3,000	10.00	FRI	Achieved	Office		1.25	Direct	3 yrs
01/12/2018	01/12/2018	9-10 Frederick Rd	Birmingham	3rd	3,853	10.00		Asking	Office			Direct	
21/01/2019	21/01/2019	36 Hylton St	Birmingham	GRND	643	9.89		Effective	Office		960.00	Direct	1 yr
01/10/2018	01/10/2018	39A Woodfield Rd	Birmingham	GRND,1	2,536	9.86	FRI	Asking	Office			Direct	
18/12/2018	01/02/2019	57 Frederick St	Birmingham	1st	766	9.79		Achieved	Office	4.54		Direct	
06/03/2019	05/04/2019	276 Monument Rd	Birmingham	GRND	618	9.70	FRI	Asking	Office			Direct	
07/11/2018	07/12/2018	7 Highfield Rd	Birmingham	GRND	162	9.62		Asking	Office			Sublease	
20/04/2019	20/04/2019	251 Soho Rd	Birmingham	2nd	2,050	9.57	FRI	Effective	Office			Direct	5 yrs
01/07/2019	01/07/2019	Heneage St W	Birmingham	GRND	184	9.52		Asking	Office			Direct	

01/07/2019	01/07/2019	427 Lichfield Rd	Birmingham	GRND,1-2	3,000	9.50	FRI	Effective	Office		1.50	Direct	5 yrs
01/11/2018	01/12/2018	Station Rd	Birmingham	GRND	2,670	9.50		Effective	Office			Direct	2 yrs
01/10/2018	15/10/2018	40 Vicarage Rd	Birmingham	1st	3,261	9.00		Asking	Office	7.53	4.50	Direct	
01/11/2018	01/11/2018	427 Lichfield Rd	Birmingham	GRND,1-2	3,000	9.00		Effective	Office			Direct	5 yrs
01/11/2018	01/11/2018	427 Lichfield Rd	Birmingham	GRND,1-2	3,000	9.00		Achieved	Office			Direct	5 yrs
30/09/2018	30/09/2018	7 Highfield Rd	Birmingham	2nd	125	8.96		Achieved	Office			Sublease	6 mos
06/09/2018	06/10/2018	60 Frederick St	Birmingham	1st	1,048	8.87		Asking	Office			Direct	
07/03/2019	07/03/2019	1669 Bristol Rd S	Birmingham	GRND	911	8.73	FRI	Effective	Office	4.48		Direct	5 yrs
30/11/2018	30/11/2018	93 High St	Birmingham	1st	573	8.72	IRI	Effective	Office			Direct	1 yr 7 mos
01/06/2019	01/06/2019	55 Thomas St	Birmingham	3rd	291	8.66		Asking	Office			Direct	
01/06/2019	01/06/2019	55 Thomas St	Birmingham	3rd	482	8.64		Achieved	Office			Direct	
19/09/2018	19/10/2018	1159 Bristol Road South	Northfield	1st	875	8.57	FRI	Effective	Office			Direct	5 yrs
01/11/2018	01/11/2018	175-177 Corporation St	Birmingham	GRND	1,071	8.50	IRI	Asking	Office		3.97	Direct	
22/03/2019	22/03/2019	45 Vyse St	Birmingham	1st	295	8.47	FRI	Asking	Office		3.13	Direct	
11/03/2019	11/03/2019	St Vincent St	Birmingham	1st	1,686	8.30		Asking	Office			Direct	3 yrs
01/10/2018	01/10/2018	58-72 John Bright St	Birmingham	1,3	6,313	8.00	FRI	Asking	Office			Direct	
26/11/2018	26/11/2018	55 Thomas St	Birmingham	2nd	392	7.87		Achieved	Office			Direct	
01/11/2018	01/11/2018	52 Vyse St	Birmingham	1st	229	7.86		Asking	Office		4.65	Direct	
06/11/2018	06/12/2018	55 Thomas St	Birmingham	2nd	234	7.85		Asking	Office			Direct	
17/09/2018	31/10/2018	55 Thomas St	Birmingham	2nd	234	7.85		Asking	Office			Direct	
01/10/2018	01/10/2018	Walter St	Birmingham	1st	3,203	7.81	IRI	Asking	Office	3.45		Direct	
21/09/2018	21/10/2018	10 Northwood St	Birmingham	GRND	2,843	7.74	IRI	Effective	Office			Direct	5 yrs
01/10/2018	01/10/2018	81 Vyse Street	Hockley	1st	200	7.50		Asking	Office		3.15	Direct	
01/11/2018	01/11/2018	All Saints St	Birmingham	GRND	349	7.45		Asking	Office		2.37	Direct	
01/09/2018	01/09/2018	33 Hylton St	Birmingham	GRND	137	7.29	FRI	Asking	Office		493.00	Direct	
01/02/2019	01/02/2019	80 Hatchett St	Birmingham	1st	864	7.29		Asking	Office	1.84		Direct	
01/11/2018	01/12/2018	170-174 Great Hampton Row	Birmingham	GRND	1,000	7.20		Effective	Office			Direct	3 yrs
01/09/2018	01/09/2018	17H Vyse St	Birmingham	1st	418	7.18	FRI	Asking	Office		2.82	Direct	
01/07/2019	01/07/2019	27 Hylton St	Birmingham	GRND	357	7.00	IRO	Asking	Office			Direct	
01/06/2019	01/06/2019	52 Vyse St	Birmingham	1st	229	6.99		Asking	Office			Direct	
01/09/2018	01/09/2018	20E Vyse St	Birmingham	1st	194	6.95		Asking	Office		2.82	Direct	
21/10/2018	20/11/2018	1 Stanhope St	Birmingham	1st	3,800	6.70		Effective	Office			Direct	5 yrs
01/03/2019	01/03/2019	84C Vyse St	Birmingham	1st	970	6.70		Asking	Office			Direct	
06/09/2018	06/10/2018	Great Hampton Row	Birmingham	GRND	1,500	6.66		Effective	Office			Sublease	3 yrs
22/03/2019	22/03/2019	72-78 Crompton Rd	Birmingham	GRND	4,520	6.64		Asking	Office	1.11		Direct	3 yrs
18/10/2018	17/11/2018	56-58 Constitution HI	Birmingham	1st	1,840	6.52		Asking	Office	3.48		Direct	
01/02/2019	01/02/2019	49 Vyse St	Birmingham	1st	224	6.47		Asking	Office		2.78	Direct	
01/11/2018	01/11/2018	Herrick Rd	Birmingham	GRND	1,334	6.37	FRI	Asking	Office	1.66		Direct	7 yrs
01/01/2019	01/01/2019	Icknield St	Birmingham	1-2	6,800	6.18		Achieved	Office			Direct	5 yrs
13/08/2019	12/10/2019	Patrick Dr	Birmingham	GRND,MEZZ,1	7,874	6.15		Asking	Office			Direct	6 yrs
01/11/2018	01/11/2018	48 Vyse St	Birmingham	1-2	1,275	5.88		Asking	Office		2.77	Direct	
28/09/2018	28/09/2018	7 Highfield Rd	Birmingham	1st	464	5.81		Achieved	Office			Sublease	6 mos
27/02/2019	27/02/2019	60 Caroline Street	Birmingham	2nd	224	5.80	FRI	Asking	Office		1.83	Direct	
12/04/2019	12/04/2019	Mainstream Way	Birmingham	GRND	4,123	5.34		Effective	Office			Direct	5 yrs
01/02/2019	01/02/2019	83 Hagley Rd	Birmingham	2nd	2,434	5.30		Achieved	Office			Direct	3 yrs
01/05/2019	01/05/2019	55 Thomas St	Birmingham	GRND	484	5.03		Achieved	Office			Direct	
01/11/2018	01/11/2018	Mackadown Ln	Birmingham	Unkwn	6,567	4.15	FRI	Effective	Office			Direct	5 yrs
08/02/2019	08/02/2019	255 Hospital Street	Birmingham	GRND,1	3,476	4.03		Achieved	Office			Direct	10 yrs
01/09/2018	01/09/2018	55 Thomas St	Birmingham	GRND	5,711	3.21		Achieved	Office			Direct	
12/02/2019	14/03/2019	Garretts Green Ln	Birmingham	GRND	1,500	2.00		Asking	Office			Direct	
29/10/2018	29/10/2018	60 Frederick St	Birmingham	GRND	1,555	0.36	FRI	Effective	Office			Direct	9 yrs 4 mos

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Service	Rent Type	Use	Lease Type	Break Date	Review Date	Business Rates/SF/Yr	Service Charge	Term
15/01/2019	14/02/2019	68 St Andrews Rd	Birmingham	GRND,1	1,210	14.42	FRI	Asking	Industrial	Direct					
01/04/2019	01/04/2019	41 Augusta Street	Birmingham	1st	447	14.31		Asking	Industrial	Direct					
28/02/2019	28/02/2019	11 Northampton St	Birmingham	GRND	1,001	13.49	FRI	Asking	Industrial	Direct				1.61	
01/06/2019	01/06/2019	71 Wordsworth Rd	Birmingham	GRND	1,101	12.72	FRI	Achieved	Light Industrial	Direct					
26/11/2018	01/10/2019	Battery	Birmingham	GRND	58,000	12.28		Effective	Industrial	Direct					15 yrs
27/03/2019	27/03/2019	Kings Rd	Birmingham	GRND	803	12.00	FRI	Achieved	Industrial	Direct			1.75		
25/10/2018	25/10/2018	Park Ln	Birmingham	GRND	251	11.75		Asking	Industrial	Direct					
01/08/2019	01/08/2019	80 Park Rd	Birmingham	GRND,1	68,362	10.66	IRI	Achieved	Industrial	Direct					1 yr
03/12/2018	03/12/2018	66 Northampton St	Birmingham	1st	540	10.37	FRI	Asking	Industrial	Direct				1.17	
05/12/2018	04/01/2019	Birmingham Airport	Birmingham	GRND	1,536	10.00	FRI	Achieved	Industrial	Direct					
02/03/2019	01/04/2019	48 Sovereign Rd	Birmingham	GRND	1,248	9.50	FRI	Asking	Industrial	Direct					
22/05/2019	22/05/2019	Avenue Rd	Birmingham	GRND	244	9.43		Asking	Industrial	Direct					2.98
01/08/2019	01/08/2019	Avenue Rd	Birmingham	GRND	415	8.92		Asking	Industrial	Direct					
21/09/2018	21/09/2018	16-36 Cherrywood Rd	Birmingham	GRND	1,200	8.50		Asking	Industrial	Direct					2 yrs
05/10/2018	25/03/2019	Bromford Ln	Birmingham	GRND,1	23,576	8.27	FRI	Effective	Light Industrial	Direct					5 yrs
04/06/2019	04/07/2019	Miller St	Birmingham	GRND,1	2,792	8.00		Asking	Industrial	Direct					
22/05/2019	22/05/2019	Kettleswood Dr	Birmingham	GRND	2,300	7.93		Asking	Light Industrial	Direct					1.05
03/09/2018	03/09/2018	Bordesley Green Rd	Birmingham	GRND	1,140	7.81	FRI	Asking	Industrial	Direct					1.51
03/12/2018	03/12/2018	Avenue Rd	Birmingham	GRND	732	7.79		Asking	Industrial	Direct					2.54
26/07/2019	25/01/2020	Coleshill Heath Rd	Birmingham	GRND,1	77,484	7.50		Asking	Industrial	Direct					11 yrs
01/04/2019	01/04/2019	Avenue Rd	Birmingham	GRND	900	7.50		Asking	Industrial	Direct					2.78
17/12/2018	17/12/2018	Bickenhill Ln	Birmingham	GRND	8,413	7.50	FRI	Asking	Industrial	Direct					
28/09/2018	28/09/2018	Bickenhill Ln	Birmingham	GRND	7,300	7.50		Achieved	Industrial	Direct					5 yrs
01/04/2019	01/04/2019	49 Vyse St	Birmingham	2nd	224	7.37	FRI	Asking	Light Industrial	Direct					2.77
30/08/2019	29/09/2019	Avenue Close	Birmingham	GRND	3,000	7.33	FRI	Asking	Industrial	Direct					
24/04/2019	21/09/2019	Argyle St	Birmingham	GRND,1	35,777	7.25	FRI	Effective	Industrial	Direct			2.56		10 yrs
08/02/2019	08/02/2019	Tyburn Rd	Birmingham	GRND	3,391	7.25	FRI	Achieved	Industrial	Direct					
01/03/2019	01/03/2019	Mount St	Birmingham	GRND	588	6.97		Asking	Light Industrial	Direct					5.31
23/08/2019	22/09/2019	Heneage St	Birmingham	GRND,1	3,309	6.95		Asking	Industrial	Direct			1.96		
01/04/2019	01/04/2019	67 Melchett Rd	Birmingham	GRND,1	7,975	6.95	FRI	Asking	Industrial	Direct					
16/09/2018	16/10/2018	Miller St	Birmingham	GRND,1	3,240	6.95	FRI	Effective	Industrial	Direct				2.78	10 yrs
03/09/2018	11/12/2018	Aston Hall Rd	Birmingham	GRND,1	64,500	6.82	FRI	Effective	Industrial	Direct					10 yrs
14/01/2019	14/01/2019	Nechells Pl	Birmingham	GRND	1,552	6.76	FRI	Effective	Industrial	Direct					5 yrs
01/09/2018	01/10/2018	Bordesley Green Rd	Birmingham	GRND	1,075	6.70		Achieved	Industrial	Direct					1 yr
01/03/2019	01/03/2019	Mount St	Birmingham	GRND	556	6.59	FRI	Asking	Light Industrial	Direct					7.43
01/03/2019	01/03/2019	Rushey Ln	Birmingham	GRND	2,275	6.59		Asking	Industrial	Direct					
30/08/2019	29/09/2019	Avenue Close	Birmingham	GRND	2,300	6.52		Asking	Light Industrial	Direct					
04/09/2019	03/11/2019	Mainstream Way	Birmingham	GRND,1	6,766	6.50		Asking	Industrial	Direct			2.44		
07/03/2019	07/03/2019	Holford Way	Birmingham	GRND,1	20,595	6.50	FRI	Effective	Industrial	Direct					10 yrs
03/10/2018	03/10/2018	1-7 Crown Rd	Birmingham	GRND	15,112	6.50	FRI	Effective	Industrial	Direct		03/10/2019			10 yrs
18/12/2018	22/01/2019	Heartlands Pky	Birmingham	GRND,1	58,719	6.42	FRI	Effective	Industrial	Direct					5 yrs
01/03/2019	01/03/2019	Mount St	Birmingham	GRND	702	6.41		Asking	Industrial	Direct					
18/03/2019	18/03/2019	Hazelwell Rd	Birmingham	GRND	1,722	6.38	FRI	Effective	Industrial	Direct	18/09/2020			861.00	3 yrs
02/11/2018	01/05/2019	Walall Rd	Birmingham	GRND,1	100,511	6.25		Effective	Industrial	Direct					10 yrs
25/10/2018	25/10/2018	Park Ln	Birmingham	GRND	534	6.25		Asking	Industrial	Direct					
25/10/2018	24/11/2018	Park Ln	Birmingham	GRND	530	6.25		Asking	Industrial	Direct					
01/11/2018	01/11/2018	Montgomery St	Birmingham	GRND	130	6.15		Asking	Industrial	Direct					5.05
01/10/2018	01/10/2018	272 Montgomery Street	Birmingham	GRND	260	6.15		Asking	Industrial	Direct					5.06
01/03/2019	01/03/2019	Sydenham Rd	Birmingham	GRND	834	6.12		Asking	Industrial	Direct					3.13
01/05/2019	01/05/2019	Icknield St	Birmingham	GRND	1,800	6.11		Asking	Industrial	Direct					1.88
01/09/2018	01/09/2018	Mount St	Birmingham	GRND	867	6.11		Asking	Industrial	Direct					2.82
19/10/2018	19/11/2019	1-1A Selecta Ave	Birmingham	GRND,MEZZ	12,071	6.04	FRI	Achieved	Industrial	Direct					
01/11/2018	01/11/2018	Wellington St	Birmingham	GRND	912	6.03		Asking	Industrial	Direct					3.15
03/12/2018	03/12/2018	Garrison Ln	Birmingham	GRND	925	5.95		Asking	Industrial	Direct					3.33
06/09/2018	05/11/2018	130 Pershore St	Birmingham	MEZZ	7,093	5.90	FRI	Asking	Light Industrial	Direct			0.06		
31/10/2018	10/01/2019	Kings Norton	Birmingham	GRND,1	21,030	5.85		Achieved	Industrial	Direct					
01/05/2019	01/06/2019	Mainstream Way	Birmingham	GRND	2,228	5.77		Asking	Industrial	Direct				3.66	
01/08/2019	01/08/2019	Saxon Way	Birmingham	GRND	2,433	5.75	FRI	Achieved	Industrial	Direct					5 yrs
23/11/2018	22/01/2019	Tame Rd	Birmingham	GRND	5,326	5.75	FRI	Asking	Light Industrial	Direct					
01/10/2018	01/10/2018	Garrison Ln	Birmingham	GRND	915	5.74	FRI	Asking	Industrial	Direct					3.44
12/09/2019	12/09/2019	Wellington St	Birmingham	GRND	700	5.71		Asking	Industrial	Direct					
12/04/2019	12/04/2019	Mainstream Way	Birmingham	GRND	2,642	5.68		Effective	Industrial	Direct					5 yrs
03/12/2018	03/12/2018	Mount St	Birmingham	GRND	1,039	5.68		Asking	Industrial	Direct					2.82
01/11/2018	01/11/2018	Sydney Rd	Birmingham	GRND	925	5.68	FRI	Asking	Industrial	Direct					3.41
01/10/2018	01/10/2018	Mount St	Birmingham	GRND	1,039	5.68		Asking	Industrial	Direct					2.82
28/08/2019	27/09/2019	Hazelwell Rd	Birmingham	GRND	4,450	5.64	FRI	Effective	Industrial	Direct			2.07		0.52 6 yrs
12/04/2019	12/04/2019	Wellington St	Birmingham	GRND	709	5.64		Asking	Industrial	Direct					3.13
01/08/2019	21/09/2019	Bordesley Green Rd	Birmingham	GRND	1,075	5.58	FRI	Effective	Industrial	Direct					1 yr
01/10/2018	01/12/2018	Old JC Motors Adams St	Birmingham	GRND	2,700	5.55		Achieved	Industrial	Direct					5 yrs
01/10/2018	01/10/2018	Sydney Rd	Birmingham	GRND	1,850	5.54	FRI	Asking	Industrial	Direct					3.41
01/04/2019	01/04/2019	21 Crown Rd	Birmingham	GRND	1,938	5.50		Asking	Industrial	Direct					
01/04/2019	01/05/2019	Park Ln	Birmingham	GRND,1	164,311	5.50	FRI	Asking	Industrial	Direct				1.82	
01/10/2018	09/02/2019	Adams St	Birmingham	GRND	2,700	5.50	FRI	Achieved	Industrial	Direct				1.40	
01/03/2019	01/03/2019	146 Cheston Rd	Birmingham	GRND,1	7,670	5.48		Achieved	Industrial	Direct					5 yrs
01/02/2019	01/02/2019	55-56 Mott St	Birmingham	GRND	3,200	5.47		Asking	Industrial	Direct					1.16
28/05/2019	28/05/2019	Walmer Way	Birmingham	GRND	3,842	5.37	FRI	Asking	Industrial	Direct				2.25	
12/07/2019	11/08/2019	Walmer Way	Birmingham	GRND	3,842	5.34	FRI	Effective	Industrial	Direct					5 yrs

01/04/2019	01/04/2019	Great Western Close	Birmingham	GRND	1,241	5.32		Achieved	Industrial	Direct					10 yrs
01/04/2019	01/04/2019	Avenue Close	Birmingham	GRND,1	19,162	5.28		Achieved	Industrial	Direct	01/04/2022				5 yrs
01/09/2018	01/09/2018	Mount St	Birmingham	GRND	2,090	5.26		Asking	Industrial	Direct			2.73		
15/07/2019	15/07/2019	Stockmans Close	Birmingham	GRND	1,666	5.25		Achieved	Industrial	Direct					
25/02/2019	01/03/2019	Bordesley Green Rd	Birmingham	GRND	1,075	5.25	IRO	Effective	Industrial	Direct					1 yr
18/10/2018	17/12/2018	17-19 Barr St	Birmingham	GRND,1-2	5,832	5.14	FRI	Asking	Industrial	Direct					
01/11/2018	01/11/2018	Bordesley Green Rd	Birmingham	GRND	1,000	5.04		Achieved	Industrial	Direct					1 yr
01/04/2019	01/04/2019	66 Camden St	Birmingham	GRND	4,490	5.01		Effective	Industrial	Direct					5 yrs
07/03/2019	07/03/2019	Tay Rd	Birmingham	GRND	4,914	5.00	FRI	Asking	Industrial	Direct			7.32		
11/02/2019	11/02/2019	Pritchett St	Birmingham	GRND,1	11,140	5.00	FRI	Asking	Industrial	Direct					22 yrs
01/02/2019	01/02/2019	38 Wood Ln	Birmingham	GRND	5,000	5.00		Effective	Industrial	Direct					10 yrs
29/01/2019	28/02/2019	119 Holloway Head	Birmingham	GRND	4,446	5.00	FRI	Asking	Industrial	Direct				3.90	
07/06/2019	04/11/2019	Electric Ave	Birmingham	GRND	26,782	4.95		Asking	Industrial	Direct					
07/06/2019	05/09/2019	Electric Ave	Birmingham	GRND	16,787	4.95	FRI	Asking	Industrial	Direct			1.74		
14/11/2018	14/11/2018	Walmer Way	Birmingham	GRND	4,711	4.95	FRI	Achieved	Industrial	Direct	01/11/2021		2.06		5 yrs
25/04/2019	01/05/2019	Bordesley Green Rd	Birmingham	GRND	1,200	4.80	IRO	Effective	Industrial	Direct					1 yr
13/03/2019	13/03/2019	Tay Rd	Birmingham	GRND	9,765	4.77	FRI	Effective	Industrial	Direct	12/03/2023				6 yrs 9 mos
01/02/2019	01/02/2019	202 Pershore Rd S	Birmingham	GRND,1	1,415	4.77		Effective	Industrial	Direct					3 yrs
17/06/2019	17/07/2019	Flaxley Rd	Birmingham	GRND	2,500	4.73	FRI	Asking	Industrial	Direct					
01/10/2018	31/10/2018	55 Thomas St	Birmingham	1st	586	4.71		Asking	Light Industrial	Direct					
28/01/2019	28/01/2019	7 Washington St	Birmingham	GRND,1	4,356	4.59	FRI	Achieved	Industrial	Direct					3 yrs
18/03/2019	01/04/2019	Bordesley Green Rd	Birmingham	GRND	1,500	4.58	IRO	Effective	Industrial	Direct					1 yr
01/12/2018	02/12/2018	Tay Rd	Birmingham	GRND	9,866	4.57		Effective	Industrial	Direct	01/12/2021				5 yrs
27/11/2018	27/11/2018	Deykin Ave	Birmingham	GRND	15,054	4.50		Achieved	Industrial	Direct					
01/11/2018	01/12/2018	Stockmans Close	Birmingham	GRND	3,561	4.50		Effective	Industrial	Direct			1.94	0.47	3 yrs
12/03/2019	12/03/2019	Redfern Rd	Birmingham	GRND	45,790	4.49	FRI	Effective	Industrial	Direct					10 yrs
29/11/2018	29/12/2018	81A Musgrave Rd	Birmingham	GRND	3,800	4.48		Asking	Industrial	Direct					
27/03/2019	20/04/2019	Wyrley Rd	Birmingham	GRND	6,698	4.47	FRI	Effective	Industrial	Direct			0.99		7 yrs
25/01/2019	25/01/2019	21 Hospital St	Birmingham	GRND	4,535	4.33		Effective	Industrial	Direct			1.30		5 yrs
01/06/2019	01/07/2019	Bordesley Green Rd	Birmingham	GRND	1,200	4.30	IRO	Effective	Industrial	Direct					1 yr
12/11/2018	12/11/2018	Mackadown Ln	Birmingham	GRND	7,500	4.25	FRI	Asking	Industrial	Direct					
01/11/2018	01/01/2019	70 Camden St	Birmingham	GRND	6,400	4.25		Asking	Industrial	Direct					
01/06/2019	21/09/2019	Bordesley Green Rd	Birmingham	GRND	1,200	4.20	FRI	Effective	Industrial	Direct					1 yr
01/04/2019	01/04/2019	9 Wainwright St	Birmingham	GRND	4,090	4.10		Achieved	Industrial	Direct					5 yrs
12/10/2018	11/11/2018	Camden St	Birmingham	GRND	4,875	4.10		Effective	Industrial	Direct					3 yrs
07/11/2018	07/12/2018	125-130 Middlemore Rd	Birmingham	GRND	2,800	3.91	FRI	Effective	Industrial	Direct					3 yrs
01/11/2018	01/11/2018	11 Key HI	Birmingham	GRND,1	8,329	3.60		Achieved	Industrial	Direct			3.73		5 yrs
29/05/2019	28/07/2019	68 Camden St	Birmingham	GRND	5,246	3.47	FRI	Effective	Industrial	Direct			1.44		3 yrs
25/07/2019	01/09/2019	72 Wyrley Rd	Birmingham	GRND,1	20,585	3.40	FRI	Effective	Industrial	Direct					5 yrs
01/04/2019	01/04/2019	79 Buckingham St	Birmingham	GRND,1	5,000	3.40		Effective	Industrial	Direct					6 yrs
29/04/2019	28/06/2019	91 Bracebridge St	Birmingham	GRND,1	8,870	3.38		Asking	Industrial	Direct					3 yrs
01/03/2019	01/03/2019	Middlemore Rd	Birmingham	GRND	4,167	3.30		Achieved	Industrial	Direct					5 yrs
25/02/2019	18/03/2019	Bissell St	Birmingham	GRND,1	7,775	3.16	FRI	Effective	Industrial	Direct			3.93		5 yrs
19/09/2018	19/10/2018	77 Tyburn Rd	Birmingham	GRND	8,950	3.13		Effective	Industrial	Direct					5 yrs
01/02/2019	01/03/2019	All Saints St	Birmingham	GRND	3,556	3.09		Asking	Light Industrial	Direct				2.02	
18/10/2018	17/12/2018	140-146 Brearley St	Birmingham	BSMT,GRND,1	5,825	3.09	FRI	Asking	Industrial	Direct			0.95		
22/10/2018	22/10/2018	Tame Rd	Birmingham	GRND	3,751	3.02	FRI	Effective	Industrial	Direct				2,111.80	3 yrs
19/12/2018	18/01/2019	7C HAY MILLS	Birmingham	GRND	3,700	3.00	FRI	Asking	Industrial	Direct					
18/10/2018	16/01/2019	Stephenson Dr	Birmingham	GRND,1	15,215	2.96	FRI	Asking	Industrial	Direct			0.97		
01/12/2018	16/04/2019	10 Haden St	Birmingham	GRND	12,000	2.76	FRI	Effective	Industrial	Direct					3 yrs
02/03/2019	01/05/2019	78-86 Wharfdale Rd	Birmingham	GRND,1	8,911	2.69	FRI	Achieved	Industrial	Direct	01/03/2022				6 yrs
12/10/2018	11/11/2018	15-19 Bickford Rd	Birmingham	GRND	4,522	2.65		Achieved	Industrial	Direct					3 yrs
02/05/2019	01/06/2019	55 Thomas St	Birmingham	3rd	3,448	2.60		Achieved	Industrial	Direct					
08/04/2019	08/04/2019	St James Pl	Birmingham	GRND	15,000	2.53	FRI	Achieved	Industrial	Direct					3 yrs
15/11/2018	15/12/2018	72-74 Lord St	Birmingham	BSMT,1	6,862	2.50	FRI	Asking	Industrial	Direct			0.84		
03/04/2019	03/04/2019	Wynford Rd	Birmingham	GRND	2,446	2.45		Achieved	Industrial	Direct					
15/02/2019	15/02/2019	50 Steward St	Birmingham	GRND,MEZZ	9,207	2.38	FRI	Asking	Industrial	Direct					10 yrs
15/03/2019	15/03/2019	40 Fort Pky	Birmingham	GRND,1	291,298	2.37		Effective	Industrial	Direct					25 yrs
26/11/2018	25/01/2019	10 Sloane St	Birmingham	GRND,1	6,238	1.46		Asking	Industrial	Direct			2.26		
02/01/2019	02/01/2019	45 Pickford St	Birmingham	GRND	9,798	1.28	FRI	Effective	Industrial	Direct					3 yrs
02/11/2018	02/11/2018	Brettell Ln	Brierley Hill	GRND	32,400	8.66	FRI	Effective	Industrial	Direct	02/05/2020				10 yrs
24/09/2018	24/09/2018	Leys Rd	Brierley Hill	GRND	960	7.50	FRI	Achieved	Industrial	Direct					12 yrs
10/12/2018	10/12/2018	Hurst Ln	Brierley Hill	GRND	2,207	7.00		Asking	Industrial	Direct			3.35	0.51	
07/07/2019	06/08/2019	Hurst Ln	Brierley Hill	GRND	1,867	6.50		Asking	Industrial	Direct				0.51	
22/03/2019	22/03/2019	Fens Pool Ave	Brierley Hill	GRND	1,001	6.49	FRI	Effective	Industrial	Direct			2.23		3 yrs
01/11/2018	01/11/2018	1 Mount Pleasant	Brierley Hill	GRND	2,350	6.12		Achieved	Industrial	Direct					5 yrs
28/08/2019	01/11/2019	Pedmore Rd	Brierley Hill	GRND	7,750	5.97	FRI	Effective	Industrial	Direct	28/08/2024	28/08/2024			10 yrs
19/05/2019	18/06/2019	Hurst Ln	Brierley Hill	GRND	4,862	5.25	FRI	Asking	Industrial	Direct				0.51	
01/04/2019	31/05/2019	Pedmore Rd	Brierley Hill	GRND	5,729	5.25		Asking	Industrial	Direct			2.85	0.51	
29/08/2019	29/08/2019	5 Sterling Park	Brierley Hill	GRND,MEZZ	6,529	3.68	FRI	Effective	Industrial	Direct	28/08/2023		4.47	0.15	5 yrs
02/11/2018	02/11/2018	Fens Pool Ave	Brierley Hill	GRND	3,107	3.25	FRI	Effective	Industrial	Direct					5 yrs
02/11/2018	02/11/2018	Fens Pool Ave	Brierley Hill	1st	539	3.25	FRI	Achieved	Industrial	Direct					5 yrs
02/11/2018	02/11/2018	Fens Pool Ave	Brierley Hill	MEZZ	507	3.25	FRI	Achieved	Industrial	Direct					5 yrs
01/05/2019	01/05/2019	Newtown St	Cradley Heath	GRND	1,030	7.28		Achieved	Industrial	Direct					
07/12/2018	01/01/2019	Cradley Rd	Cradley Heath	GRND	1,663	5.41	FRI	Asking	Industrial	Direct			1.88		
01/02/2019	01/02/2019	Waterfall Ln	Cradley Heath	GRND	2,703	5.18		Effective	Industrial	Direct					5 yrs
15/07/2019	14/08/2019	Providence St	Cradley Heath	GRND	2,093	4.30		Effective	Industrial	Direct					6 yrs
02/01/2019	02/01/2019	Charlton Dr	Cradley Heath	GRND	6,934	4.25	FRI	Achieved	Industrial	Direct	02/01/2022		1.62		

01/03/2019	01/03/2019	Powke Ln	Cradley Heath	GRND	10,471	4.11	FRI	Asking	Industrial	Direct							1.17		
20/12/2018	20/12/2018	Powke Ln	Cradley Heath	GRND	1,392	4.10	FRI	Asking	Industrial	Direct							1.97		
01/09/2018	01/09/2018	Providence St	Cradley Heath	GRND	3,721	4.02		Achieved	Industrial	Direct									6 yrs
30/06/2019	28/08/2019	Charlton Dr	Cradley Heath	GRND	8,566	4.01	FRI	Effective	Industrial	Direct							1.41		5 yrs
14/06/2019	14/06/2019	Corngreaves Rd	Cradley Heath	GRND	1,416	3.32	FRI	Asking	Industrial	Direct									3 yrs
21/12/2018	21/03/2019	Corngreaves Rd	Cradley Heath	GRND	16,362	2.84	FRI	Asking	Industrial	Direct									
29/04/2019	29/04/2019	Turner St	Dudley	GRND	539	7.88		Asking	Industrial	Direct							2.81		
15/01/2019	15/01/2019	303 Halesowen Rd	Dudley	GRND	673	7.73	FRI	Achieved	Industrial	Direct									1 yr
01/10/2018	01/10/2018	New Rd	Dudley	GRND	880	6.53	FRI	Asking	Industrial	Direct									
01/05/2019	01/05/2019	Louise St	Dudley	GRND	486	5.14		Achieved	Industrial	Direct									
05/03/2019	05/03/2019	Halesowen Rd	Dudley	GRND	33,200	5.00	FRI	Effective	Industrial	Direct	04/03/2025	04/03/2024				2.13		10 yrs	
08/10/2018	08/04/2019	Crackley Way	Dudley	GRND	12,768	4.75	FRI	Asking	Industrial	Direct							1.72	0.43	
01/03/2019	01/03/2019	Peartree Ln	Dudley	GRND,1	10,582	3.77	FRI	Asking	Industrial	Direct							4.12		5 yrs
01/11/2018	01/11/2018	Thornleigh Trading Estate	Dudley	GRND	3,500	3.57	FRI	Achieved	Industrial	Direct									
08/10/2018	08/10/2018	Cradley Rd	Dudley	GRND	36,916	3.12		Asking	Industrial	Direct									
15/10/2018	21/11/2018	14 Vauxhall St	Dudley	GRND	4,123	2.42		Asking	Industrial	Direct							1.31		3 yrs
29/08/2019	02/10/2019	Mucklow HI	Halesowen	GRND	1,669	6.88	FRI	Effective	Industrial	Direct									3 yrs
30/08/2019	30/08/2019	Mucklow HI	Halesowen	GRND	1,730	6.75		Asking	Industrial	Direct									
15/01/2019	14/02/2019	Mucklow	Halesowen	GRND	2,650	6.75	FRI	Asking	Industrial	Direct							2.33	1,590.00	
30/01/2019	30/01/2019	Mucklow HI	Halesowen	GRND	1,730	6.50	FRI	Asking	Industrial	Direct									6 mos
01/11/2018	01/11/2018	Clement Rd	Halesowen	GRND	1,300	6.15	FRI	Effective	Industrial	Direct									3 yrs
01/11/2018	01/11/2018	Coombswoods Way	Halesowen	GRND	17,000	5.84		Effective	Industrial	Direct									10 yrs
03/12/2018	03/01/2019	Bromsgrove Rd	Halesowen	GRND	9,180	4.75		Asking	Industrial	Sublease							2.37		
17/01/2019	17/01/2019	Mucklow HI	Halesowen	GRND	6,011	3.95	FRI	Asking	Industrial	Direct							2.11	0.65	
03/09/2018	31/01/2019	Dudley Rd	Halesowen	GRND,1	32,075	3.10		Asking	Industrial	Direct							2.12		
01/12/2018	01/12/2018	Coombs Rd	Halesowen	GRND	5,200	2.88		Achieved	Industrial	Direct									5 yrs
28/05/2019	28/05/2019	113 Lodgefield Rd	Halesowen	GRND,1	6,922	2.37	FRI	Effective	Industrial	Direct							2.01		3 yrs
13/05/2019	13/06/2019	Park Rd	Hockley	GRND	947	9.08	FRI	Effective	Industrial	Direct	12/05/2019								3 yrs
01/02/2019	01/02/2019	49 Vyse Street	Hockley	GRND	481	8.32		Asking	Light Industrial	Direct								2.77	
28/05/2019	28/05/2019	First Ave	Kingswinford	GRND,1	41,864	7.00		Effective	Industrial	Direct									15 yrs
02/01/2019	06/02/2019	Dawley Brook Rd	Kingswinford	GRND,MEZZ	10,180	2.26	FRI	Achieved	Industrial	Direct									5 yrs
18/01/2019	18/01/2019	Rounds Green Rd	Oldbury	GRND	10,463	5.95		Effective	Industrial	Direct									6 yrs
28/09/2018	28/09/2018	Birmingham Rd	Oldbury	GRND	1,004	5.73	FRI	Achieved	Industrial	Direct									3 yrs
03/09/2018	03/09/2018	Birmingham Rd	Oldbury	GRND	1,004	5.56	FRI	Effective	Industrial	Direct							2.58		3 yrs
09/07/2019	01/11/2019	Manchester St	Oldbury	GRND	8,750	5.50	FRI	Achieved	Industrial	Direct									
03/10/2018	03/10/2018	Demuth Way	Oldbury	GRND,1	12,315	5.50	FRI	Achieved	Industrial	Direct									
21/01/2019	21/01/2019	Rounds Green Rd	Oldbury	GRND	600	5.25		Effective	Industrial	Direct									
20/12/2018	20/12/2018	Demuth Way	Oldbury	GRND	8,756	5.25	FRI	Effective	Industrial	Direct	20/12/2013	20/12/2023				4.88		10 yrs	
05/02/2019	05/02/2019	Alston Rd	Oldbury	GRND	15,422	5.00		Achieved	Industrial	Direct									
12/02/2019	13/05/2019	Root End Rd	Oldbury	GRND	11,880	4.95	FRI	Effective	Industrial	Direct									5 yrs
08/04/2019	01/05/2019	Park Ln	Oldbury	GRND	13,266	4.75	GRND	Achieved	Industrial	Direct	08/04/2021					1.51		5 yrs	
11/09/2018	10/12/2018	Rood End Rd	Oldbury	GRND	20,784	4.66	FRI	Achieved	Industrial	Direct									
01/04/2019	01/04/2019	Rounds Green Rd	Oldbury	GRND	700	4.50		Achieved	Industrial	Direct									
28/11/2018	28/12/2018	Birmingham Rd	Oldbury	GRND	1,558	4.10	FRI	Effective	Industrial	Direct	27/05/2020					1.76		3 yrs	
01/02/2019	01/02/2019	41 Fountain Ln	Oldbury	GRND	31,321	3.96		Achieved	Industrial	Direct									5 yrs
22/08/2019	20/11/2019	98 Birchfield Ln	Oldbury	GRND,1,MEZZ	14,660	3.00		Asking	Industrial	Direct									
03/12/2018	03/12/2018	Union Rd	Oldbury	GRND	5,059	2.97		Asking	Industrial	Direct							1.29		
09/06/2019	09/07/2019	Cakemore Rd	Rowley Regis	GRND,1	3,281	6.86	FRI	Effective	Light Industrial	Direct									3 yrs
21/08/2019	20/09/2019	Pennricкет Ln	Rowley Regis	GRND	4,187	4.30	IRI	Effective	Industrial	Direct									1 yr
03/05/2019	05/07/2019	6B Summit Cres	Smethwick	GRND	7,727	5.63	FRI	Asking	Industrial	Direct							1.49		
01/12/2018	14/02/2019	Crystal Dr	Smethwick	GRND,MEZZ	3,352	4.47		Achieved	Industrial	Direct									0.27
31/10/2018	09/06/2019	Bevan Way	Smethwick	GRND,1	28,553	4.34	FRI	Effective	Industrial	Direct							2.96		5 yrs
01/03/2019	01/03/2019	Crystal Dr	Smethwick	GRND,MEZZ	3,531	4.25		Asking	Industrial	Direct									0.32
19/06/2019	01/09/2019	Central Blvd	Solihull	GRND,1	36,741	8.00		Asking	Industrial	Direct									
25/04/2019	25/04/2019	Highlands Rd	Solihull	GRND	5,395	8.00	FRI	Effective	Industrial	Direct	25/04/2022								5 yrs
04/10/2018	04/10/2018	Highlands Rd	Solihull	GRND	5,399	7.08	FRI	Effective	Industrial	Direct									5 yrs
13/11/2018	13/12/2018	Highlands Rd	Solihull	GRND,1,MEZZ	15,398	5.03		Asking	Industrial	Direct									
01/06/2019	01/06/2019	82 Stourbridge Rd	Stourbridge	GRND	10,950	10.00	FRI	Asking	Industrial	Direct	31/05/2028	31/05/2024							15 yrs
25/12/2018	25/12/2018	Mill Race Ln	Stourbridge	1st	6,805	6.25	FRI	Effective	Industrial	Direct	25/12/2023	25/12/2023							10 yrs
11/06/2019	11/07/2019	Folkles Rd	Stourbridge	GRND	3,681	5.51		Asking	Industrial	Direct									
11/06/2019	11/07/2019	Folkles Rd	Stourbridge	GRND	3,653	5.51		Asking	Industrial	Direct									
15/02/2019	15/03/2019	Gibbs Rd	Stourbridge	GRND	4,610	4.99	FRI	Effective	Industrial	Direct	15/02/2024	15/02/2024				0.22		10 yrs	
25/01/2019	25/01/2019	Bromley St	Stourbridge	GRND	4,622	4.75	FRI	Asking	Industrial	Direct									
31/12/2018	31/12/2018	Fletcher St	Stourbridge	GRND	1,807	4.43	FRI	Asking	Industrial	Direct									
15/09/2018	12/02/2019	Engine Ln	Stourbridge	GRND	65,097	2.00		Effective	Industrial	Direct									10 yrs
02/04/2019	02/04/2019	The Courtyard	Sutton Coldfield	GRND,1	3,462	7.86	FRI	Asking	Industrial	Direct							5.08		6 yrs
20/05/2019	11/07/2019	Maybrook Rd	Sutton Coldfield	GRND	9,177	7.52	FRI	Effective	Industrial	Direct							3.61		5 yrs
09/10/2018	09/10/2018	Forge Ln	Sutton Coldfield	GRND	8,015	6.50		Achieved	Industrial	Direct									
04/09/2019	04/10/2019	Reddicap Trading Estate	Sutton Coldfield	GRND	4,848	5.98		Asking	Industrial	Direct									
01/10/2018	01/10/2018	Sedgley Rd W	Tipton	GRND	250	10.40	FRI	Asking	Industrial	Direct									
20/09/2019	20/09/2019	Lower Church Ln	Tipton	GRND	1,162	6.75	FRI	Effective	Industrial	Direct	19/09/2021								3 yrs
08/05/2019	08/05/2019	Tipton Rd	Tipton	GRND,1	8,398	6.75	FRI	Achieved	Industrial	Direct									
09/09/2019	09/09/2019	Bloomfield Rd	Tipton	GRND	1,164	6.57	FRI	Effective	Industrial	Direct							2.43		3 yrs
29/05/2019	29/05/2019	Bloomfield Rd	Tipton	GRND	1,122	6.50	FRI	Effective	Industrial	Direct							2.31		3 yrs
18/02/2019	03/03/2019	Golds Hill Way	Tipton	GRND	2,797	6.50	FRI	Effective	Industrial	Direct			18/02/2020						3 yrs
01/02/2019	03/03/2019	Golds Hill Way	Tipton	GRND	2,799	6.50	FRI	Effective	Industrial	Direct									3 yrs
21/01/2019	21/01/2019	Golds Hill Way	Tipton	GRND	2,594	6.50	FRI	Effective	Industrial	Direct	20/01/2020	21/01/2020							3 yrs
21/01/2019	21/01/2019	Golds Hill Way	Tipton	GRND	2,413	6.50	FRI	Effective	Industrial	Direct	20/01/2020	21/01/2020							3 yrs

08/11/2018	08/12/2018	Golds Hill Way	Tipton	GRND	2,864	6.50	FRI	Asking	Industrial	Direct				2.42	2,238.00	
04/01/2019	04/01/2019	Golds Hill Way	Tipton	GRND	9,578	6.25	FRI	Asking	Industrial	Direct	03/01/2024	04/01/2024				10 yrs
14/12/2018	01/01/2019	Bloomfield Rd	Tipton	GRND	2,247	6.06	FRI	Effective	Industrial	Direct				1.85		3 yrs
04/11/2018	04/12/2018	Bloomfield Rd	Tipton	GRND	2,233	6.04	FRI	Asking	Industrial	Direct				1.82		
10/12/2018	10/01/2019	Golds Hill Way	Tipton	GRND	2,798	6.00	FRI	Achieved	Industrial	Direct				2.48	2,238.00	3 yrs
13/06/2019	13/07/2019	Chapel St	Tipton	GRND	1,003	5.78	FRI	Asking	Industrial	Direct				2.44		
13/08/2019	13/08/2019	Charles St	Tipton	GRND	2,583	5.09	FRI	Effective	Industrial	Direct						3 yrs
28/03/2019	28/03/2019	Coneygre Rd	Tipton	GRND,1	14,046	4.70		Achieved	Industrial	Direct						
01/06/2019	01/06/2019	Sedgley Rd W	Tipton	GRND	2,140	4.44	FRI	Asking	Industrial	Direct						
09/01/2019	09/01/2019	Birmingham New Rd	Tipton	GRND	14,877	3.50		Achieved	Industrial	Direct						
22/08/2019	22/08/2019	Merchants Way	Walsall	GRND	516	9.69	FRI	Asking	Industrial	Direct						
01/04/2019	01/04/2019	153-158 Bridgeman St	Walsall	GRND	2,500	7.38	FRI	Effective	Industrial	Direct						5 yrs
09/11/2018	09/11/2018	Lockside	Walsall	GRND	7,880	5.79	FRI	Effective	Industrial	Direct						6 yrs
10/09/2018	10/10/2018	Linley Lodge Works	Walsall	GRND	2,719	5.70	FRI	Asking	Industrial	Direct				1.54		
18/02/2019	18/02/2019	Pleck Rd	Walsall	GRND	2,200	5.12		Achieved	Industrial	Direct						5 yrs
05/09/2018	04/11/2018	Linley Lodge Works	Walsall	GRND,MEZZ	9,101	4.99	FRI	Asking	Industrial	Direct				3.43		
03/12/2018	03/12/2018	3B Charles St	Walsall	GRND	6,258	4.79	FRI	Asking	Industrial	Direct				1.67		
26/09/2018	26/09/2018	Bescot Cres	Walsall	GRND,1	23,973	4.75	FRI	Achieved	Industrial	Direct						
01/03/2019	01/03/2019	Maybrook Rd	Walsall	GRND,1	2,742	4.74		Achieved	Industrial	Direct				3.22		13 yrs
19/12/2018	19/02/2019	Middlemore Ln W	Walsall	GRND,1	6,591	4.25	FRI	Asking	Industrial	Direct						
30/10/2018	30/11/2018	24 Bridgeman St	Walsall	GRND	7,326	4.10		Asking	Industrial	Direct						
22/07/2019	21/10/2019	Vigo Pl	Walsall	GRND,MEZZ	12,488	4.02	FRI	Asking	Industrial	Direct						5 yrs
01/11/2018	01/11/2018	Bloxwich Ln	Walsall	GRND	11,278	4.01		Effective	Industrial	Direct	01/11/2021					5 yrs
22/02/2019	24/03/2019	11-13 Wall End Close	Walsall	GRND	1,547	4.00	FRI	Asking	Industrial	Direct						3 yrs
16/11/2018	18/01/2019	36-36B Hall Ln	Walsall	GRND,1	7,289	3.84	FRI	Asking	Industrial	Direct				2.54		
18/06/2019	02/10/2019	Pool St	Walsall	GRND	3,647	3.76	FRI	Achieved	Industrial	Direct						
01/04/2019	01/05/2019	123-131 Bridgeman St	Walsall	GRND	2,200	2.50	FRI	Asking	Industrial	Direct						6 yrs
27/09/2018	27/09/2018	Trident Dr	Wednesbury	GRND	16,959	6.10	FRI	Effective	Industrial	Direct						10 yrs
01/09/2018	01/09/2018	Atlantic Way	Wednesbury	GRND	78,049	5.33	FRI	Effective	Industrial	Direct		29/09/2023				10 yrs
07/03/2019	07/03/2019	Bilston Rd	Wednesbury	GRND	8,710	5.24	FRI	Effective	Industrial	Direct						3 yrs
01/03/2019	20/08/2019	Bilston Rd	Wednesbury	GRND	15,922	4.75	FRI	Achieved	Industrial	Direct						
17/01/2019	17/01/2019	Bilston Rd	Wednesbury	GRND	8,683	4.50		Effective	Industrial	Direct	16/01/2024	17/01/2024				10 yrs
19/09/2018	19/09/2018	Bilston Rd	Wednesbury	GRND	8,775	4.50	FRI	Asking	Industrial	Direct						
15/02/2019	15/02/2019	Leabrook Rd	Wednesbury	GRND	1,007	3.22		Achieved	Industrial	Direct						
08/02/2019	23/04/2019	Woden Rd S	Wednesbury	GRND	6,057	2.97	FRI	Asking	Industrial	Direct						
10/10/2018	08/01/2019	Darlaston Rd	Wednesbury	GRND	10,524	2.05	FRI	Asking	Industrial	Direct						
01/01/2019	02/01/2019	75 Union St	West Bromwich	GRND	7,203	6.25	FRI	Achieved	Industrial	Direct						
29/07/2019	28/08/2019	Greets Green Rd	West Bromwich	GRND	1,100	5.45		Asking	Industrial	Direct						
05/12/2018	05/12/2018	Charles St	West Bromwich	GRND	2,020	5.45	FRI	Achieved	Industrial	Direct	04/12/2021			2.09		5 yrs
23/11/2018	01/12/2018	Greets Green Rd	West Bromwich	GRND	1,500	5.45		Asking	Industrial	Direct						
08/02/2019	12/03/2019	101 Union St	West Bromwich	GRND	4,300	5.34		Asking	Industrial	Direct						
07/06/2019	07/06/2019	Greets Green Rd	West Bromwich	GRND	1,569	5.26		Achieved	Industrial	Direct						
01/02/2019	01/02/2019	Spon Ln	West Bromwich	GRND	3,300	5.14	FRI	Asking	Industrial	Direct				2.20		
16/07/2019	15/08/2019	New Swan Ln	West Bromwich	GRND	4,000	5.00		Asking	Industrial	Direct						
04/09/2019	04/10/2019	Charles St	West Bromwich	GRND	2,507	4.98	FRI	Effective	Industrial	Direct	04/10/2022					5 yrs
16/03/2019	16/03/2019	Charles St	West Bromwich	GRND	2,127	4.86	FRI	Effective	Industrial	Direct						3 yrs
13/09/2019	13/09/2019	Charles St	West Bromwich	GRND,1	2,668	4.78	FRI	Effective	Industrial	Direct	12/09/2022			4.05		5 yrs
07/08/2019	02/10/2019	Varney Ave	West Bromwich	GRND	3,300	4.55	FRI	Effective	Industrial	Direct						6 yrs
10/10/2018	09/12/2018	Bilston Rd	West Bromwich	GRND	9,436	4.14	FRI	Achieved	Industrial	Direct				1.45	0.24	1 yr
01/04/2019	01/04/2019	Oldbury Rd	West Bromwich	GRND	7,095	3.52	FRI	Asking	Industrial	Direct						
17/06/2019	16/08/2019	4 Charles St	West Bromwich	GRND	5,115	2.93	FRI	Asking	Industrial	Direct				1.41		
01/06/2019	01/06/2019	74 Cannock Rd	Willenhall	GRND	1,890	10.36	FRI	Asking	Industrial	Direct						
01/02/2019	02/04/2019	Watery Ln	Willenhall	GRND	7,500	7.00		Achieved	Industrial	Direct						
22/06/2019	22/06/2019	Fernside Rd	Willenhall	GRND	10,008	5.99	FRI	Effective	Industrial	Direct						10 yrs
01/03/2019	01/03/2019	Fernside Rd	Willenhall	GRND	3,915	5.36	FRI	Effective	Industrial	Direct		28/02/2023				5 yrs
02/09/2019	02/10/2019	Watery Ln	Willenhall	GRND	3,750	5.00	FRI	Achieved	Industrial	Direct						
02/09/2019	02/10/2019	Watery Ln	Willenhall	GRND	3,785	5.00	FRI	Effective	Industrial	Direct						1 yr
13/11/2018	13/12/2018	Stringes Close	Willenhall	GRND	17,073	4.53		Asking	Industrial	Direct						
09/10/2018	09/10/2018	Planetary Rd	Willenhall	GRND	5,894	4.45		Achieved	Industrial	Direct						
12/08/2019	12/08/2019	Straight Rd	Willenhall	GRND	2,700	4.01		Effective	Industrial	Direct						5 yrs
01/10/2018	25/11/2018	1-3 East Acre	Willenhall	GRND	33,312	3.93		Achieved	Industrial	Direct						
08/01/2019	07/02/2019	Ezekiel Ln	Willenhall	GRND	3,300	3.78		Achieved	Industrial	Direct						3 yrs
01/01/2019	01/01/2019	Ezekiel Ln	Willenhall	GRND,1	7,569	3.17	FRI	Asking	Industrial	Direct				1.09		3 yrs
01/12/2018	01/12/2018	Park Ln	Wolverhampton	GRND	700	8.21	IRI	Achieved	Industrial	Direct						3 yrs
02/04/2019	02/05/2019	Stafford Rd	Wolverhampton	GRND	1,671	8.09	FRI	Effective	Industrial	Direct				2.23		3 yrs
25/09/2018	25/09/2018	Park Ln	Wolverhampton	GRND	812	8.00	IRI	Achieved	Industrial	Direct	25/03/2020	25/03/2020				3 yrs
27/11/2018	25/02/2019	Steelpark Way	Wolverhampton	GRND	10,725	7.20	FRI	Effective	Light Industrial	Direct						15 yrs
06/11/2018	05/01/2019	Steelpark Way	Wolverhampton	GRND	8,925	7.20	FRI	Effective	Light Industrial	Direct						15 yrs
25/09/2018	25/09/2018	Park Ln	Wolverhampton	GRND	1,020	6.86	IRI	Achieved	Industrial	Direct	25/09/2020					3 yrs
03/09/2018	03/10/2018	Stafford Rd	Wolverhampton	GRND	1,851	6.50	FRI	Effective	Industrial	Direct				2.35		5 yrs
01/03/2019	07/04/2019	Bath St	Wolverhampton	GRND	930	6.39	FRI	Effective	Industrial	Direct				2.45		3 yrs
18/02/2019	20/03/2019	Great Brickkiln St	Wolverhampton	GRND	1,191	6.30	FRI	Effective	Industrial	Direct				1.91		5 yrs
01/08/2019	01/08/2019	Waddens Brook Ln	Wolverhampton	GRND	1,198	6.26	FRI	Effective	Industrial	Direct	01/08/2022				0.71	5 yrs
01/05/2019	01/05/2019	Monmore Rd	Wolverhampton	GRND	750	6.00		Effective	Industrial	Direct				2.02		5 yrs
28/05/2019	17/07/2019	Neachells Ln	Wolverhampton	GRND	4,981	5.75	FRI	Achieved	Industrial	Direct						
01/09/2018	01/10/2018	Steel Dr	Wolverhampton	GRND	1,163	5.56		Asking	Industrial	Direct						5 yrs
26/11/2018	26/11/2018	Dixon St	Wolverhampton	GRND	1,307	5.36	FRI	Achieved	Industrial	Direct	25/11/2021	25/11/2021		1.46		5 yrs
01/11/2018	01/12/2018	Steel Dr	Wolverhampton	GRND	1,743	5.30	IRI	Asking	Industrial	Direct						7 yrs



15/10/2018	14/11/2018	Steel Dr	Wolverhampton	GRND	1,163	5.16	FRI	Asking	Industrial	Direct			2.18	10 yrs
25/12/2018	25/12/2018	Park Ln	Wolverhampton	GRND	3,420	4.82	FRI	Achieved	Industrial	Direct				5 yrs
02/09/2019	01/11/2019	Hickman Ave	Wolverhampton	GRND	6,405	4.45	FRI	Achieved	Industrial	Direct				
16/11/2018	16/02/2019	Patrick Gregory Rd	Wolverhampton	GRND,1	10,980	4.10	FRI	Asking	Industrial	Direct			2.67	
14/04/2019	18/05/2019	Dobbs St	Wolverhampton	GRND	4,492	3.78		Achieved	Industrial	Direct				3 yrs
21/11/2018	11/02/2019	Shaw Rd	Wolverhampton	GRND,1	20,524	3.51	FRI	Asking	Industrial	Direct			0.00	5 yrs
25/12/2018	25/12/2018	Qualcast Rd	Wolverhampton	GRND	176,478	3.25	FRI	Effective	Industrial	Direct		24/12/2023		15 yrs
04/06/2019	04/06/2019	Dixon St	Wolverhampton	GRND	2,254	3.11	FRI	Effective	Industrial	Direct	03/06/2022	03/06/2022		5 yrs
20/03/2019	20/03/2019	2 Ettingshall Rd	Wolverhampton	GRND	12,000	3.00	FRI	Effective	Industrial	Direct				0.25 2 yrs
02/01/2019	02/01/2019	Spring Rd	Wolverhampton	GRND	9,845	2.89	FRI	Asking	Industrial	Direct			0.78	
08/02/2019	08/02/2019	Neachells Lane	Wolverhampton	GRND	31,818	2.48		Achieved	Industrial	Direct				1 yr
07/02/2019	01/07/2019	Neachells Ln	Wolverhampton	GRND,MEZZ	54,545	2.08		Achieved	Industrial	Direct			1.21	
29/05/2019	29/05/2019	Union St	Bilston	GRND	1,241	6.00		Achieved	Industrial	Direct				
15/10/2018	14/11/2018	Northcott Rd	Bilston	GRND	1,743	5.30	IRI	Asking	Industrial	Direct				7 yrs
26/11/2018	26/11/2018	Biddings Ln	Bilston	GRND	1,934	5.17		Asking	Industrial	Direct				
07/06/2019	09/07/2019	Union St	Bilston	GRND	2,677	5.00	FRI	Effective	Industrial	Direct				5 yrs
08/03/2019	07/05/2019	Union St	Bilston	GRND	6,074	4.94	FRI	Effective	Industrial	Direct			2.43	5 yrs
08/03/2019	07/05/2019	Union St	Bilston	GRND	6,072	4.94	FRI	Effective	Industrial	Direct			2.43	5 yrs
01/07/2019	02/10/2019	Mount Pleasant	Bilston	GRND	4,964	4.50	FRI	Effective	Industrial	Direct				5 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Main Sales Area	Other Sales Area	Rent PA	Rent psf	Service	Rent Type	Use	Zone A Rent	Business Rates PA	Service Charge PA	Lease Type	Term
01/11/2018	01/11/2018	112-113 New St	Birmingham	GRND	1,147	1,147	0	215,000.00	187.45	FRI	Asking	Retail		64,308.00		Direct	
25/03/2019	24/04/2019	23 New St	Birmingham	GRND	1,052	1,052	0	150,000.00	142.59	FRI	Asking	Retail		48,858.00		Assignment	
20/12/2018	03/02/2019	142 New St	Birmingham	GRND	1,740	1,010	0	205,000.00	117.82	FRI	Asking	Retail		64,665.00	8,250.00	Direct	
25/03/2019	25/03/2019	36 Pinfold St	Birmingham	GRND	271	271	0	25,000.00	92.25	FRI	Asking	Retail		5,359.00		Direct	
18/06/2019	18/07/2019	Mill Lane Arc	Solihull	GRND	1,596	0	0	140,000.00	87.72		Asking	Retail		69,020.00		Assignment	
01/10/2018	01/02/2019	71 New St	Birmingham	GRND	3,496	3,496	0	290,000.00	82.95	FRI	Asking	Retail		102,985.00	13,110.00	Direct	
22/05/2019	22/05/2019	Piccadilly Arc	Birmingham	GRND	215	215	0	17,500.00	81.40	FRI	Asking	Retail		3,728.00		Direct	
01/08/2019	01/08/2019	9 Mill Ln	Solihull	GRND	481	481	0	38,690.08	80.44	FRI	Effective	Retail			196.00	Direct	10 yrs
23/06/2019	23/06/2019	Bristol Rd S	Northfield	GRND	154			11,999.90	77.92		Effective	Retail					10 yrs
01/02/2019	01/02/2019	6 Dudley St	Wolverhampton	GRND	887	887	0	66,500.00	74.97	FRI	Asking	Retail		39,014.50		Direct	10 yrs
09/04/2019	09/05/2019	25 Moat Ln	Birmingham	GRND	252			18,718.55	74.28		Effective	Retail				Sublease	1 yr
17/09/2018	17/09/2018	New St	Birmingham	GRND	3,300			244,915.93	74.22	FRI	Effective	Retail				Direct	10 yrs
31/05/2019	30/06/2019	100 New St	Birmingham	GRND	2,262	2,262	0	157,500.00	69.63		Asking	Retail		66,598.00	15,019.00	Assignment	
01/03/2019	01/03/2019	297-299 Walsall Rd	Birmingham	GRND	861	0	0	59,950.00	69.63	FRI	Asking	Retail				Direct	3 yrs
01/02/2019	01/02/2019	1 Queen St	Wolverhampton	GRND	1,104	1,104	0	75,000.00	67.93		Asking	Retail		46,718.00		Direct	25 yrs
31/05/2019	31/05/2019	23 New St	Birmingham	GRND	1,813	1,052	0	120,000.00	66.19		Achieved	Retail				Assignment	
05/11/2018	19/12/2018	10 Cannon St	Birmingham	GRND	511	511	0	32,500.00	63.60	FRI	Asking	Retail		16,401.00	1,300.00	Direct	
01/10/2018	01/10/2018	166 Corporation Street	Birmingham	GRND	280	204	76	17,500.00	62.50	IRI	Asking	Retail			234.00	Direct	
31/05/2019	30/06/2019	Stephenson Pl	Birmingham	GRND	5,310	5,310	0	330,000.00	62.15		Asking	Retail		149,100.00	78,278.00	Assignment	
19/11/2018	19/11/2018	79 Bull St	Birmingham	1st	570	0	0	35,000.00	61.40	FRI	Achieved	Retail			2,246.00	Assignment	
11/04/2019	11/04/2019	3 Birmingham Rd	Sutton Coldfield	GRND	379			22,500.00	59.37	FRI	Asking	Retail				Direct	
01/09/2018	01/09/2018	12 Temple Row	Birmingham	GRND	230	230	0	13,500.00	58.70		Effective	Retail		6,480.00	618.00	Direct	5 yrs
21/11/2018	21/11/2018	94 The Parade	Sutton Coldfield	GRND	1,284	1,284	0	75,000.00	58.41	FRI	Asking	Retail		25,387.00	9,280.00	Direct	10 yrs
01/05/2019	01/05/2019	42 Wulfrun Way	Wolverhampton	GRND	527	527	0	30,000.00	56.93	FRI	Effective	Retail			8,602.00	Direct	1 yr
06/03/2019	01/04/2019	327-329 Alum Rock Rd	Birmingham	GRND	360	0	0	19,970.67	55.47		Effective	Retail				Direct	6 yrs
29/10/2018	29/10/2018	6-8 Temple Row	Birmingham	GRND	470	470	0	25,000.00	53.19		Asking	Retail			147,750.00	Direct	
01/02/2019	01/02/2019	Merry HI	Brierley Hill	GRND	2,383	2,383	0	125,000.00	52.45	FRI	Achieved	Retail		75,922.00	26,148.00	Direct	
01/01/2019	17/03/2019	Walsall Rd	Birmingham	GRND	791	791	0	39,500.00	49.94	FRI	Asking	Retail		17,352.00	5,206.00	Direct	
20/12/2018	19/01/2019	11a Belwell Ln	Sutton Coldfield	GRND	290	0	0	14,000.00	48.28	FRI	Asking	Retail				Direct	
28/05/2019	27/06/2019	19 Queen St	Wolverhampton	GRND	265	265	0	12,000.00	45.28		Asking	Retail		3,840.00		Assignment	
19/07/2019	18/08/2019	260 Rocky Ln	Birmingham	GRND	407	0	0	18,000.00	44.23		Asking	Retail				Direct	
07/11/2018	07/11/2018	370 Stratford Rd	Birmingham	GRND	569	569	0	24,696.00	43.40		Achieved	Retail				Direct	25 yrs
29/09/2018	29/09/2018	Axletree Way @ Wood Green Road	Wednesbury	GRND	23,571			1,018,350.21	43.20	FRI	Effective	Retail				Direct	10 yrs
01/07/2019	01/07/2019	2-10 Mill Ln	Solihull	GRND, 1	896	479		38,690.08	43.18	FRI	Effective	Retail		22,920.00	600.00	Direct	10 yrs
01/05/2019	01/05/2019	Park Central	Birmingham	GRND	848	848	0	35,000.00	41.27	FRI	Asking	Retail				Direct	15 yrs
01/10/2018	01/10/2018	1685-1689 High St	Solihull	GRND	335	0	0	13,500.00	40.30		Asking	Retail		9,800.00	550.00	Direct	
16/04/2019	16/05/2019	20a Queen St	Wolverhampton	GRND	174			7,000.00	40.23		Asking	Retail				Direct	
07/05/2019	07/05/2019	166 Warstone Ln	Birmingham	GRND	389			15,500.00	39.85		Achieved	Retail				Direct	
11/03/2019	01/05/2019	166 Warstone Ln	Birmingham	GRND	389			15,500.00	39.85		Achieved	Retail				Direct	
07/05/2019	07/05/2019	166 Warstone Ln	Birmingham	GRND	395			15,500.00	39.24		Achieved	Retail				Direct	
18/02/2019	18/02/2019	11 Drury Ln	Solihull	GRND	603	0	0	23,374.51	38.76	FRI	Effective	Retail		9,840.00	400.00	Direct	10 yrs
07/03/2019	10/04/2019	4 Farmers Fold	Wolverhampton	GRND	170	0	0	6,500.00	38.24	FRI	Achieved	Retail				Direct	3 yrs
01/05/2019	01/05/2019	2A Vicarage Rd	Birmingham	GRND	621	621	0	23,650.00	38.08	FRI	Asking	Retail		11,136.75		Assignment	
24/09/2018	24/09/2018	Chapel Ln	Birmingham	GRND	8,718			331,918.46	38.07	FRI	Effective	Retail				Sublease	5 yrs
22/03/2019	22/03/2019	419 Witton Rd	Birmingham	GRND	276	227	0	10,500.00	38.04	FRI	Asking	Retail				Direct	
22/11/2018	22/12/2018	167A High St	Erdington	GRND	418	418	0	15,500.00	37.08	FRI	Asking	Retail		3,253.80		Direct	
01/10/2018	01/10/2018	167A High St	Birmingham	GRND	418	418	0	15,500.00	37.08	FRI	Asking	Retail				Direct	
14/02/2019	16/03/2019	9-10 Dudley St	Wolverhampton	GRND	3,377	1,433	0	124,900.00	36.99	FRI	Achieved	Retail			782.00	Direct	
01/06/2019	01/06/2019	485 Stratford Rd	Birmingham	GRND	600	0	0	22,100.00	36.83		Achieved	Retail				Direct	
02/05/2019	01/06/2019	21b Alcester Rd S	Birmingham	GRND	437	0	0	16,000.00	36.61	FRI	Asking	Retail				Direct	
04/03/2019	11/05/2019	77-79 Alum Rock Rd	Birmingham	GRND	270	0	0	9,600.00	35.56		Asking	Retail				Direct	
04/03/2019	11/05/2019	77-79 Alum Rock Rd	Birmingham	GRND	270	0	0	9,600.00	35.56		Asking	Retail				Direct	
15/03/2019	15/03/2019	77-79 Alum Rock Rd	Birmingham	GRND	270			9,599.04	35.55		Effective	Retail				Direct	1 yr
23/07/2019	06/08/2019	166 Warstone Ln	Birmingham	GRND	409	0	0	14,500.00	35.45		Achieved	Retail				Direct	
16/08/2019	16/08/2019	407 Birmingham Rd	Sutton Coldfield	GRND	405	405	0	14,300.00	35.31	FRI	Asking	Retail		2,737.63		Direct	5 yrs
01/06/2019	01/06/2019	30 Lower High St	Wednesbury	GRND	257	257	0	8,999.98	35.02	FRI	Effective	Retail				Direct	6 yrs
28/06/2019	28/06/2019	202 Stratford Rd	Solihull	GRND	720	520	0	25,000.00	34.72	FRI	Asking	Retail		8,520.00		Direct	5 yrs
01/09/2018	01/10/2018	562 Coventry Rd	Birmingham	GRND	416			14,400.00	34.62		Asking	Retail				Direct	6 yrs
08/01/2019	08/02/2019	55 Boldmere Rd	Sutton Coldfield	GRND	428	428	0	14,500.00	33.88		Asking	Retail		1,905.00		Direct	
12/10/2018	05/12/2018	78 Smallbrook Queensway	Birmingham	GRND	816	816	0	27,500.00	33.70	FRI	Asking	Retail		9,243.75	1,500.00	Direct	10 yrs
24/09/2018	24/09/2018	New Fosse Way	Birmingham	GRND	3,500	0	0	117,350.00	33.53	FRI	Achieved	Retail				Direct	10 yrs
10/09/2019	10/10/2019	43-45 Park Mall	Walsall	GRND	2,543	2,543	0	85,000.00	33.43	FRI	Asking	Retail			60,300.00	Direct	1 yr
01/09/2018	01/10/2018	1146 Warwick Rd	Birmingham	GRND	599	599	0	20,000.00	33.39	FRI	Achieved	Retail		6,641.00		Direct	15 yrs
17/12/2018	16/01/2019	206 Stratford Rd	Solihull	GRND	675	675	0	22,500.00	33.33	FRI	Asking	Retail		9,024.36	200.00	Direct	5 yrs
25/05/2019	25/05/2019	436a Stratford Rd	Birmingham	GRND	545	254	291	18,000.00	33.03		Achieved	Retail				Assignment	
04/09/2019	04/10/2019	696 Stratford Rd	Birmingham	GRND	600	0	0	19,800.00	33.00		Asking	Retail			180.00	Direct	
04/03/2019	04/03/2019	47 High St	Wolverhampton	GRND	456	456	0	15,000.00	32.89	FRI	Asking	Retail		7,271.25		Direct	
15/02/2019	15/02/2019	100 Watson Rd	Birmingham	GRND	2,023			65,916.13	32.58		Effective	Retail				Direct	10 yrs
01/06/2019	01/06/2019	15 Watford Rd	Birmingham	GRND	416	416	0	13,000.00	31.25	FRI	Effective	Retail				Direct	10 yrs
07/03/2019	07/03/2019	77-79 Alum Rock Rd	Birmingham	GRND	270			8,399.47	31.11		Effective	Retail				Direct	1 yr
01/12/2018	01/12/2018	208 High St	Dudley	GRND	484	484	0	15,000.00	30.99		Effective	Retail				Direct	6 mos
04/03/2019	04/03/2019	16B Hagley Mall	Halesowen	GRND	890	890	0	27,500.00	30.90	FRI	Asking	Retail		10,658.00	5,035.00	Direct	10 yrs
04/06/2019	04/06/2019	5 Alcester Rd S	Birmingham	GRND	730	515	0	22,498.00	30.82	FRI	Asking	Retail		7,200.00		Direct	
01/01/2019	01/01/2019	Churchill Shopping Centre	Dudley	GRND	1,000			30,000.00	30.00		Achieved	Retail				Direct	
03/09/2018	03/10/2018	1 Church St	Wolverhampton	GRND	220	220	0	6,600.00	30.00		Asking	Retail		1,700.90		Direct	
23/03/2019	23/03/2019	304 Warwick Rd	Birmingham	GRND	284	235	49	8,500.00	29.93	FRI	Asking	Retail				Direct	5 yrs
26/04/2019	26/04/2019	1691 High St	Solihull	GRND	725	590	0	21,500.00	29.66	FRI	Asking	Retail		7,080.00	1,012.00	Direct	5 yrs
05/08/2019	05/08/2019	114-116 Colmore Row	Birmingham	GRND	2,129	2,129	0	63,086.71	29.63	FRI	Effective	Retail				Direct	15 yrs
15/04/2019	15/05/2019	7 Aspen Way	Wolverhampton	GRND	506	506	0	14,950.00	29.55	IRI	Asking	Retail				Direct	
01/11/2018	05/12/2018	78 Smallbrook	Birmingham	GRND	1,629	1,437	0	48,000.00	29.47	FRI							

26/04/2019	26/04/2019	4 Station Rd	Solihull	GRND,1-2	1,356	766		38,057.65	28.07	Effective	Retail		17,880.00	Direct	20 yrs	
27/02/2019	27/02/2019	2-4 Chestnut Walk	Birmingham	GRND	442	248		12,260.32	27.74	IRI	Effective	Retail			5 yrs	
21/09/2018	21/09/2018	High St	West Bromwich	GRND	1,200			32,724.31	27.27		Effective	Retail	3,866.00	Direct	10 yrs	
25/07/2019	24/08/2019	11 Finchfield Road West	Wolverhampton	GRND	552	552	0	15,000.00	27.17		Asking	Retail		Direct		
03/04/2019	03/04/2019	269 Alcester Road South	Birmingham	GRND	460			12,500.00	27.17	FRI	Asking	Retail	2,064.00	Direct		
01/01/2019	01/01/2019	160 Old Oscott Ln	Birmingham	GRND	328			8,840.00	26.95		Effective	Retail		Direct	6 yrs	
01/05/2019	01/05/2019	2D Wake Green Rd	Birmingham	GRND	862			23,000.00	26.68		Achieved	Retail		Direct	20 yrs	
18/09/2019	18/10/2019	17-19 Bridge St	Walsall	GRND	1,133	0	0	30,000.00	26.48		Asking	Retail		Direct		
19/02/2019	21/03/2019	2 Beeches Walk	Sutton Coldfield	GRND	685	685	0	18,000.00	26.28	FRI	Asking	Retail	7,456.00	Assignment		
14/04/2019	14/04/2019	2 Woodbridge Rd	Birmingham	GRND	767	538		20,000.00	26.08		Asking	Retail		Direct		
02/10/2018	01/11/2018	Mulberry Walk	Sutton Coldfield	GRND	2,675	2,666		69,550.00	26.00	FRI	Effective	Retail	3,999.00	Direct	10 yrs	
08/04/2019	08/05/2019	2-4 Warren Farm Rd	Kingstanding	GRND	694			18,000.00	25.94		Asking	Retail		Direct		
20/10/2018	19/11/2018	79 Bull St	Birmingham	GRND,1	1,354	784		35,000.00	25.85		Asking	Retail	14,913.00	Direct		
21/09/2018	21/09/2018	201 Ombersley Rd	Birmingham	GRND	330	0	0	8,399.75	25.45		Effective	Retail		Direct	3 yrs	
13/05/2019	13/05/2019	26 Waterfront Walk	Birmingham	GRND	730			18,477.90	25.31	FRI	Effective	Retail	7,320.00	Direct	5 yrs	
31/05/2019	03/07/2019	219 Hawthorn Rd	Birmingham	GRND	524	0	0	13,250.00	25.29		Asking	Retail		Direct	3 yrs	
01/06/2019	01/06/2019	254 Ladypool Rd	Birmingham	GRND	619	485		15,600.00	25.20	FRI	Asking	Retail		Direct	5 yrs	
17/12/2018	17/12/2018	Merridale Rd	Wolverhampton	GRND	397	0	0	10,000.00	25.19	FRI	Asking	Retail		Direct		
01/07/2019	01/07/2019	Mulberry Walk	Sutton Coldfield	GRND	1,293			32,500.00	25.14	FRI	Achieved	Retail		Direct	10 yrs	
14/04/2019	14/04/2019	4 Woodbridge Rd	Birmingham	GRND	803	536		20,000.00	24.91		Asking	Retail		Direct		
01/01/2019	01/01/2019	21 Alcester Rd S	Birmingham	GRND	1,050	1,050	0	26,000.00	24.76	FRI	Asking	Retail	8,880.00	Direct	3 yrs	
31/10/2018	31/10/2018	3 Market St	Stourbridge	GRND	427	427		10,500.00	24.59	FRI	Asking	Retail	4,333.80	Direct		
01/12/2018	11/01/2019	608 Coventry Rd	Birmingham	GRND	505			12,393.16	24.54		Effective	Retail		Direct	6 yrs	
03/05/2019	03/05/2019	77-79 Alum Rock Rd	Birmingham	GRND	270			6,599.84	24.44		Effective	Retail		Direct	1 yr	
18/10/2018	18/10/2018	36 Vyse St	Birmingham	GRND,Unk	614	425		15,000.00	24.43	IRI	Asking	Retail	2,070.80	Direct		
27/08/2019	26/09/2019	22 Queen St	Wolverhampton	GRND	617	617	0	15,000.00	24.31		Asking	Retail		Direct		
01/01/2019	01/01/2019	2-6 Chestnut Walk	Birmingham	GRND	344	237		8,337.09	24.24	IRI	Effective	Retail		3,000.00	Direct	5 yrs
02/04/2019	02/04/2019	37 Avery Rd	Birmingham	GRND	547	547	0	13,250.00	24.22	FRI	Asking	Retail	3,840.00	Direct	5 yrs	
01/04/2019	01/05/2019	2 Brunswick Sq	Birmingham	GRND,MEZZ	1,850	1,000	850	44,800.00	24.22	FRI	Asking	Retail	25,866.00	6,000.00	Direct	
08/07/2019	03/08/2019	95 Spencer St	Birmingham	GRND	828	828		20,000.00	24.15		Asking	Retail		Direct		
02/01/2019	01/02/2019	Birmingham Rd	Sutton Coldfield	GRND	1,252			30,000.00	23.96	FRI	Achieved	Retail	3,393.00	Direct		
30/11/2018	30/11/2018	68 Digbeth	Birmingham	GRND	315	315	0	7,500.00	23.81		Asking	Retail	2,612.90	Direct		
26/06/2019	26/07/2019	52 Great Bridge	Tipton	GRND	381	381	0	8,999.81	23.62	FRI	Effective	Retail		Direct	3 yrs	
15/01/2019	15/01/2019	2180-2184 Coventry Rd	Birmingham	GRND	937			22,000.00	23.48		Asking	Retail	11,640.00	Sublease		
23/09/2019	23/10/2019	Craig Croft	Birmingham	GRND	750	750	0	17,500.00	23.33	FRI	Asking	Retail		Direct	10 yrs	
01/01/2019	01/01/2019	583 Stratford	Birmingham	GRND	697	697		16,200.00	23.24		Achieved	Retail		Direct		
17/12/2018	17/12/2018	836 Stratford Rd	Birmingham	GRND	922			21,066.42	22.85		Effective	Office/Retail	5,149.25	Direct	15 yrs	
19/02/2019	19/02/2019	46-48 Mere Green Rd	Sutton Coldfield	GRND	1,538	1,538		34,999.67	22.76	FRI	Effective	Retail	9,840.00	Direct	10 yrs	
15/01/2019	15/01/2019	991 Kingsbury Rd	Birmingham	GRND	5,797			131,084.08	22.61		Effective	Retail		Direct	10 yrs	
01/06/2019	01/06/2019	2 Walsall	Birmingham	GRND	3,649			82,500.00	22.61		Effective	Retail		Direct	20 yrs	
09/11/2018	09/11/2018	100 Watson Rd	Birmingham	GRND	1,200			27,052.44	22.54	FRI	Effective	Retail		Direct	20 yrs	
01/05/2019	01/05/2019	8 High St	Wednesfield	GRND	671	671	0	15,000.00	22.35	FRI	Asking	Retail	5,009.00	Direct		
01/11/2018	02/12/2018	2 Limes Ct	Wolverhampton	GRND	543	0	0	12,000.00	22.10	FRI	Achieved	Retail	4,683.50	Direct	3 yrs	
31/10/2018	31/10/2018	435 Stratford Rd	Solihull	GRND	2,100			45,273.32	21.56	FRI	Effective	Retail		Direct	10 yrs	
08/03/2019	08/03/2019	954 Walsall Rd	Great Barr	GRND	590	590	0	12,671.98	21.48	FRI	Effective	Retail	7,080.00	1,316.00	Direct	5 yrs
04/09/2018	04/09/2018	394 Brimingham Rd	Sutton Coldfield	GRND,MEZZ	354	232		7,500.00	21.19		Achieved	Retail	2,889.20	Direct	5 yrs	
25/12/2018	25/12/2018	Oldbury Ringway	Oldbury	GRND	10,600			224,081.37	21.14		Effective	Retail		Direct	10 yrs	
15/10/2018	15/10/2018	6 Kingsfield Rd	Birmingham	GRND	530			11,181.54	21.10	FRI	Effective	Retail	1,488.00	Direct	5 yrs	
02/09/2018	02/10/2018	3 Limes Ct	Wolverhampton	GRND	527	527	0	11,000.00	20.87	FRI	Achieved	Retail	4,608.00	Direct	3 yrs	
01/05/2019	02/06/2019	6 Coton Ln	Birmingham	GRND	317	317	0	6,599.97	20.82	FRI	Effective	Retail		Direct	3 yrs	
02/01/2019	02/01/2019	4 Olton Rd	Solihull	GRND	544	0	0	11,313.38	20.80	IRO	Effective	Retail	4,732.80	Direct	5 yrs	
28/06/2019	28/06/2019	258 Stafford St	Walsall	GRND	385	0	0	8,000.00	20.78	FRI	Achieved	Retail		Direct		
15/01/2019	15/01/2019	2-3 Princes Sq	Wolverhampton	BSMT,GRND	700	479		14,500.00	20.71		Asking	Retail	6,945.50	Direct		
01/04/2019	01/05/2019	166 Warstone Ln	Birmingham	GRND	1,450			30,000.00	20.69		Achieved	Retail		Direct		
31/10/2018	30/11/2018	36 High St	Wolverhampton	GRND	485	0	0	10,000.00	20.62	FRI	Achieved	Retail		Direct	3 yrs	
23/09/2019	23/10/2019	276 Church Rd	Birmingham	GRND	488	488	0	10,000.00	20.49		Asking	Retail	4,215.50	Direct		
04/03/2019	04/03/2019	75 Bridge St	Walsall	GRND	732	0	0	15,000.00	20.49		Achieved	Retail		Direct	3 yrs	
03/05/2019	03/05/2019	Reservoir Rd	Birmingham	GRND	865	0	0	17,500.00	20.23		Asking	Retail		Direct	3 yrs	
15/10/2018	15/10/2018	9 Institute Rd	Kings Heath	GRND	773	773		15,556.37	20.12	FRI	Effective	Retail	9,320.00	Direct	5 yrs	
01/10/2018	01/10/2018	27 Dudley St	Dudley	GRND	870			17,500.00	20.11		Asking	Retail	4,970.00	Direct		
05/10/2018	05/10/2018	120 Vyse St	Birmingham	GRND	1,819			36,512.90	20.07	FRI	Effective	Retail		Direct	9 yrs 11 mos	
23/10/2018	23/10/2018	29A Manor Park Rd	Birmingham	GRND	650			13,005.68	20.01	FRI	Effective	Retail		Direct	10 yrs	
17/06/2019	17/06/2019	Newhall St	Birmingham	GRND	1,000			20,000.00	20.00	FRI	Achieved	Retail		Direct	5 yrs	
12/02/2019	12/02/2019	15 High St	Walsall	GRND	365	325		7,200.00	19.73	FRI	Asking	Retail	1,664.00	Direct		
15/01/2019	15/02/2019	331 Bearwood Rd	Smethwick	GRND	404	0	0	7,950.00	19.68	FRI	Asking	Retail	2,702.80	Direct		
19/07/2019	18/08/2019	104 Lawnswood Rd	Stourbridge	GRND	764	736		15,000.00	19.63	FRI	Asking	Retail	4,272.00	Direct		
01/06/2019	01/06/2019	Mell Sq	Solihull	GRND,1	5,100	2,600	0	99,999.95	19.61	FRI	Effective	Retail		Direct	10 yrs	
27/11/2018	30/11/2018	48A Union St	Wednesbury	GRND	771			14,999.97	19.46	FRI	Effective	Retail	5,242.50	Direct	7 yrs	
01/06/2019	01/06/2019	Hurst St	Birmingham	GRND	2,746	2,746		53,400.00	19.45	FRI	Effective	Retail	18,640.00	17,232.00	Direct	10 yrs
06/05/2019	16/06/2019	292 Allum Rock Rd	Birmingham	GRND	270	0	0	5,219.82	19.33	IRI	Effective	Retail		Direct	3 yrs	
13/10/2018	14/11/2018	1340 Stratford Rd	Birmingham	GRND	630			12,000.00	19.05	FRI	Asking	Retail	3,216.00	Direct		
29/05/2019	03/07/2019	313-315 Bearwood Rd	Smethwick	GRND	841	0	0	16,000.00	19.02	FRI	Asking	Retail	5,880.00	Direct		
03/06/2019	03/06/2019	51 High St	Halesowen	GRND	793	793	0	14,950.00	18.85	FRI	Asking	Retail		Direct	5 yrs	
19/10/2018	18/11/2018	271 Alcester Rd S	Birmingham	GRND	744			14,000.00	18.82		Asking	Retail	2,665.00	Direct		
11/09/2018	11/09/2018	11 Timberley Ln	Birmingham	GRND	881	881	0	16,425.11	18.64		Effective	Retail	7,455.00	2,463.00	Direct	5 yrs
24/10/2018	24/11/2018	1285 Bristol Rd S	Birmingham	GRND	470	0	0	8,750.00	18.62		Asking	Retail		Direct		
04/02/2019	04/02/2019	C Poplar Way	Solihull	GRND	2,616	0	0	48,362.66	18.49	FRI	Effective	Retail		Direct	10 yrs	
15/01/2019	15/01/2019	24 Hateley Dr	Wolverhampton	GRND	652	652		12,000.00	18.40	FRI	Asking	Retail	2,104.00	Direct		
22/09/2018	22/09/2018	22 Union St	Wednesbury	GRND,1	615	194	0	11,313.40	18.40	FRI	Effective	Retail		Direct	5 yrs	
11/09/2018	11/09/2018	Washwood Heath Rd	Birmingham	GRND	1,150	1,085		21,037.06	18.29	FRI	Effective	Retail	9,229.37	270,512.00	Direct	10 yrs
01/11/2018	01/12/2018	23 Watford Rd	Birmingham	GRND	1,075			19,500.00	18.14	IRI	Effective	Retail		Direct	10 yrs	
05/10/2018	05/10/2018	120 Vyse St	Birmingham	GRND	2,000			36,104.48	18.05	FRI	Effective	Retail		Direct		
12/09/2018	12/10/2018	82 Smallbrook Queensway	Birmingham	BSMT,GRND	1,339	621		24,000.00	17.92	FRI	Asking	Retail	7,518.25	1,250.00	Direct	
14/09/2018	14/09/2018	Churchill Shopping Centre	Dudley	GRND	1,400			24,999.75	17.86		Effective	Retail	8,403.00	Direct	10 yrs	
12/04/2019	12/04/2019	326-328 Ladypool Rd	Birmingham	GRND	1,761	0	0	31,199.44	17.72		Effective	Retail		Direct	5 yrs	
16/10/2018	15/11/2018	11-12 Hagley Mall	Halesowen	GRND,1	2,814	1,524		48,500.00	17.24	FRI	Asking	Retail	27,547.00	16,000.00	Direct	1 yr
25/02/2019	01/05/2019	1086 Stratford Rd	Birmingham	GRND	912											

01/09/2018	01/10/2018	Lower Hall Ln	Walsall	GRND	1,500	1,500	0	25,000.00	16.67	Asking	Retail				Direct	
01/01/2019	01/01/2019	242 High St	Dudley	BSMT, GRND	469			7,800.00	16.63	Effective	Retail				Direct	3 yrs
05/11/2018	05/11/2018	Birmingham Rd	Sutton Coldfield	GRND	892	892		14,782.30	16.57	FRI	Effective	Retail	5,010.00	2,417.00	Sublease	5 yrs
07/02/2019	07/02/2019	7 Timberley Ln	Birmingham	GRND, 1	886	584		14,546.98	16.42	FRI	Effective	Retail	6,720.00	2,296.00	Direct	3 yrs
01/06/2019	01/06/2019	Broad St	Birmingham	GRND	7,336	7,336	0	120,000.00	16.36	FRI	Effective	Retail	66,720.00	20,000.00	Direct	
14/08/2019	14/08/2019	26 Market Pl	Walsall	GRND	337	337	0	5,499.82	16.32		Effective	Retail			Direct	6 yrs
27/08/2019	27/08/2019	22 Frederick St	Birmingham	BSMT, GRND	1,228	928		20,000.00	16.29		Asking	Retail	4,263.10		Direct	
22/02/2019	22/03/2019	261 Oldbury Rd	Rowley Regis	GRND	463	463	0	7,500.00	16.20	FRI	Achieved	Retail	2,200.00		Direct	
01/10/2018	01/10/2018	170 High St	Birmingham	GRND, 1	1,550	450	0	25,000.00	16.13		Achieved	Retail	8,382.50		Direct	5 yrs
03/10/2018	02/11/2018	High St	Birmingham	GRND	3,148			50,709.54	16.11	FRI	Effective	Retail	19,103.75	4,328.00	Direct	15 yrs
06/02/2019	17/04/2019	2224 Coventry Rd	Birmingham	GRND	1,245	1,245	0	20,000.00	16.06	FRI	Asking	Retail	8,076.25		Assignment	
05/10/2018	04/11/2018	324 Ladypool Rd	Birmingham	GRND	753	0	0	12,000.00	15.94		Asking	Retail			Assignment	
12/10/2018	21/11/2018	19 Kettlehouse Rd	Birmingham	GRND	472	0	0	7,500.00	15.89	FRI	Achieved	Retail			Direct	
21/11/2018	21/12/2018	115-117 Hurst St	Birmingham	GRND	1,047	1,047	0	16,500.00	15.76		Asking	Retail	6,005.00		Direct	
19/02/2019	21/03/2019	14B-14C Birmingham Rd	Sutton Coldfield	GRND	1,823	1,823	0	28,500.00	15.63		Asking	Retail			Assignment	
01/11/2018	01/11/2018	Walsall Rd	Birmingham	GRND	2,240	2,240	0	35,000.00	15.63	FRI	Asking	Retail	11,417.00		Direct	
05/07/2019	13/09/2019	333 Chester Rd	Birmingham	GRND	897			13,999.86	15.61		Effective	Retail			Direct	10 yrs
28/11/2018	26/02/2019	Upper Conybere St	Birmingham	GRND	19,870	19,870		310,000.00	15.60		Asking	Retail			Direct	
01/11/2018	01/11/2018	297 Vicarage Rd	Birmingham	GRND	500	0	0	7,800.00	15.60		Achieved	Retail			Direct	3 yrs
21/11/2018	04/01/2019	24 Shaftmoor Ln	Birmingham	GRND	550	0	0	8,400.00	15.27		Asking	Retail			Direct	2 yrs
24/10/2018	25/12/2019	Bristol Rd S	Northfield	GRND, 1	1,442			21,999.69	15.26		Effective	Retail			Direct	5 yrs
11/01/2019	10/02/2019	482 Stafford Rd	Wolverhampton	GRND	553	0	0	8,350.00	15.10	FRI	Asking	Retail			Direct	
03/09/2018	05/10/2018	43 Formans Rd	Birmingham	GRND	500	0	0	7,500.00	15.00		Asking	Retail			Direct	2 yrs
01/04/2019	01/04/2019	1 Axtetree Way	Wednesbury	GRND, 1	102,348			1,535,000.00	15.00		Effective	Retail			Direct	15 yrs
15/03/2019	14/04/2019	Coventry Rd	Birmingham	GRND	1,302	1,302	0	19,500.00	14.98	FRI	Asking	Retail		1,141.00	Direct	10 yrs
09/10/2018	09/10/2018	220 Ladywood Middleway	Birmingham	GRND	90,835			1,354,989.23	14.92		Effective	Retail			Direct	10 yrs
10/09/2018	10/10/2018	8a Mill Ln	Solihull	GRND	1,010	1,010	0	15,000.00	14.85	FRI	Asking	Retail	36,165.00	1,250.00	Direct	
27/02/2019	27/02/2019	Dudley Rd	Kingswinford	GRND	900	1,000		13,310.16	14.79		Effective	Retail			Direct	15 yrs
03/01/2019	06/02/2019	30 High St	Walsall	GRND	644	644	0	9,500.00	14.75	FRI	Asking	Retail	4,566.80		Direct	
03/10/2018	03/10/2018	1-3 Castle Bromwich Shopping Centre	Birmingham	1st	1,330			19,616.67	14.75	FRI	Effective	Retail	13,064.50	4,595.00	Direct	5 yrs
22/03/2019	22/03/2019	5 Barnett Ln	Kingswinford	GRND	448			6,600.00	14.73	FRI	Asking	Retail	2,928.00		Direct	
09/01/2019	09/01/2019	High St	West Bromwich	GRND	1,358			19,999.69	14.73		Effective	Retail	6,168.00	1,944,741.00		5 yrs
01/04/2019	01/05/2019	9-10 Bennetts HI	Birmingham	BSMT, GRND	4,422	2,193		65,000.00	14.70	FRI	Achieved	Retail	45,745.00		Direct	
01/10/2018	01/10/2018	68-70 Dalton St	Birmingham	GRND	851	851	0	12,500.00	14.69	FRI	Asking	Retail			Direct	2 yrs
22/03/2019	22/03/2019	8 Bush Rd	Dudley	GRND	409			6,000.00	14.67		Asking	Retail	1,416.00		Direct	
01/12/2018	01/12/2018	578 Bearwood Rd	Smethwick	GRND	854			12,500.00	14.64	FRI	Achieved	Retail			Direct	5 yrs
08/07/2019	08/07/2019	15 High St	Walsall	GRND	328	0	0	4,799.95	14.63	FRI	Effective	Retail			Direct	6 yrs
25/07/2019	24/08/2019	20 Chapel Ash	Wolverhampton	GRND	582	582	0	8,500.00	14.60	FRI	Asking	Retail			Direct	
01/04/2019	01/04/2019	124 Ladypool Rd	Birmingham	GRND	589			8,400.00	14.26		Asking	Retail			Direct	
16/11/2018	16/11/2018	Fort Pky	Birmingham	GRND	1,496			21,015.80	14.05	FRI	Effective	Retail			Direct	10 yrs
08/10/2018	08/11/2018	46 Dads Ln	Birmingham	GRND	645	0	0	9,000.00	13.95	FRI	Asking	Retail	2,908.70		Direct	
01/11/2018	01/11/2018	218 New John St W	Birmingham	GRND	415	415	0	5,750.00	13.86	FRI	Asking	Retail	1,499.27		Direct	
29/08/2019	11/10/2019	7 New St	Dudley	GRND	376	376	0	5,199.91	13.83	FRI	Effective	Retail	2,256.00		Direct	5 yrs
06/03/2019	01/04/2019	Unit 1 King Edwards Rd	Birmingham	GRND	3,305	3,305	0	45,177.62	13.67	FRI	Effective	Retail		9,915.00	Direct	15 yrs
22/08/2019	21/09/2019	768 Bristol Rd S	Birmingham	GRND	3,500	3,500	0	47,500.00	13.57	FRI	Asking	Retail	2,783.20		Direct	
05/09/2018	05/10/2018	Phoenix Rd	Wolverhampton	GRND	481	0	0	6,500.00	13.51		Asking	Retail	1,341.00		Direct	
01/07/2019	01/07/2019	56 Northampton St	Birmingham	GRND	600	0	0	8,000.00	13.33	FRI	Asking	Retail		677.00	Direct	
06/02/2019	08/03/2019	2c Ashtree Rd	Oldbury	GRND	450			5,939.92	13.20	FRI	Effective	Retail	1,898.88		Direct	5 yrs
05/08/2019	02/01/2020	100 Watson Rd	Birmingham	GRND	38,896	38,896	0	512,000.00	13.16		Asking	Retail	150,212.00	263,792.00	Assignment	
23/06/2019	23/06/2019	38 Upper Dean St	Birmingham	GRND	5,347			69,755.70	13.05	FRI	Effective	Retail	32,784.50	3,928.00	Direct	15 yrs
15/04/2019	15/05/2019	17 Darlington St	Wolverhampton	GRND	1,150	600	550	15,000.00	13.04	FRI	Asking	Retail			Direct	4 yrs
25/09/2018	24/11/2018	67 High St	Birmingham	GRND	1,735	1,735	0	22,500.00	12.97	FRI	Asking	Retail	14,413.00	1,190.00	Direct	
19/12/2018	18/01/2019	21 Streeley Rd	Birmingham	GRND	579	0	0	7,499.81	12.95	FRI	Effective	Retail	2,989.00		Direct	4 yrs
01/09/2018	01/09/2018	37 Vyse St	Birmingham	GRND	1,081	0	0	14,000.00	12.95		Asking	Retail		111.00	Direct	
22/10/2018	05/12/2018	12 Leighswood Rd	Walsall	GRND	619	0	0	7,999.93	12.92	FRI	Effective	Retail		1,800.00	Direct	5 yrs
24/10/2018	24/10/2018	25 High St	Birmingham	BSMT, GRND, 1-2	1,771			22,799.64	12.87	FRI	Effective	Retail			Direct	5 yrs
01/11/2018	08/03/2019	91-93 High St	Brierley Hill	GRND	506	0	0	6,500.00	12.85	IRO	Achieved	Retail			Direct	6 yrs
28/09/2018	28/09/2018	100 Crosswells Rd	Oldbury	GRND	500			6,400.67	12.80	FRI	Effective	Retail			Direct	3 yrs
08/11/2018	08/11/2018	983 Tyburn Rd	Birmingham	GRND	706	0	0	9,001.50	12.75	FRI	Achieved	Office/Retail	3,168.80		Direct	10 yrs
30/11/2018	01/12/2018	86 Church St	Bilston	GRND	1,961	1,961	0	25,000.00	12.75	FRI	Asking	Retail	13,419.00		Direct	5 yrs
03/07/2019	02/08/2019	218 High St	Birmingham	GRND	1,298			16,500.00	12.71	FRI	Asking	Retail	8,880.00		Direct	
17/09/2018	17/09/2018	3 Birmingham St	Oldbury	GRND	905	745		11,500.00	12.71	IRO	Asking	Retail	3,612.00		Direct	
20/09/2018	20/09/2018	202 Edward Rd	Birmingham	GRND	425	425		5,399.83	12.71	FRI	Effective	Retail			Direct	3 yrs
08/08/2019	05/09/2019	1406-1408 Pershore Rd	Birmingham	GRND	670	650		8,500.00	12.69	FRI	Asking	Retail	3,504.00		Direct	
08/12/2018	07/01/2019	10 Boldmere Rd	Sutton Coldfield	GRND, 1-2	1,117			14,000.00	12.53	FRI	Achieved	Retail			Direct	
22/05/2019	22/05/2019	56 Northampton St	Birmingham	GRND	1,200	0	0	15,000.00	12.50		Asking	Retail		1,366.00	Direct	
11/11/2018	11/11/2018	107 High St	Birmingham	GRND	851	708		10,636.70	12.50	FRI	Effective	Retail	10,777.50		Direct	5 yrs
24/03/2019	29/05/2019	Green Ln	Walsall	GRND	4,042	4,042	0	50,000.00	12.37		Asking	Retail			Direct	
16/09/2019	16/10/2019	Littleton St W	Walsall	GRND	1,504	1,504	0	18,500.00	12.30	FRI	Asking	Retail		129.00	Direct	
18/02/2019	25/02/2019	89 Swan Ln	Stourbridge	GRND	978	0	0	11,999.87	12.27	FRI	Effective	Retail	3,746.80		Direct	5 yrs
01/05/2019	01/05/2019	11 Hollybank Rd	Birmingham	GRND	409	334	75	5,000.00	12.22		Asking	Retail	1,296.00		Direct	3 yrs
16/11/2018	14/12/2018	104 High St	Brierley Hill	GRND	822	471		10,000.00	12.17	FRI	Asking	Retail	5,144.64		Direct	
01/09/2018	01/10/2018	422 Kingstanding Rd	Birmingham	GRND	1,198			14,567.19	12.16	FRI	Effective	Retail			Direct	7 yrs
01/03/2019	01/03/2019	997-999 Tyburn Rd	Birmingham	GRND	987	0	0	12,000.00	12.16		Asking	Retail			Direct	
18/12/2018	18/12/2019	3 Hampton Walk	Wolverhampton	GRND	576	576	0	6,999.77	12.15	FRI	Effective	Retail	5,475.50		Direct	3 yrs
03/12/2018	03/12/2018	68 Victoria St	Wolverhampton	GRND	1,647	0	0	20,000.00	12.14	IRO	Asking	Retail			Direct	
15/11/2018	15/11/2018	Bristol Rd S	Northfield	BSMT, GRND	2,680			32,499.34	12.13		Effective	Retail			Direct	5 yrs
26/04/2019	26/04/2019	121-123 Parade	Sutton Coldfield	1st	3,302	3,302	0	40,000.00	12.11		Asking	Retail	13,980.00		Direct	
01/07/2019	01/07/2019	Church Walk	Dudley	GRND	1,500	0	0	17,999.95	12.00	FRI	Effective	Retail		10,385.00	Direct	5 yrs
01/10/2018	01/10/2018	26A Snow HI	Wolverhampton	GRND	602	602	0	7,200.00	11.96	FRI	Achieved	Retail			Direct	
11/06/2019	11/07/2019	2C Addison Rd	Birmingham	GRND, 1	1,026	590		12,260.46	11.95	FRI	Effective	Retail	4,368.00		Direct	5 yrs
01/11/2018	01/11/2018	66 Oxley Moor Rd	Wolverhampton	GRND	713	713	0	8,500.00	11.92	FRI	Achieved	Retail			Direct	5 yrs
01/06/2019	01/06/2019	67 High St	Brownhills	GRND	2,366	2,366	0	28,161.00	11.90		Asking	Retail			Assignment	
29/11/2018	29/11/2018															

29/01/2019	03/03/2019	1524 Kingsbury Rd	Birmingham	GRND	635	0	0	7,199.82	11.34	IRO	Effective	Retail			Direct	1 yr
29/10/2018	28/11/2018	30 Newton Rd	Birmingham	GRND	1,218	0	0	13,750.00	11.29	FRI	Achieved	Retail	7,080.00		Direct	
01/04/2019	02/05/2019	66-67 Darlington St	Wolverhampton	GRND	2,085	0	0	23,499.94	11.27	FRI	Effective	Retail			Direct	5 yrs
01/08/2019	01/08/2019	10 King Edwards Rd	Birmingham	GRND	645	0	0	7,250.00	11.24		Asking	Retail			Direct	3 yrs
01/09/2018	01/10/2018	98-100 High St	Brierley Hill	GRND	3,586			40,000.00	11.15	FRI	Asking	Retail	18,264.75		Direct	
01/07/2019	01/07/2019	Wulfrun Sq	Wolverhampton	GRND	1,303			14,500.00	11.13		Effective	Retail			Direct	3 yrs
24/06/2019	24/06/2019	110 Brays Rd	Birmingham	GRND	428	428	0	4,740.00	11.07	FRI	Asking	Retail			Direct	15 yrs
26/07/2019	26/07/2019	3 Woodbury Rd	Halesowen	GRND	588			6,500.00	11.05	FRI	Asking	Retail	1,584.00		Direct	
06/02/2019	08/02/2019	87-89 Park Rd	Walsall	GRND	908			9,999.77	11.01	FRI	Effective	Retail			Direct	3 yrs
15/02/2019	15/02/2019	596 Bearwood Rd	Smethwick	GRND	1,884	1,635		20,500.00	10.88	FRI	Asking	Retail	8,877.00		Direct	10 yrs
23/09/2019	23/10/2019	110 Castle Sq	Birmingham	GRND	2,459	0	0	26,718.00	10.87		Asking	Retail			Direct	
26/09/2018	26/09/2018	1 Victoria Sq	Birmingham	BSMT, GRND	11,078	7,576		120,267.17	10.86	FRI	Effective	Retail	54,230.00	19,312.00	Direct	15 yrs
18/02/2019	18/02/2019	30 Hagley Mall	Halesowen	GRND	7,370	4,700	1,325	79,998.43	10.85		Effective	Retail	50,677.50		Direct	5 yrs
12/03/2019	12/03/2019	60 High St	Birmingham	GRND, 1-2	1,751	849		19,000.00	10.85	FRI	Asking	Retail	5,880.00		Direct	
06/02/2019	08/03/2019	6 Woodbury Rd	Halesowen	GRND	600	600		6,500.00	10.83	FRI	Asking	Retail	1,538.00		Direct	
24/10/2018	24/11/2018	153 Yew Tree Ln	Birmingham	GRND	650	0	0	7,000.00	10.77	FRI	Asking	Retail			Direct	
20/11/2018	20/12/2018	70 High St	Halesowen	GRND, 1	1,305	675		14,000.00	10.73		Asking	Retail	7,107.00		Direct	
01/09/2018	01/09/2018	749 Bristol Rd S	Birmingham	GRND	1,399		0	15,000.00	10.72	IRO	Asking	Retail	6,776.00		Direct	
02/10/2018	01/11/2018	231 High St	West Bromwich	GRND, 1	2,479	1,605		26,500.00	10.69		Asking	Retail	15,240.00		Direct	
31/05/2019	05/07/2019	903 Aldridge Rd	Birmingham	GRND	900	900	0	9,599.93	10.67		Effective	Retail			Direct	6 yrs
20/09/2018	19/11/2018	47-55 Bridge St	Walsall	GRND	8,439			90,000.00	10.66		Asking	Retail	28,329.00		Direct	
01/07/2019	01/07/2019	167 Sandon Rd	Smethwick	GRND, 1	611	476		6,500.00	10.64	IRI	Effective	Retail			Direct	3 yrs
22/03/2019	22/03/2019	82 Vyse St	Birmingham	GRND	1,229	0	0	13,000.00	10.58		Asking	Retail		3,780.00	Direct	
03/12/2018	03/12/2018	Pavillion, Golden Hillcock Rd	Birmingham	GRND	711	0	0	7,500.00	10.55		Asking	Retail			Direct	
16/10/2018	15/11/2018	Timberley Ln	Birmingham	GRND, 1	1,862			19,616.71	10.54	FRI	Effective	Retail			Direct	5 yrs
02/03/2019	01/04/2019	618-620 Bearwood Rd	Smethwick	GRND	1,335	1,083		14,024.67	10.51	FRI	Effective	Retail	14,910.00		Direct	
01/09/2018	01/09/2018	1 Lutley Grove	Birmingham	GRND	324	324	0	3,400.00	10.49	FRI	Asking	Retail	1,355.75		Direct	
04/04/2019	04/04/2019	Alcester Rd S	Birmingham	GRND	5,485			56,668.53	10.33	FRI	Effective	Retail	25,389.50	6,784.00	Direct	10 yrs
01/02/2019	22/03/2019	2a-3 Bradford St	Walsall	GRND, 1	3,873	2,152	1,721	40,000.00	10.33	FRI	Asking	Retail			Direct	
07/02/2019	01/02/2020	Broad St	Birmingham	BSMT, GRND	25,543			263,410.00	10.31		Achieved	Retail			Direct	
08/04/2019	08/05/2019	74 Worcester St	Wolverhampton	GRND	779	0	0	8,000.00	10.27		Asking	Retail			Direct	
01/05/2019	01/05/2019	12 Unity Pl	Oldbury	GRND	708	0	0	7,199.99	10.17	FRI	Effective	Retail	2,083.00		Direct	15 yrs
05/04/2019	05/04/2019	38 Church St	Bilston	GRND	592			5,999.91	10.13		Effective	Retail			Direct	3 yrs
30/04/2019	30/04/2019	Waterfront Way	Brierley Hill	GRND	2,961			30,000.00	10.13	FRI	Achieved	Retail			Direct	
30/05/2019	30/05/2019	149-151 High St	Birmingham	GRND, 1	8,900			90,000.00	10.11	FRI	Achieved	Retail			Direct	10 yrs
01/11/2018	01/11/2018	758 Kingstanding Rd	Birmingham	GRND	749	0	0	7,500.00	10.01		Asking	Retail	2,516.40		Direct	
31/01/2019	01/04/2019	High St	Stourbridge	GRND, 2	7,894	3,947		78,000.00	9.88		Achieved	Retail	49,300.00		Direct	
11/04/2019	11/05/2019	135 High St	Birmingham	GRND, 1	2,025	705		20,000.00	9.88	FRI	Asking	Retail			Direct	6 yrs
29/10/2018	29/10/2018	293 Harborne Ln	Birmingham	GRND, 1	975			9,500.00	9.74	FRI	Asking	Retail	2,136.00		Direct	
17/09/2019	17/09/2019	143-145 Lichfield Rd	Walsall	GRND	621	621	0	5,999.88	9.66	IRI	Effective	Retail			Direct	5 yrs
16/12/2018	15/01/2019	90-92 High St	Birmingham	GRND, 1	4,106	1,977		39,500.00	9.62	FRI	Asking	Retail	20,829.25		Direct	
14/02/2019	16/03/2019	2230 Coventry Rd	Birmingham	GRND, 1	1,301	846		12,499.75	9.61	FRI	Effective	Retail	5,082.00		Direct	5 yrs
01/04/2019	01/05/2019	14 Castle St	Dudley	GRND, 1	2,363	1,292		22,500.00	9.52	FRI	Achieved	Retail	11,955.25	11,425.00	Direct	
27/02/2019	29/03/2019	63 High St	Bilston	GRND	807	0	0	7,500.00	9.29	FRI	Asking	Retail			Direct	
07/05/2019	07/05/2019	33 High St	Rowley Regis	GRND	811			7,500.00	9.25		Achieved	Retail			Direct	
23/11/2018	23/12/2018	55 High St	Dudley	GRND	1,894	1,894	0	17,500.00	9.24	FRI	Asking	Retail	9,437.00		Direct	
01/08/2019	01/08/2019	312 Stroud Ave	Willenhall	GRND	661	0	0	5,999.99	9.08	IRI	Effective	Retail			Direct	6 yrs
15/07/2019	15/07/2019	5 High St	Brierley Hill	GRND	634	634	0	5,749.81	9.07	FRI	Effective	Retail			Direct	3 yrs
02/09/2018	02/10/2018	94 High St	Wolverhampton	GRND	1,050	0	0	9,500.00	9.05	FRI	Achieved	Retail			Direct	3 yrs
02/03/2019	01/04/2019	961 Alcester Rd S	Birmingham	BSMT, GRND, 1	2,195	950		19,750.00	9.00	FRI	Asking	Retail	4,920.00	1,268.00	Direct	
15/03/2019	15/03/2019	High St	Cradley Heath	GRND	778			7,000.00	9.00		Achieved	Retail			Direct	5 yrs
30/04/2019	30/04/2019	Waterfront Way	Brierley Hill	GRND	5,634			50,000.00	8.87		Achieved	Retail			Direct	
01/05/2019	01/05/2019	79-81 Tile Cross Rd	Birmingham	GRND	2,294	1,296	998	20,000.00	8.72		Asking	Retail	9,120.50		Direct	3 yrs
11/04/2019	11/04/2019	High St	West Bromwich	GRND	7,631	0	0	66,389.39	8.70		Effective	Retail			Direct	10 yrs
20/11/2018	20/11/2018	100 High St	West Bromwich	GRND	1,792	0	0	15,500.00	8.65	FRI	Achieved	Retail	8,155.00		Direct	20 yrs
13/09/2018	13/09/2018	1 Greenwood	Birmingham	BSMT, GRND	2,454			21,170.95	8.63	FRI	Effective	Retail			Direct	10 yrs
25/02/2019	25/02/2019	Westley St	Birmingham	GRND	8,077	0	0	68,999.76	8.54	FRI	Effective	Retail	32,131.00		Direct	15 yrs
02/12/2018	01/01/2019	Churchill Shopping Centre	Dudley	GRND, 1	2,138	776		18,200.00	8.51	FRI	Achieved	Retail	11,215.75	6,723.00	Direct	
01/12/2018	01/01/2019	192 Sutton New Rd	Birmingham	GRND	1,367	0	0	11,500.00	8.41		Achieved	Retail			Direct	15 yrs
01/05/2019	01/05/2019	92 Edgewood Rd	Birmingham	GRND	637	395	242	5,300.00	8.32		Asking	Retail	2,304.00		Direct	5 yrs
05/10/2018	05/10/2018	59-61 Queensway Mall	Halesowen	GRND, 1	7,352	3,763		61,028.10	8.30	FRI	Effective	Retail	34,541.50		Direct	10 yrs
29/03/2019	29/03/2019	257-258 Stafford St	Walsall	GRND	724	724		5,999.96	8.29	FRI	Effective	Retail	7,080.00		Direct	5 yrs
04/04/2019	04/04/2019	High St	Cradley Heath	GRND	864			7,000.00	8.10	FRI	Achieved	Retail			Direct	5 yrs
25/05/2019	24/06/2019	21 Hagley St	Halesowen	GRND, 1-2	1,242	378		10,000.00	8.05	FRI	Asking	Retail	4,320.00		Direct	
01/04/2019	09/05/2019	63 High St	Walsall	GRND	3,786	3,786	0	30,000.00	7.92	FRI	Asking	Retail	15,568.00		Direct	10 yrs
05/02/2019	05/02/2019	High St	Cradley Heath	GRND	897			7,000.00	7.80	FRI	Achieved	Retail			Direct	1 yr
28/05/2019	27/06/2019	698 Stratford Rd	Birmingham	GRND	1,680	0	0	13,000.00	7.74		Asking	Retail			Direct	7 yrs
01/08/2019	31/08/2019	45-47 High St	Walsall	GRND, 1	2,595	1,300		20,000.00	7.71	FRI	Asking	Retail	10,800.00		Direct	
29/04/2019	01/06/2019	High St	West Bromwich	GRND	30,750	0	0	233,639.87	7.60	FRI	Effective	Retail	28,261.00		Sublease	9 yrs
26/10/2018	13/12/2018	The Haymarket	Wolverhampton	GRND	600	0	0	4,499.91	7.50	IRO	Effective	Retail	1,505.76		Direct	5 yrs
01/09/2018	01/09/2018	113 Grove Ln	Harborne	GRND	467	253	214	3,500.00	7.49	FRI	Asking	Retail			Direct	2 yrs
23/03/2019	22/04/2019	157 Kings Heath High St	Birmingham	GRND, 1	4,721	2,485		34,748.37	7.36	FRI	Effective	Retail	20,357.00		Direct	15 yrs
01/11/2018	01/12/2018	46 Birchills St	Walsall	GRND	1,181	1,181		8,580.00	7.27	FRI	Asking	Retail	3,230.50		Direct	
14/11/2018	14/12/2018	185-189 High St	Walsall	GRND	6,905			50,000.00	7.24		Achieved	Retail			Direct	
01/03/2019	01/03/2019	101 Aston Hall Rd	Birmingham	GRND	2,650	1,360	0	19,000.00	7.17		Effective	Retail			Direct	5 yrs
29/01/2019	28/06/2019	71-75 Park St	Walsall	GRND, 1	35,380	17,672	17,708	251,799.43	7.12	FRI	Effective	Retail	126,752.00	7,283.00	Direct	20 yrs
15/10/2018	15/10/2018	High St	Cradley Heath	GRND	988			7,000.00	7.09		Achieved	Retail			Direct	1 yr
06/02/2019	08/03/2019	162 High St	Rowley Regis	GRND, 1	2,297	1,149		15,996.00	6.96		Asking	Retail			Direct	
12/12/2018	10/02/2019	9 High St	Bilston	GRND, 1	5,112	3,378		35,000.00	6.85	FRI	Asking	Retail	10,483.00		Direct	
15/09/2018	15/10/2018	183 High St	Walsall	GRND, 1-2	1,664	465		10,917.98	6.56	FRI	Effective	Retail	6,757.00		Direct	3 yrs
01/07/2019	01/07/2019	14 Birdcage	Dudley	GRND	1,568	0	0	9,999.93	6.38		Effective	Retail		8,986.00	Direct	2 yrs
15/03/2019	15/03/2019	83 Soho Rd	Birmingham	GRND, 1	2,794	0	0	17,759.65	6.36		Effective	Retail			Direct	5 yrs
01/05/2019	01/05/2019	9a Langley High St	Oldbury	GRND	1,900	0	0	12,000.00	6.32		Achieved	Retail			Direct	
17/09/2018	17/10/2018	13														

01/09/2018	01/09/2018	High St	Cradley Heath	GRND	864			4,000.00	4.63	FRI	Achieved	Retail			Direct	1 yr
15/10/2018	15/10/2018	High St	Cradley Heath	GRND	868			4,000.00	4.61	FRI	Achieved	Retail			Direct	1 yr
01/01/2019	01/01/2019	High St	Cradley Heath	GRND	875			4,000.00	4.57		Achieved	Retail			Direct	1 yr
22/09/2018	22/10/2018	352 Moseley Rd	Birmingham	GRND	3,153			14,399.74	4.57	FRI	Effective	Retail			Direct	5 yrs
05/05/2019	04/06/2019	Birdcage Walk	Dudley	GRND,1	1,362	722		5,999.93	4.41	FRI	Effective	Retail	5,100.00	4,683.00	Direct	3 yrs
08/06/2019	08/07/2019	4 Unity Walk	Tipton	GRND,1	1,973	820		8,500.00	4.31		Asking	Retail	2,496.00		Direct	
18/12/2018	18/12/2018	High St	Cradley Heath	GRND	929			4,000.00	4.31	FRI	Achieved	Retail			Direct	1 yr
10/04/2019	30/06/2019	14 Great Bridge	Tipton	GRND	5,755	5,755	0	20,000.00	3.48	FRI	Asking	Retail	9,440.00		Direct	10 yrs
01/11/2018	01/11/2018	High St	Cradley Heath	GRND	868			3,000.00	3.46	FRI	Achieved	Retail			Direct	1 yr
13/03/2019	13/03/2019	High St	Cradley Heath	GRND	5,996			19,999.50	3.34		Effective	Retail			Direct	2 yrs
01/12/2018	01/12/2018	High St	Cradley Heath	GRND	904			3,000.00	3.32	FRI	Achieved	Retail			Direct	1 yr
01/09/2018	01/10/2018	30 Hall St	Dudley	GRND	1,776	0	0	5,000.00	2.82	IRO	Achieved	Retail			Direct	1 yr
26/07/2019	25/08/2019	Priory Rd	Dudley	GRND	1,523	0	0	4,000.00	2.63	FRI	Asking	Retail			Direct	
11/03/2019	11/03/2019	128-130 Ladypool Rd	Birmingham	1st	3,441	3,441	0	6,924.70	2.01		Effective	Retail	10,131.15		Direct	5 yrs
07/08/2019	07/08/2019	17 Bloomsbury St	Birmingham	Unkwn	8,698			14,000.00	1.61		Asking	Retail			Direct	
04/03/2019	01/08/2019	31 Dale End	Birmingham	BSMT,GRND	79,870	40,600		100,000.00	1.25		Effective	Retail	39,933.00		Direct	5 yrs
19/03/2019	19/03/2019	Bilston Rd	Wednesbury	GRND	8,710			7,557.00	0.87		Achieved	Retail			Direct	
01/09/2018	01/09/2018	25 Boldmere Rd	Sutton Coldfield	GRND	494	494	0	34.63	0.07	FRI	Achieved	Retail	4,660.00	368.00	Direct	3 yrs
15/03/2019	15/03/2019	Day St	Walsall	GRND	3,000	0	0	7.00	0.00		Achieved	Retail			Direct	7 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Service	Rent Type	Use	Business Rates/SF/Yr	Service Charge	Lease Type	Term
25/09/2018	01/11/2018	9 Colmore Row	Birmingham	2nd	3,000	35.40		Effective	Office				2 yrs 2 mos
19/08/2019	19/08/2019	45 Church St	Birmingham	12th	2,917	32.50		Effective	Office			Direct	5 yrs
01/02/2019	01/02/2019	2 Cornwall St	Birmingham	3rd	8,164	32.00		Asking	Office		5.20	Direct	
27/03/2019	01/06/2019	20 Colmore Circus Queensway	Birmingham	7th	23,380	31.00	FRI	Asking	Office	11.40	5.58	Direct	
01/04/2019	01/04/2019	45 Church St	Birmingham	7th	2,247	29.00	IRO	Asking	Office	8.90	5.00	Sublease	
11/09/2018	25/12/2018	Victoria Sq	Birmingham	2-3	39,342	28.29		Effective	Office				4 yrs
01/09/2018	01/11/2018	115 Edmund St	Birmingham	GRND	360	27.78	FRI	Effective	Office			Direct	3 yrs
01/06/2019	01/06/2019	45 Church St	Birmingham	1st	4,582	27.50	FRI	Asking	Office	9.91	4.75	Direct	
02/05/2019	01/06/2019	1 Newhall St	Birmingham	7th	2,791	27.50		Asking	Office		5.82	Direct	
01/02/2019	01/02/2019	8 Cherry St	Birmingham	11th	1,229	27.50	FRI	Asking	Office		7.10	Direct	
28/02/2019	28/02/2019	126 Colmore Row	Birmingham	5th	860	27.00	FRI	Asking	Office			Direct	
06/09/2019	05/11/2019	2 Cornwall St	Birmingham	4,7	8,067	26.50	FRI	Asking	Office	4.14	5.20	Direct	
11/05/2019	10/06/2019	2 Cornwall St	Birmingham	3rd	4,503	26.50		Asking	Office	4.80	5.20	Direct	5 yrs
10/05/2019	09/06/2019	1 Newhall St	Birmingham	7th	3,600	26.50	FRI	Effective	Office		5.82	Direct	10 yrs
07/03/2019	06/04/2019	158 Edmund St	Birmingham	GRND	3,533	26.50	FRI	Asking	Office	10.54	4.75	Direct	
30/01/2019	15/02/2019	14 Waterloo St	Birmingham	GRND	707	25.00		Effective	Office	8.00	5.60	Direct	3 yrs
01/01/2019	01/01/2019	24 Bennetts HI	Birmingham	5th	2,502	25.00	FRI	Asking	Office			Direct	10 yrs
28/06/2019	27/08/2019	151-165 Edmund St	Birmingham	3rd	4,812	24.50	FRI	Asking	Office	21.98	7.40	Direct	
01/10/2018	01/10/2018	172 Edmund St	Birmingham	4th	1,439	24.50	FRI	Effective	Office	9.30	6.50	Direct	5 yrs
10/10/2018	10/10/2018	35 Bull St	Birmingham	7th	12,390	24.17	FRI	Effective	Office		4.70	Direct	10 yrs
02/02/2019	02/02/2019	10-15 Navigation St	Birmingham	4th	1,852	24.00	FRI	Asking	Office			Direct	
01/11/2018	30/11/2018	12-22 Newhall St	Birmingham	9th	4,693	23.50		Effective	Office	8.20	4.20	Direct	7 yrs
19/10/2018	01/11/2018	3 Edmund Gardens	Birmingham	3rd	780	22.75	FRI	Effective	Office	9.40	6.55	Direct	3 yrs
22/05/2019	21/06/2019	24 Bennetts HI	Birmingham	4th	1,540	22.50	FRI	Asking	Office			Direct	2 yrs
01/12/2018	01/01/2019	75-77 Colmore Row	Birmingham	3rd	2,520	22.50	FRI	Achieved	Office	9.84	5.00	Direct	
01/03/2019	01/03/2019	3 Colmore Circus Queensway	Birmingham	1st	10,917	22.00		Asking	Office			Direct	
13/02/2019	15/03/2019	14 Waterloo St	Birmingham	5th	1,468	22.00		Asking	Office	8.00	5.60	Direct	
30/01/2019	28/02/2019	14 Waterloo St	Birmingham	2nd	1,710	22.00		Asking	Office	8.00	5.60	Direct	
29/01/2019	28/02/2019	14 Waterloo St	Birmingham	GRND	1,001	22.00		Asking	Office	8.00	5.60	Direct	
27/09/2018	27/09/2018	126 Colmore Row	Birmingham	1st	1,075	21.16		Effective	Office			Direct	5 yrs
31/10/2018	30/11/2018	172 Edmund St	Birmingham	2nd	2,755	20.92	FRI	Effective	Office	9.30	6.50	Direct	10 yrs
01/07/2019	01/07/2019	39 Colmore Pl	Birmingham	4,6	4,369	20.00	FRI	Asking	Office			Direct	
11/03/2019	11/03/2019	39 Colmore Pl	Birmingham	2nd	2,723	20.00	FRI	Asking	Office			Direct	3 yrs
10/12/2018	17/12/2019	92-98 Colmore Row	Birmingham	2nd	2,700	20.00	FRI	Achieved	Office			Direct	5 yrs
17/10/2018	16/11/2018	39 Waterloo St	Birmingham	5th	775	20.00	FRI	Asking	Office	7.40	5.95	Direct	
12/10/2018	12/10/2018	35 Livery St	Birmingham	2nd	3,100	19.62	FRI	Effective	Office			Direct	5 yrs
01/06/2019	01/06/2019	19 Newhall St	Birmingham	2,MEZZ	7,140	19.57		Asking	Office		7.50	Direct	
15/10/2018	15/10/2018	8 Cherry St	Birmingham	11th	1,811	19.46	FRI	Achieved	Office	6.39	7.10	Direct	
01/06/2019	15/07/2019	151-165 Edmund St	Birmingham	3rd	5,214	19.31	FRI	Effective	Office			Direct	5 yrs
01/02/2019	01/02/2019	20 Colmore Circus Queensway	Birmingham	6th	23,378	19.28	FRI	Effective	Office	11.40	5.58	Direct	10 yrs
12/03/2019	11/04/2019	36 Bennetts HI	Birmingham	3rd	1,871	19.14	FRI	Effective	Office			Direct	5 yrs
13/06/2019	13/06/2019	60 Church St	Birmingham	4th	5,633	18.87		Effective	Office			Direct	7 yrs
26/02/2019	28/03/2019	36 Great Charles Street Queensway	Birmingham	3rd	1,253	18.50	FRI	Asking	Office			Direct	5 yrs
09/10/2018	09/10/2018	8 Cherry St	Birmingham	6th	4,608	18.17	FRI	Effective	Office	9.05	7.10	Direct	10 yrs
30/10/2018	30/11/2018	60 Church St	Birmingham	GRND	3,576	18.00	FRI	Effective	Office	8.16	6.50	Direct	5 yrs
15/07/2019	14/08/2019	39 Waterloo St	Birmingham	4th	913	17.50		Effective	Office			Direct	3 yrs
03/01/2019	02/03/2019	37A Waterloo St	Birmingham	3rd	1,934	17.50		Effective	Office	7.82		Direct	7 yrs
12/11/2018	12/11/2018	46 The Priory Queensway	Birmingham	10th	746	17.50	FRI	Asking	Office	6.24	4.95	Direct	
12/11/2018	08/04/2019	46 The Priory Queensway	Birmingham	7-8	11,500	16.50	FRI	Achieved	Office	4.70	4.95	Direct	
01/11/2018	14/11/2018	46 The Priory Queensway	Birmingham	5th	4,191	16.50	FRI	Asking	Office		4.95	Direct	5 yrs
03/06/2019	03/06/2019	60 Church St	Birmingham	7th	5,802	16.36		Effective	Office			Direct	5 yrs
23/11/2018	23/12/2018	38 Great Charles Street Queensway	Birmingham	2nd	1,298	16.00	FRI	Asking	Office	8.49	6.50	Direct	
17/12/2018	17/12/2018	10 Temple St	Birmingham	1-2	7,589	14.01		Effective	Office	11.88	7.64	Direct	10 yrs
03/12/2018	03/12/2018	13A Cannon St	Birmingham	1-2	2,644	12.86	FRI	Asking	Office		0.45	Direct	
11/10/2018	11/10/2018	5-7 Hill St	Birmingham	12th	3,102	12.79	FRI	Effective	Office			Direct	2 yrs 10 mos
25/04/2019	25/05/2019	13 Temple St	Birmingham	1st	3,176	12.50	FRI	Asking	Office	4.00	6.00	Direct	
20/09/2018	20/10/2018	50-54 High St	Birmingham	2nd	3,807	12.50		Asking	Office			Direct	
01/10/2018	11/12/2018	11 Newhall St	Birmingham	4th	3,711	12.00	FRI	Effective	Office	5.50	6.50	Direct	3 yrs
20/05/2019	19/06/2019	55-57 Newhall St	Birmingham	2nd	1,325	10.00	IRI	Asking	Office			Direct	
01/11/2018	01/11/2018	168 Corporation St	Birmingham	1st	191	9.95		Asking	Office		5.13	Direct	
01/05/2019	01/05/2019	39 Corporation St	Birmingham	2nd	1,283	8.57	FRI	Asking	Office	4.07	4.01	Direct	5 yrs
01/11/2018	01/11/2018	175-177 Corporation St	Birmingham	GRND	1,071	8.50	IRI	Asking	Office		3.97	Direct	
01/10/2018	01/10/2018	39 Corporation St	Birmingham	4th	2,081	8.50	FRI	Asking	Office	3.48	4.01	Direct	
01/10/2018	01/10/2018	58-72 John Bright St	Birmingham	1,3	6,313	8.00	FRI	Asking	Office			Direct	
01/11/2018	01/11/2018	Corporation St	Birmingham	3rd	851	7.75		Asking	Office		4.24	Direct	
28/01/2019	27/06/2019	24-28 Digbeth	Birmingham	LL,1-5	28,814	6.00		Asking	Office			Direct	

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Service	Rent Type	Use	Lease Type	Business Rates/SF/Yr	Term	Expiry Date
02/06/2021	02/06/2021	30 Inkerman St	Birmingham	GRND	10,366	81.00		Achieved	Industrial	Direct		8 yrs	01/06/2029
13/07/2021	12/08/2021	5-6 Hampton St	Birmingham	GRND	1,400	14.30		Asking	Industrial	Direct		1 yr	11/08/2022
19/08/2021	19/08/2021	67 Camden St	Birmingham	GRND	686	11.95		Achieved	Industrial	Direct		3 yrs	18/08/2024
15/07/2021	15/07/2021	Forge Ln	Sutton Coldfield	GRND	5,407	11.50	FRI	Effective	Industrial	Direct		10 yrs	15/07/2031
01/08/2021	01/08/2021	71 Reddings Ln	Birmingham	GRND	2,200	10.91		Achieved	Industrial	Direct		5 yrs	01/08/2026
01/10/2021	01/10/2021	Avenue Rd	Birmingham	GRND	414	10.87		Asking	Industrial	Direct		1 yr	30/09/2022
01/05/2021	01/05/2021	Avenue Rd	Birmingham	GRND	415	10.84		Asking	Industrial	Direct		1 yr	30/04/2022
16/12/2021	16/12/2021	Coleshill Rd	Sutton Coldfield	2nd	924	10.01		Asking	Industrial	Direct			
20/05/2021	18/08/2021	5 Lifford Ln	Birmingham	GRND,1	11,847	9.28	FRI	Achieved	Industrial	Direct		10 yrs	18/08/2031
01/04/2021	01/05/2021	50-62 Hockley St	Birmingham	GRND,1	9,904	9.25		Asking	Industrial	Direct			
01/05/2021	01/05/2021	Montgomery St	Birmingham	GRND	500	9.00		Asking	Industrial	Direct		1 yr	01/05/2022
22/03/2021	21/04/2021	Hazelwell Rd	Birmingham	GRND	1,700	9.00	FRI	Achieved	Industrial	Direct		6 yrs	21/04/2027
11/03/2021	10/04/2021	Walter St	Birmingham	GRND	2,190	8.50	FRI	Achieved	Industrial	Direct	3.95	5 yrs	10/04/2026
01/05/2021	01/05/2021	62-64 Northwood St	Birmingham	1st	430	8.37		Achieved	Industrial	Direct		2 yrs	01/05/2023
01/11/2021	01/11/2021	Great Western Close	Birmingham	GRND	2,159	8.34		Achieved	Industrial	Direct		5 yrs	31/10/2026
15/11/2021	15/12/2021	Forge Ln	Sutton Coldfield	GRND	6,265	8.26		Achieved	Industrial	Direct		10 yrs	15/12/2031
12/01/2022	12/01/2022	Park Ln	Birmingham	GRND,1	2,691	8.17	FRI	Achieved	Industrial	Direct		6 yrs	12/01/2028
21/07/2021	21/07/2021	Lichfield Rd	Birmingham	GRND,1	6,139	7.98		Effective	Industrial	Direct		10 yrs	20/07/2022
11/01/2022	12/03/2022	Orton Way	Birmingham	GRND	5,904	7.50	FRI	Asking	Industrial	Direct			
17/08/2021	17/08/2021	Innovation Dr	Birmingham	GRND	14,431	7.50		Achieved	Industrial	Direct		10 yrs	17/08/2031
13/07/2021	12/08/2021	Hazelwell Rd	Birmingham	GRND	3,434	7.50		Asking	Industrial	Direct			
10/05/2021	10/05/2021	Nobel Way	Birmingham	GRND,1	22,142	7.50		Asking	Industrial	Direct			
01/05/2021	01/05/2021	Avenue Rd	Birmingham	GRND	900	7.50		Asking	Industrial	Direct			
16/03/2021	01/04/2021	Nobel	Birmingham	GRND,1	30,168	7.50		Asking	Industrial	Direct		10 yrs	01/04/2031
14/06/2021	12/09/2021	Bromford Ln	Birmingham	GRND,1	15,235	7.25	FRI	Achieved	Industrial	Direct	2.80	10 yrs	12/09/2031
10/09/2021	07/02/2022	Argyle St	Birmingham	GRND,1	57,079	7.15	FRI	Achieved	Industrial	Direct	2.12		
21/01/2022	22/03/2022	Rupert St	Birmingham	GRND,1	5,961	7.05	FRI	Asking	Industrial	Direct	5.56		
27/10/2021	26/12/2021	Bracebridge St	Birmingham	GRND	7,768	7.03	FRI	Asking	Industrial	Direct	2.01	3 yrs	25/12/2024
11/01/2022	10/02/2022	Orton Way	Birmingham	GRND	2,940	7.01		Asking	Industrial	Direct	2.00	1 yr	09/02/2023
25/04/2021	24/07/2021	Heneage St	Birmingham	GRND	8,598	7.00	FRI	Achieved	Industrial	Direct	3.25	5 yrs	23/07/2026
15/03/2021	15/03/2021	Mount St	Birmingham	GRND	2,240	7.00		Asking	Industrial	Direct		1 yr	14/03/2022



## Appendix 4 - BCIS costs

£/m2 study

**Description:** Rate per m2 gross internal floor area for the building Cost including prelims.

**Last updated:** 01-Aug-2020 00:48

► Rebased to Birmingham ( 96; sample 139 )

**Maximum age of results:** Default period

Building function (Maximum age of projects)	Mean	£/m2 gross		Internal floor area			Sample
		Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
<b>282. Factories</b>							
Generally (20)	1,025	236	571	848	1,242	3,879	104
Up to 500m2 GFA (20)	1,306	836	941	1,108	1,639	2,242	13
500 to 2000m2 GFA (20)	1,077	236	636	957	1,206	3,879	43
Over 2000m2 GFA (20)	902	339	499	709	1,104	2,202	48
<b>282.1 Advance factories</b>							
Generally (15)	820	419	574	823	1,012	1,449	38
Up to 500m2 GFA (15)	1,001	836	859	975	1,108	1,310	9
500 to 2000m2 GFA (15)	805	419	545	778	1,040	1,449	20
Over 2000m2 GFA (15)	673	484	503	674	775	992	9
<b>282.12 Advance factories/offices - mixed facilities (class B1)</b>							
Generally (20)	1,145	452	697	1,093	1,421	2,242	22
Up to 500m2 GFA (20)	1,989	1,639	-	2,086	-	2,242	3
500 to 2000m2 GFA (20)	1,139	452	1,025	1,256	1,374	1,511	6
Over 2000m2 GFA (20)	953	472	598	747	1,291	2,202	13
<b>282.2 Purpose built factories</b>							
Generally (25)	1,171	236	618	1,007	1,719	3,879	66
Up to 500m2 GFA (25)	1,372	690	989	1,418	1,748	2,003	6
500 to 2000m2 GFA (25)	1,332	236	668	1,049	1,904	3,879	22
Over 2000m2 GFA (25)	1,046	339	570	963	1,418	2,044	38
282.22 Purpose built factories/Offices - mixed facilities (15)	862	430	716	855	952	1,520	24
<b>284. Warehouses/stores</b>							
Generally (15)	919	354	545	757	1,082	4,118	50
Up to 500m2 GFA (15)	1,639	590	908	1,139	1,954	4,118	8
500 to 2000m2 GFA (15)	882	421	643	837	1,088	1,545	17
Over 2000m2 GFA (15)	714	354	526	615	846	1,417	25
284.1 Advance warehouses/stores (15)	734	412	538	783	890	1,169	11
<b>284.2 Purpose built warehouses/stores</b>							

Building function (Maximum age of projects)	£/m2 gross		Internal floor area				Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	977	354	590	740	1,146	4,118	37
Up to 500m2 GFA (15)	1,890	590	1,100	1,476	2,396	4,118	6
500 to 2000m2 GFA (15)	860	421	615	730	1,044	1,545	14
Over 2000m2 GFA (15)	751	354	526	623	881	1,417	17
284.5 Cold stores/refrigerated stores (25)	1,241	842	918	1,085	1,679	1,681	5
<b>320. Offices</b>							
Generally (15)	1,805	933	1,327	1,715	2,172	4,572	107
<b>Air-conditioned</b>							
Generally (15)	1,869	1,116	1,466	1,800	2,172	3,213	31
1-2 storey (15)	1,738	1,116	1,438	1,637	1,859	3,213	12
3-5 storey (15)	1,764	1,254	1,386	1,777	2,172	2,523	11
6 storey or above (15)	2,149	1,623	1,920	2,072	2,229	3,052	7
<b>Not air-conditioned</b>							
Generally (15)	1,792	933	1,307	1,733	2,204	3,159	52
1-2 storey (15)	1,764	994	1,272	1,723	2,140	2,987	26
3-5 storey (15)	1,780	933	1,308	1,717	2,127	3,159	23
6 storey or above (20)	2,215	1,715	-	2,295	-	2,557	4
342. Shopping centres (25)	1,185	1,041	-	-	-	1,330	2
<b>344. Hypermarkets, supermarkets</b>							
Generally (30)	1,513	624	1,056	1,344	2,020	2,629	32
Up to 1000m2 (30)	1,571	1,056	-	1,363	-	2,502	4
1000 to 7000m2 GFA (30)	1,508	624	980	1,338	2,030	2,629	26
7000 to 15000m2 (30)	1,274	-	-	-	-	-	1
Over 15000m2 GFA (30)	1,665	-	-	-	-	-	1
<b>345. Shops</b>							
Generally (30)	1,410	561	811	1,025	1,850	3,936	23
1-2 storey (30)	1,418	561	810	985	1,880	3,936	22
3-5 storey (30)	1,233	-	-	-	-	-	1
810. Housing, mixed developments (15)	1,233	619	1,073	1,198	1,347	2,797	1238
<b>810.1 Estate housing</b>							
Generally (15)	1,230	600	1,052	1,188	1,345	4,260	1595
Single storey (15)	1,381	785	1,167	1,327	1,552	4,260	262
2-storey (15)	1,190	600	1,036	1,159	1,298	2,590	1224
3-storey (15)	1,254	770	1,032	1,200	1,405	2,512	104
4-storey or above (15)	2,599	1,262	2,088	2,332	3,471	3,842	5
810.11 Estate housing detached (15)	1,592	925	1,200	1,355	1,600	4,260	21

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
<b>810.12 Estate housing semi detached</b>							
Generally (15)	1,224	727	1,055	1,205	1,347	2,268	377
Single storey (15)	1,354	874	1,158	1,337	1,506	2,268	75
2-storey (15)	1,193	727	1,054	1,172	1,310	2,072	288
3-storey (15)	1,169	872	946	1,142	1,245	1,781	14
<b>810.13 Estate housing terraced</b>							
Generally (15)	1,264	770	1,038	1,198	1,397	3,842	313
Single storey (15)	1,427	941	1,198	1,338	1,694	2,015	33
2-storey (15)	1,221	773	1,031	1,174	1,347	2,590	230
3-storey (15)	1,261	770	1,020	1,189	1,385	2,512	48
4-storey or above (10)	3,656	3,471	-	-	-	3,842	2
<b>816. Flats (apartments)</b>							
Generally (15)	1,443	716	1,204	1,373	1,624	4,993	895
1-2 storey (15)	1,374	838	1,172	1,313	1,518	2,477	210
3-5 storey (15)	1,420	716	1,195	1,364	1,603	3,010	586
6 storey or above (15)	1,743	1,046	1,417	1,630	1,871	4,993	96
852. Hotels (15)	1,976	1,145	1,632	1,911	2,326	2,954	20
856.2 Students' residences, halls of residence, etc (15)	1,833	1,061	1,616	1,824	1,997	3,019	58

## £/m2 study

**Description:** Rate per m2 gross internal floor area for the building Cost including prelims.

**Last updated:** 12-Mar-2022 00:41

➤ Rebased to Birmingham ( 95; sample 140 )

**Maximum age of results:** Default period

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
<b>New build</b>							
<b>282. Factories</b>							
Generally (20)	1,061	246	593	871	1,263	4,036	96
Up to 500m2 GFA (20)	1,360	870	990	1,152	1,705	2,332	13
500 to 2000m2 GFA (20)	1,124	246	658	1,004	1,258	4,036	42
Over 2000m2 GFA (20)	901	444	530	733	981	2,290	41
<b>282.1 Advance factories</b>							
Generally (15)	926	436	760	893	1,120	1,507	22
Up to 500m2 GFA (15)	1,033	870	883	1,024	1,106	1,363	7
500 to 2000m2 GFA (15)	1,006	436	842	1,067	1,172	1,507	9
Over 2000m2 GFA (15)	681	508	546	666	802	893	6
<b>282.12 Advance factories/offices - mixed facilities (class B1)</b>							
Generally (20)	1,210	469	729	1,127	1,499	2,332	20
Up to 500m2 GFA (20)	2,069	1,705	-	2,170	-	2,332	3
500 to 2000m2 GFA (20)	1,182	469	1,057	1,302	1,429	1,572	6
Over 2000m2 GFA (20)	991	491	667	777	1,206	2,290	11
<b>282.2 Purpose built factories</b>							
Generally (30)	1,160	246	611	988	1,476	4,036	79
Up to 500m2 GFA (30)	1,348	718	939	1,150	1,814	2,064	7
500 to 2000m2 GFA (30)	1,253	246	655	927	1,407	4,036	28
Over 2000m2 GFA (30)	1,071	327	585	989	1,437	2,157	44
282.22 Purpose built factories/Offices - mixed facilities (15)	897	448	739	892	1,000	1,598	23
<b>284. Warehouses/stores</b>							
Generally (15)	930	369	561	746	979	4,331	45
Up to 500m2 GFA (15)	1,799	613	926	1,269	2,263	4,331	7
500 to 2000m2 GFA (15)	859	443	627	770	979	1,496	17
Over 2000m2 GFA (15)	699	369	528	563	806	1,475	21
284.1 Advance warehouses/stores (15)	753	381	556	768	946	1,241	10
<b>284.2 Purpose built warehouses/stores</b>							

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	985	369	562	746	1,105	4,331	33
Up to 500m <sup>2</sup> GFA (15)	2,148	613	1,269	1,802	2,723	4,331	5
500 to 2000m <sup>2</sup> GFA (15)	821	443	599	747	936	1,496	14
Over 2000m <sup>2</sup> GFA (15)	732	369	545	648	869	1,475	14
284.5 Cold stores/refrigerated stores (25)	1,187	876	-	938	-	1,748	3

## Appendix 5 - Typology details









## Appendix 6 - Appraisal results (present day)

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%	No	Site location	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£14,886	£14,886	£14,886	£14,886	£14,886	£14,886	1	1 unit scheme, low density, houses (GF)	£122	£122	£122	£122	£122	£122
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£117,566	£117,566	£117,566	£117,566	£117,566	£117,566	2	8 unit scheme, medium density, houses (GF)	£173	£173	£173	£173	£173	£173
3	14 unit scheme, medium density, houses	14	£1,270,000	£206,192	£143,562	£122,604	£101,645	£80,685	£59,726	3	14 unit scheme, medium density, houses	£0	£0	£0	£0	£0	£0
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£358,320	£400,986	£415,208	£429,430	£443,652	£457,874	4	14 unit scheme, medium density, flats - 4 storeys	£0	£0	£0	£0	£0	£0
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£726,495	£779,784	£797,547	£815,310	£833,073	£850,836	5	15 unit scheme, high density, flats - 7 storeys (GF)	£0	£0	£0	£0	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£250,000	£297,054	£206,952	£176,799	£146,644	£116,489	£86,334	6	20 unit scheme, low density, houses (GF)	£113	£37	£12	£0	£0	£0
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£537,482	£601,479	£622,812	£644,145	£665,478	£686,810	7	21 unit scheme, medium density, flats - 5 storeys	£0	£0	£0	£0	£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£716,642	£801,973	£830,417	£858,860	£887,304	£915,747	8	28 unit scheme, medium density, flats - 3 storeys (GF)	£0	£0	£0	£0	£0	£0
9	29 unit scheme, low density, houses (GF)	32	£250,000	£475,286	£331,125	£282,877	£234,630	£186,382	£138,135	9	29 unit scheme, low density, houses (GF)	£115	£40	£15	£0	£0	£0
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£756,051	£845,085	£874,764	£904,443	£934,120	£963,799	10	32 unit scheme, high density, flats - 4 storeys	£0	£0	£0	£0	£0	£0
11	45 unit scheme, low density, houses (GF)	45	£250,000	£666,323	£465,659	£398,771	£331,883	£264,995	£198,107	11	45 unit scheme, low density, houses (GF)	£64	£0	£0	£0	£0	£0
12	60 unit scheme, low density, houses (GF)	60	£250,000	£888,193	£622,006	£533,277	£444,548	£355,819	£267,091	12	60 unit scheme, low density, houses (GF)	£166	£92	£67	£42	£18	£0
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£941,310	£1,015,957	£1,040,840	£1,065,722	£1,090,605	£1,115,487	13	70 unit student scheme, studio flats - 4 storeys (GF)	£0	£0	£0	£0	£0	£0
14	70 unit scheme, low density, houses (GF)	70	£250,000	£1,036,225	£725,674	£622,157	£518,639	£415,122	£311,606	14	70 unit scheme, low density, houses (GF)	£136	£62	£38	£13	£0	£0
15	89 unit scheme, low density - houses	89	£1,270,000	£590,329	£305,218	£210,181	£115,144	£20,107	£-75,991	15	89 unit scheme, low density - houses	£0	£0	£0	£0	£0	£0
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£4,589,557	£4,806,550	£4,878,880	£4,951,212	£5,023,542	£5,095,874	16	94 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£5,321,933	£5,573,552	£5,657,425	£5,741,299	£5,825,171	£5,909,045	17	109 unit scheme, high density - flats - 7 storeys	£0	£0	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£5,517,233	£5,778,086	£5,865,038	£5,951,989	£6,038,940	£6,125,891	18	113 unit scheme, high density, flats - 7 storeys	£0	£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£3,411,337	£3,718,359	£3,820,699	£3,923,041	£4,025,382	£4,127,722	19	133 unit scheme, high density, flats - 5 storeys	£0	£0	£0	£0	£0	£0
20	138 unit scheme, low density, houses (GF)	141	£250,000	£2,087,253	£1,461,714	£1,253,202	£1,044,688	£836,175	£627,663	20	138 unit scheme, low density, houses (GF)	£92	£18	£0	£0	£0	£0
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£3,616,530	£3,942,020	£4,050,517	£4,159,013	£4,267,510	£4,376,007	21	141 unit scheme, high density, flats - 5 storeys	£0	£0	£0	£0	£0	£0
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£3,744,776	£4,081,808	£4,194,152	£4,306,496	£4,418,839	£4,531,184	22	146 unit scheme, high density, flats - 5 storeys	£0	£0	£0	£0	£0	£0
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£7,226,110	£7,567,759	£7,681,642	£7,795,525	£7,909,408	£8,023,291	23	148 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£5,087,795	£5,360,555	£5,451,477	£5,542,397	£5,633,317	£5,724,239	24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	£0	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£4,619,090	£5,188,133	£5,377,814	£5,567,495	£5,757,177	£5,946,857	25	208 unit scheme, high density, flats - 5 storeys	£0	£0	£0	£0	£0	£0
26	241 unit scheme, low density, houses (GF)	241	£250,000	£3,757,987	£2,673,818	£2,312,428	£1,951,038	£1,589,648	£1,228,258	26	241 unit scheme, low density, houses (GF)	£100	£25	£0	£0	£0	£0
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£13,540,034	£14,398,155	£14,684,195	£14,970,235	£15,256,276	£15,542,316	27	304 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£16,324,411	£17,034,872	£17,271,693	£17,508,514	£17,745,334	£17,982,154	28	334 unit scheme, high density, flats - 11 storeys	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£15,093,738	£16,051,112	£16,370,236	£16,689,361	£17,008,486	£17,327,610	29	335 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£4,143,459	£4,608,986	£4,764,161	£4,919,337	£5,074,513	£5,229,688	30	357 unit student scheme, high density, studios - 4 storeys	£0	£0	£0	£0	£0	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£22,964,037	£23,980,729	£24,319,627	£24,658,523	£24,997,421	£25,336,318	31	425 unit scheme, high density, flats - 10 storeys	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	£38,498,912	£39,421,104	£39,728,501	£40,035,898	£40,343,295	£40,650,692	32	481 unit scheme, high density, flats - 41 storeys	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£1,270,000	£10,066,224	£7,240,624	£6,295,989	£5,351,353	£4,406,718	£3,462,082	33	650 unit scheme, medium density, houses	£0	£0	£0	£0	£0	£0
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£1,270,000	£12,453,178	£14,968,037	£15,809,664	£16,651,292	£17,492,920	£18,334,548	34	778 unit scheme, medium density, houses and flats - 3 storeys	£0	£0	£0	£0	£0	£0
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£47,391,025	£49,299,707	£49,935,934	£50,572,161	£51,208,388	£51,844,616	35	826 unit scheme, high density, flats - 16 storeys	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£22,961,218	£22,961,218	£22,961,218	£22,961,218	£22,961,218	£22,961,218	36	Office scheme 1	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£17,220,914	£17,220,914	£17,220,914	£17,220,914	£17,220,914	£17,220,914	37	Office scheme 2	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£8,200,435	£8,200,435	£8,200,435	£8,200,435	£8,200,435	£8,200,435	38	Office scheme 3	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£3,639,652	£3,639,652	£3,639,652	£3,639,652	£3,639,652	£3,639,652	39	Retail scheme 1	£148	£148	£148	£148	£148	£148
40	Retail scheme 2	-	£1,270,000	£2,729,738	£2,729,738	£2,729,738	£2,729,738	£2,729,738	£2,729,738	40	Retail scheme 2	£122	£122	£122	£122	£122	£122
41	Retail scheme 3 (convenience)	-	£1,270,000	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	41	Retail scheme 3 (convenience)	£642	£642	£642	£642	£642	£642
42	Hotel scheme 1	-	£1,270,000	£7,278,036	£7,278,036	£7,278,036	£7,278,036	£7,278,036	£7,278,036	42	Hotel scheme 1	£143	£143	£143	£143	£143	£143
43	Hotel scheme 2	-	£1,270,000	£4,852,025	£4,852,025	£4,852,025	£4,852,025	£4,852,025	£4,852,025	43	Hotel scheme 2	£128	£128	£128	£128	£128	£128
44	Hotel scheme 3	-	£1,270,000	£2,599,299	£2,599,299	£2,599,299	£2,599,299	£2,599,299	£2,599,299	44	Hotel scheme 3	£89	£89	£89	£89	£89	£89
45	Industrial/warehouse scheme 1	-	£1,000,000	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	45	Industrial/warehouse scheme 1	£159	£159	£159	£159	£159	£159
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	46	Industrial/warehouse scheme 2	£140	£140	£140	£140	£140	£140
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	47	Industrial/warehouse scheme 3	£90	£90	£90	£90	£90	£90

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%	No	Site location	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£30,563	£30,563	£30,563	£30,563	£30,563	£30,563	1	1 unit scheme, low density, houses (GF)	£382	£382	£382	£382	£382	£382
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£241,634	£241,634	£241,634	£241,634	£241,634	£241,634	2	8 unit scheme, medium density, houses (GF)	£432	£432	£432	£432	£432	£432
3	14 unit scheme, medium density, houses	14	£1,270,000	£416,355	£330,175	£301,448	£272,721	£243,995	£215,268	3	14 unit scheme, medium density, houses	£195	£92	£57	£23	£0	£0
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£194,879	£255,863	£276,191	£296,519	£316,847	£337,175	4	14 unit scheme, medium density, flats - 4 storeys	£0	£0	£0	£0	£0	£0
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£546,086	£619,785	£644,350	£668,917	£693,483	£718,049	5	15 unit scheme, high density, flats - 7 storeys (GF)	£0	£0	£0	£0	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£250,000	£599,423	£475,433	£434,102	£392,772	£351,442	£310,112	6	20 unit scheme, low density, houses (GF)	£365	£262	£227	£193	£158	£123
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£292,319	£383,795	£414,287	£444,778	£475,271	£505,762	7	21 unit scheme, medium density, flats - 5 storeys	£0	£0	£0	£0	£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£389,759	£511,727	£552,382	£593,038	£633,694	£674,350	8	28 unit scheme, medium density, flats - 3 storeys (GF)	£0	£0	£0	£0	£0	£0
9	29 unit scheme, low density, houses (GF)	32	£250,000	£959,076	£760,692	£694,564	£628,435	£562,307	£496,179	9	29 unit scheme, low density, houses (GF)	£368	£264	£230	£195	£161	£126
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£414,979	£542,240	£584,660	£627,081	£669,502	£711,922	10	32 unit scheme, high density, flats - 4 storeys	£0	£0	£0	£0	£0	£0
11	45 unit scheme, low density, houses (GF)	45	£250,000	£1,341,797	£1,064,682	£972,310	£879,938	£787,567	£695,196	11	45 unit scheme, low density, houses (GF)	£315	£212	£177	£143	£109	£74
12	60 unit scheme, low density, houses (GF)	60	£250,000	£1,782,657	£1,415,220	£1,292,741	£1,170,261	£1,047,782	£925,304	12	60 unit scheme, low density, houses (GF)	£415	£313	£279	£245	£211	£176
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£614,263	£725,237	£762,229	£799,220	£836,212	£873,203	13	70 unit student scheme, studio flats - 4 storeys (GF)	£0	£0	£0	£0	£0	£0
14	70 unit scheme, low density, houses (GF)	70	£250,000	£2,079,766	£1,651,090	£1,508,198	£1,365,305	£1,222,413	£1,079,521	14	70 unit scheme, low density, houses (GF)	£386	£283	£249	£215	£181	£147
15	89 unit scheme, low density - houses	89	£1,270,000	£1,840,408	£1,416,453	£1,275,134	£1,133,814	£992,496	£851,177	15	89 unit scheme, low density - houses	£0	£0	£0	£0	£0	£0
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£3,961,459	£3,961,459	£4,068,988	£4,176,518	£4,284,049	£4,391,578	16	94 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£4,219,538	£4,593,606	£4,718,295	£4,842,984	£4,967,674	£5,092,362	17	109 unit scheme, high density - flats - 7 storeys	£0	£0	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£4,374,384	£4,762,179	£4,891,444	£5,020,708	£5,149,974	£5,279,239	18	113 unit scheme, high density, flats - 7 storeys	£0	£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£2,066,213	£2,522,644	£2,674,789	£2,826,932	£2,979,076	£3,131,220	19	133 unit scheme, high density, flats - 5 storeys	£0	£0	£0	£0	£0	£0
20	138 unit scheme, low density, houses (GF)	141	£250,000	£4,189,245	£3,325,766	£3,037,941	£2,750,115	£2,462,289	£2,174,463	20	138 unit scheme, low density, houses (GF)	£342	£239	£205	£171	£137	£103
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£2,190,497	£2,674,382	£2,835,678	£2,996,974	£3,158,268	£3,319,564	21	141 unit scheme, high density, flats - 5 storeys	£0	£0	£0	£0	£0	£0
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£2,268,174	£2,769,219	£2,936,234	£3,103,249	£3,270,264	£3,437,278	22	146 unit scheme, high density, flats - 5 storeys	£0	£0	£0	£0	£0	£0
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£5,729,281	£6,237,189	£6,406,493	£6,575,795	£6,745,098	£6,914,401	23	148 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£3,892,773	£4,298,271	£4,433,437	£4,568,603	£4,703,770	£4,838,936	24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	£0	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£2,479,028	£3,288,244	£3,557,983	£3,827,721	£4,097,460	£4,367,198	25	208 unit scheme, high density, flats - 5 storeys	£0	£0	£0	£0	£0	£0
26	241 unit scheme, low density, houses (GF)	241	£250,000	£7,262,322	£5,782,908	£5,289,770	£4,796,632	£4,303,494	£3,810,356	26	241 unit scheme, low density, houses (GF)	£343	£240	£206	£172	£138	£104
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£10,392,469	£11,604,480	£12,008,484	£12,412,487	£12,816,490	£13,220,495	27	304 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£13,718,457	£14,721,914	£15,056,399	£15,390,885	£15,725,370	£16,059,856	28	334 unit scheme, high density, flats - 11 storeys	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£11,582,117	£12,934,313	£13,385,045	£13,835,776	£14,286,508	£14,737,240	29	335 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£2,435,922	£3,093,432	£3,312,601	£3,531,771	£3,750,941	£3,970,111	30	357 unit student scheme, high density, studios - 4 storeys	£0	£0	£0	£0	£0	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£19,250,837	£20,685,148	£21,163,252	£21,641,356	£22,119,460	£22,597,564	31	425 unit scheme, high density, flats - 10 storeys	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	£34,764,067	£36,103,237	£36,549,628	£36,996,018	£37,442,408	£37,888,798	32	481 unit scheme, high density, flats - 41 storeys	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£1,270,000	£18,945,889	£15,109,675	£13,830,938	£12,552,199	£11,273,462	£9,994,723	33	650 unit scheme, medium density, houses	£210	£111	£78	£45	£12	£21
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£1,270,000	£4,923,257	£8,133,177	£9,218,257	£10,317,035	£11,437,169	£12,576,681	34	778 unit scheme, medium density, houses and flats - 3 storeys	£0	£0	£0	£0	£0	£0
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£39,936,396	£42,679,438	£43,593,786	£44,508,133	£45,422,479	£46,336,827	35	826 unit scheme, high density, flats - 16 storeys	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£22,961,218	£22,961,218	£22,961,218	£22,961,218	£22,961,218	£22,961,218	36	Office scheme 1	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£17,220,914	£17,220,914	£17,220,914	£17,220,914	£17,220,914	£17,220,914	37	Office scheme 2	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£8,200,435	£8,200,435	£8,200,435	£8,200,435	£8,200,435	£8,200,435	38	Office scheme 3	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£3,639,652	£3,639,652	£3,639,652	£3,639,652	£3,639,652	£3,639,652	39	Retail scheme 1	£148	£148	£148	£148	£148	£148
40	Retail scheme 2	-	£1,270,000	£2,729,738	£2,729,738	£2,729,738	£2,729,738	£2,729,738	£2,729,738	40	Retail scheme 2	£122	£122	£122	£122	£122	£122
41	Retail scheme 3 (convenience)	-	£1,270,000	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	41	Retail scheme 3 (convenience)	£642	£642	£642	£642	£642	£642
42	Hotel scheme 1	-	£1,270,000	£7,278,036	£7,278,036	£7,278,036	£7,278,036	£7,278,036	£7,278,036	42	Hotel scheme 1	£143	£143	£143	£143	£143	£143
43	Hotel scheme 2	-	£1,270,000	£4,852,025	£4,852,025	£4,852,025	£4,852,025	£4,852,025	£4,852,025	43	Hotel scheme 2	£128	£128	£128	£128	£128	£128
44	Hotel scheme 3	-	£1,270,000	£2,599,299	£2,599,299	£2,599,299	£2,599,299	£2,599,299	£2,599,299	44	Hotel scheme 3	£89	£89	£89	£89	£89	£89
45	Industrial/warehouse scheme 1	-	£1,000,000	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	45	Industrial/warehouse scheme 1	£159	£159	£159	£159	£159	£159
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	46	Industrial/warehouse scheme 2	£140	£140	£140	£140	£140	£140
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	47	Industrial/warehouse scheme 3	£90	£90	£90	£90	£90	£90

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%	No	Site location	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£46,240	£46,240	£46,240	£46,240	£46,240	£46,240	1	1 unit scheme, low density, houses (GF)	£641	£641	£641	£641	£641	£641
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£365,703	£365,703	£365,703	£365,703	£365,703	£365,703	2	8 unit scheme, medium density, houses (GF)	£691	£691	£691	£691	£691	£691
3	14 unit scheme, medium density, houses	14	£1,270,000	£626,518	£516,553	£479,897	£443,242	£406,587	£369,932	3	14 unit scheme, medium density, houses	£448	£316	£272	£228	£184	£139
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£31,438	£110,740	£137,174	£163,608	£190,042	£216,476	4	14 unit scheme, medium density, flats - 4 storeys	£0	£0	£0	£0	£0	£0
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£365,678	£459,785	£491,155	£522,524	£553,893	£585,262	5	15 unit scheme, high density, flats - 7 storeys (GF)	£0	£0	£0	£0	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£250,000	£901,792	£743,581	£690,844	£638,107	£585,370	£532,632	6	20 unit scheme, low density, houses (GF)	£618	£486	£442	£398	£354	£309
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£47,157	£166,110	£205,761	£245,412	£285,063	£324,714	7	21 unit scheme, medium density, flats - 5 storeys	£0	£0	£0	£0	£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£62,876	£221,481	£274,348	£327,216	£380,085	£432,952	8	28 unit scheme, medium density, flats - 3 storeys (GF)	£0	£0	£0	£0	£0	£0
9	29 unit scheme, low density, houses (GF)	32	£250,000	£1,442,867	£1,189,730	£1,105,350	£1,020,972	£936,592	£852,212	9	29 unit scheme, low density, houses (GF)	£621	£488	£444	£400	£356	£312
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£73,906	£239,394	£294,558	£349,721	£404,883	£460,046	10	32 unit scheme, high density, flats - 4 storeys	£0	£0	£0	£0	£0	£0
11	45 unit scheme, low density, houses (GF)	45	£250,000	£2,017,270	£1,663,705	£1,545,850	£1,427,995	£1,310,139	£1,192,284	11	45 unit scheme, low density, houses (GF)	£566	£434	£391	£347	£303	£259
12	60 unit scheme, low density, houses (GF)	60	£250,000	£2,667,701	£2,201,363	£2,045,916	£1,890,470	£1,735,024	£1,579,578	12	60 unit scheme, low density, houses (GF)	£662	£532	£489	£445	£402	£359
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£287,216	£434,517	£483,618	£532,718	£581,818	£630,918	13	70 unit student scheme, studio flats - 4 storeys (GF)	£0	£0	£0	£0	£0	£0
14	70 unit scheme, low density, houses (GF)	70	£250,000	£3,112,317	£2,568,256	£2,386,902	£2,205,548	£2,024,195	£1,842,841	14	70 unit scheme, low density, houses (GF)	£632	£502	£459	£416	£372	£329
15	89 unit scheme, low density - houses	89	£1,270,000	£3,086,405	£2,525,601	£2,338,666	£2,151,731	£1,964,796	£1,777,285	15	89 unit scheme, low density - houses	£0	£0	£0	£0	£0	£0
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£2,688,179	£3,116,367	£3,259,096	£3,401,825	£3,544,554	£3,687,284	16	94 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£3,117,144	£3,613,659	£3,779,165	£3,944,669	£4,110,175	£4,275,681	17	109 unit scheme, high density - flats - 7 storeys	£0	£0	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£3,231,535	£3,746,271	£3,917,849	£4,089,429	£4,261,007	£4,432,585	18	113 unit scheme, high density, flats - 7 storeys	£0	£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£721,090	£1,326,930	£1,528,877	£1,730,824	£1,932,770	£2,134,717	19	133 unit scheme, high density, flats - 5 storeys	£0	£0	£0	£0	£0	£0
20	138 unit scheme, low density, houses (GF)	141	£250,000	£6,269,096	£5,173,201	£4,807,903	£4,442,604	£4,077,306	£3,712,008	20	138 unit scheme, low density, houses (GF)	£588	£458	£415	£372	£328	£285
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£764,465	£1,406,746	£1,620,839	£1,834,934	£2,049,027	£2,263,122	21	141 unit scheme, high density, flats - 5 storeys	£0	£0	£0	£0	£0	£0
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£791,573	£1,456,630	£1,678,317	£1,900,002	£2,121,688	£2,343,374	22	146 unit scheme, high density, flats - 5 storeys	£0	£0	£0	£0	£0	£0
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£4,232,452	£4,906,620	£5,131,343	£5,356,065	£5,580,788	£5,805,511	23	148 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£2,697,751	£3,235,986	£3,415,398	£3,594,809	£3,774,221	£3,953,633	24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	£0	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£354,691	£1,388,355	£1,738,151	£2,087,948	£2,437,743	£2,787,539	25	208 unit scheme, high density, flats - 5 storeys	£0	£0	£0	£0	£0	£0
26	241 unit scheme, low density, houses (GF)	241	£250,000	£10,753,305	£8,877,376	£8,252,066	£7,626,755	£7,001,446	£6,376,136	26	241 unit scheme, low density, houses (GF)	£585	£455	£412	£368	£325	£282
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£7,244,904	£8,810,805	£9,332,772	£9,854,739	£10,376,705	£10,898,673	27	304 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£11,112,504	£12,408,955	£12,841,105	£13,273,256	£13,705,406	£14,137,556	28	334 unit scheme, high density, flats - 11 storeys	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£8,070,497	£9,817,514	£10,399,852	£10,982,191	£11,564,531	£12,146,870	29	335 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£728,802	£1,577,877	£1,861,041	£2,144,206	£2,427,370	£2,710,535	30	357 unit student scheme, high density, studios - 4 storeys	£0	£0	£0	£0	£0	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£15,537,638	£17,389,568	£18,006,878	£18,624,189	£19,241,499	£19,858,809	31	425 unit scheme, high density, flats - 10 storeys	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	£31,029,220	£32,785,371	£33,370,755	£33,956,138	£34,541,522	£35,126,906	32	481 unit scheme, high density, flats - 41 storeys	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£1,270,000	£27,771,146	£22,933,840	£21,321,405	£19,708,970	£18,096,534	£16,484,099	33	650 unit scheme, medium density, houses	£437	£312	£271	£229	£188	£146
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£1,270,000	£2,343,627	£1,581,857	£2,912,868	£4,244,600	£5,587,690	£6,939,154	34	778 unit scheme, medium density, houses and flats - 3 storeys	£0	£0	£0	£0	£0	£0
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£32,481,767	£36,059,169	£37,251,636	£38,444,104	£39,636,571	£40,829,039	35	826 unit scheme, high density, flats - 16 storeys	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£22,961,218	£22,961,218	£22,961,218	£22,961,218	£22,961,218	£22,961,218	36	Office scheme 1	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£17,220,914	£17,220,914	£17,220,914	£17,220,914	£17,220,914	£17,220,914	37	Office scheme 2	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£8,200,435	£8,200,435	£8,200,435	£8,200,435	£8,200,435	£8,200,435	38	Office scheme 3	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£3,639,652	£3,639,652	£3,639,652	£3,639,652	£3,639,652	£3,639,652	39	Retail scheme 1	£148	£148	£148	£148	£148	£148
40	Retail scheme 2	-	£1,270,000	£2,729,738	£2,729,738	£2,729,738	£2,729,738	£2,729,738	£2,729,738	40	Retail scheme 2	£122	£122	£122	£122	£122	£122
41	Retail scheme 3 (convenience)	-	£1,270,000	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	41	Retail scheme 3 (convenience)	£642	£642	£642	£642	£642	£642
42	Hotel scheme 1	-	£1,270,000	£7,278,036	£7,278,036	£7,278,036	£7,278,036	£7,278,036	£7,278,036	42	Hotel scheme 1	£143	£143	£143	£143	£143	£143
43	Hotel scheme 2	-	£1,270,000	£4,852,025	£4,852,025	£4,852,025	£4,852,025	£4,852,025	£4,852,025	43	Hotel scheme 2	£128	£128	£128	£128	£128	£128
44	Hotel scheme 3	-	£1,270,000	£2,599,299	£2,599,299	£2,599,299	£2,599,299	£2,599,299	£2,599,299	44	Hotel scheme 3	£89	£89	£89	£89	£89	£89
45	Industrial/warehouse scheme 1	-	£1,000,000	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	45	Industrial/warehouse scheme 1	£159	£159	£159	£159	£159	£159
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	46	Industrial/warehouse scheme 2	£140	£140	£140	£140	£140	£140
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	47	Industrial/warehouse scheme 3	£90	£90	£90	£90	£90	£90

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%	No	Site location	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£61,917	£61,917	£61,917	£61,917	£61,917	£61,917	1	1 unit scheme, low density, houses (GF)	£900	£900	£900	£900	£900	£900
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£489,772	£489,772	£489,772	£489,772	£489,772	£489,772	2	8 unit scheme, medium density, houses (GF)	£951	£951	£951	£951	£951	£951
3	14 unit scheme, medium density, houses	14	£1,270,000	£836,682	£702,930	£658,347	£613,763	£569,180	£524,597	3	14 unit scheme, medium density, houses	£701	£540	£486	£433	£379	£326
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£130,161	£33,903	£1,817	£-30,697	£-63,237	£-95,777	4	14 unit scheme, medium density, flats - 4 storeys	£4	£0	£0	£0	£0	£0
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£-185,269	£-299,786	£-337,959	£-376,131	£-414,304	£-452,476	5	15 unit scheme, high density, flats - 7 storeys (GF)	£0	£0	£0	£0	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£250,000	£1,204,162	£1,011,730	£947,586	£883,442	£819,298	£755,154	6	20 unit scheme, low density, houses (GF)	£871	£710	£656	£603	£549	£496
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£195,242	£50,855	£2,726	£-46,045	£-94,855	£-143,666	7	21 unit scheme, medium density, flats - 5 storeys	£37	£0	£0	£0	£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£260,323	£67,807	£3,635	£-61,395	£-126,474	£-191,554	8	28 unit scheme, medium density, flats - 3 storeys (GF)	£107	£0	£0	£0	£0	£0
9	29 unit scheme, low density, houses (GF)	32	£250,000	£1,926,659	£1,618,767	£1,516,138	£1,413,507	£1,310,877	£1,208,246	9	29 unit scheme, low density, houses (GF)	£874	£713	£659	£605	£552	£498
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£263,438	£62,565	£-4,454	£-72,360	£-140,265	£-208,170	10	32 unit scheme, high density, flats - 4 storeys	£102	£0	£0	£0	£0	£0
11	45 unit scheme, low density, houses (GF)	45	£250,000	£2,687,908	£2,258,981	£2,116,005	£1,973,030	£1,830,054	£1,687,078	11	45 unit scheme, low density, houses (GF)	£815	£656	£602	£549	£496	£443
12	60 unit scheme, low density, houses (GF)	60	£250,000	£3,551,655	£2,984,778	£2,795,818	£2,606,859	£2,417,900	£2,228,939	12	60 unit scheme, low density, houses (GF)	£908	£750	£698	£645	£592	£540
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£38,161	£-143,797	£-205,006	£-266,216	£-327,425	£-388,634	13	70 unit student scheme, studio flats - 4 storeys (GF)	£4	£0	£0	£0	£0	£0
14	70 unit scheme, low density, houses (GF)	70	£250,000	£4,143,598	£3,482,240	£3,261,787	£3,041,335	£2,820,883	£2,600,430	14	70 unit scheme, low density, houses (GF)	£879	£721	£668	£615	£563	£510
15	89 unit scheme, low density - houses	89	£1,270,000	£4,322,295	£3,624,095	£3,391,362	£3,158,627	£2,925,894	£2,693,160	15	89 unit scheme, low density - houses	£216	£84	£41	£0	£0	£0
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£-1,737,490	£-2,271,276	£-2,449,204	£-2,627,132	£-2,805,061	£-2,982,989	16	94 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£-2,014,750	£-2,633,713	£-2,840,034	£-3,046,356	£-3,252,676	£-3,458,998	17	109 unit scheme, high density - flats - 7 storeys	£0	£0	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£-2,088,686	£-2,730,363	£-2,944,256	£-3,158,148	£-3,372,041	£-3,585,933	18	113 unit scheme, high density, flats - 7 storeys	£0	£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£604,411	£-131,392	£-382,965	£-634,715	£-886,465	£-1,138,214	19	133 unit scheme, high density, flats - 5 storeys	£7	£0	£0	£0	£0	£0
20	138 unit scheme, low density, houses (GF)	141	£250,000	£8,346,391	£7,014,227	£6,570,172	£6,126,118	£5,682,063	£5,238,009	20	138 unit scheme, low density, houses (GF)	£835	£677	£624	£571	£519	£466
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£640,767	£-139,296	£-406,002	£-672,894	£-939,786	£-1,206,679	21	141 unit scheme, high density, flats - 5 storeys	£28	£0	£0	£0	£0	£0
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£663,489	£-144,235	£-420,398	£-696,756	£-973,112	£-1,249,469	22	146 unit scheme, high density, flats - 5 storeys	£6	£0	£0	£0	£0	£0
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£-2,735,623	£-3,576,050	£-3,856,193	£-4,136,336	£-4,416,479	£-4,696,621	23	148 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£-1,502,730	£-2,173,701	£-2,397,358	£-2,621,015	£-2,844,672	£-3,068,329	24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	£0	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£1,729,333	£478,786	£61,937	£-359,934	£-782,681	£-1,207,880	25	208 unit scheme, high density, flats - 5 storeys	£92	£0	£0	£0	£0	£0
26	241 unit scheme, low density, houses (GF)	241	£250,000	£14,222,756	£11,952,529	£11,195,786	£10,439,044	£9,682,301	£8,925,559	26	241 unit scheme, low density, houses (GF)	£826	£669	£616	£564	£511	£459
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£-4,097,340	£-6,017,130	£-6,657,060	£-7,296,991	£-7,936,920	£-8,576,851	27	304 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£-8,506,549	£-10,095,995	£-10,625,811	£-11,155,627	£-11,685,442	£-12,215,258	28	334 unit scheme, high density, flats - 11 storeys	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£-4,558,875	£-6,700,714	£-7,414,660	£-8,128,607	£-8,842,553	£-9,556,500	29	335 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£940,716	£-71,196	£-412,938	£-756,641	£-1,103,799	£-1,450,958	30	357 unit student scheme, high density, studios - 4 storeys	£0	£0	£0	£0	£0	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£-11,824,437	£-14,093,987	£-14,850,504	£-15,607,020	£-16,363,537	£-17,120,054	31	425 unit scheme, high density, flats - 10 storeys	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	£-27,294,374	£-29,467,505	£-30,191,882	£-30,916,259	£-31,640,636	£-32,365,013	32	481 unit scheme, high density, flats - 41 storeys	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£1,270,000	£36,592,044	£30,749,634	£28,802,165	£26,854,695	£24,907,225	£22,959,755	33	650 unit scheme, medium density, houses	£664	£513	£463	£413	£363	£313
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£1,270,000	£9,438,734	£4,762,971	£3,201,630	£1,640,288	£67,999	£-1,526,092	34	778 unit scheme, medium density, houses and flats - 3 storeys	£89	£0	£0	£0	£0	£0
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£-25,027,138	£-29,438,900	£-30,909,488	£-32,380,075	£-33,850,663	£-35,321,250	35	826 unit scheme, high density, flats - 16 storeys	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£-22,961,218	£-22,961,218	£-22,961,218	£-22,961,218	£-22,961,218	£-22,961,218	36	Office scheme 1	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£-17,220,914	£-17,220,914	£-17,220,914	£-17,220,914	£-17,220,914	£-17,220,914	37	Office scheme 2	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£-8,200,435	£-8,200,435	£-8,200,435	£-8,200,435	£-8,200,435	£-8,200,435	38	Office scheme 3	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£3,639,652	£3,639,652	£3,639,652	£3,639,652	£3,639,652	£3,639,652	39	Retail scheme 1	£148	£148	£148	£148	£148	£148
40	Retail scheme 2	-	£1,270,000	£2,729,738	£2,729,738	£2,729,738	£2,729,738	£2,729,738	£2,729,738	40	Retail scheme 2	£122	£122	£122	£122	£122	£122
41	Retail scheme 3 (convenience)	-	£1,270,000	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	41	Retail scheme 3 (convenience)	£642	£642	£642	£642	£642	£642
42	Hotel scheme 1	-	£1,270,000	£7,278,036	£7,278,036	£7,278,036	£7,278,036	£7,278,036	£7,278,036	42	Hotel scheme 1	£143	£143	£143	£143	£143	£143
43	Hotel scheme 2	-	£1,270,000	£4,852,025	£4,852,025	£4,852,025	£4,852,025	£4,852,025	£4,852,025	43	Hotel scheme 2	£128	£128	£128	£128	£128	£128
44	Hotel scheme 3	-	£1,270,000	£2,599,299	£2,599,299	£2,599,299	£2,599,299	£2,599,299	£2,599,299	44	Hotel scheme 3	£89	£89	£89	£89	£89	£89
45	Industrial/warehouse scheme 1	-	£1,000,000	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	45	Industrial/warehouse scheme 1	£159	£159	£159	£159	£159	£159
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	46	Industrial/warehouse scheme 2	£140	£140	£140	£140	£140	£140
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	47	Industrial/warehouse scheme 3	£90	£90	£90	£90	£90	£90

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%	No	Site location	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£77,595	£77,595	£77,595	£77,595	£77,595	£77,595	1	1 unit scheme, low density, houses (GF)	£1,160	£1,160	£1,160	£1,160	£1,160	£1,160
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£613,839	£613,839	£613,839	£613,839	£613,839	£613,839	2	8 unit scheme, medium density, houses (GF)	£1,210	£1,210	£1,210	£1,210	£1,210	£1,210
3	14 unit scheme, medium density, houses	14	£1,270,000	£1,046,845	£889,309	£836,796	£784,285	£731,773	£679,260	3	14 unit scheme, medium density, houses	£954	£764	£701	£638	£575	£512
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£290,047	£176,903	£138,894	£100,787	£62,681	£24,574	4	14 unit scheme, medium density, flats - 4 storeys	£214	£65	£16	£0	£0	£0
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£-4,860	£-139,787	£-184,762	£-229,738	£-274,713	£-319,689	5	15 unit scheme, high density, flats - 7 storeys (GF)	£0	£0	£0	£0	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£250,000	£1,506,531	£1,279,878	£1,204,328	£1,128,777	£1,053,226	£977,675	6	20 unit scheme, low density, houses (GF)	£1,124	£934	£871	£808	£745	£682
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£435,070	£265,354	£208,342	£151,182	£94,021	£36,861	7	21 unit scheme, medium density, flats - 5 storeys	£247	£99	£49	£0	£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£580,094	£353,806	£277,789	£201,576	£125,361	£49,148	8	28 unit scheme, medium density, flats - 3 storeys (GF)	£316	£168	£118	£68	£18	£0
9	29 unit scheme, low density, houses (GF)	32	£250,000	£2,410,450	£2,047,805	£1,926,924	£1,806,043	£1,685,161	£1,564,280	9	29 unit scheme, low density, houses (GF)	£1,126	£937	£874	£811	£747	£684
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£597,204	£361,093	£281,662	£202,141	£122,619	£43,097	10	32 unit scheme, high density, flats - 4 storeys	£311	£163	£113	£63	£13	£0
11	45 unit scheme, low density, houses (GF)	45	£250,000	£3,356,474	£2,851,786	£2,683,556	£2,515,326	£2,347,098	£2,178,868	11	45 unit scheme, low density, houses (GF)	£1,063	£876	£813	£751	£688	£626
12	60 unit scheme, low density, houses (GF)	60	£250,000	£4,428,406	£3,762,052	£3,539,934	£3,317,816	£3,095,698	£2,873,580	12	60 unit scheme, low density, houses (GF)	£1,153	£967	£905	£843	£781	£719
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£356,100	£142,333	£71,077	£-181	£-73,032	£-146,349	13	70 unit student scheme, studio flats - 4 storeys (GF)	£203	£69	£24	£0	£0	£0
14	70 unit scheme, low density, houses (GF)	70	£250,000	£5,166,474	£4,389,060	£4,129,922	£3,870,785	£3,611,647	£3,352,509	14	70 unit scheme, low density, houses (GF)	£1,123	£937	£876	£814	£752	£690
15	89 unit scheme, low density - houses	89	£1,270,000	£5,558,185	£4,722,588	£4,444,057	£4,165,525	£3,886,993	£3,608,460	15	89 unit scheme, low density - houses	£448	£291	£238	£186	£134	£81
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£-786,802	£-1,426,185	£-1,639,312	£-1,852,440	£-2,065,566	£-2,278,694	16	94 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£-912,355	£-1,653,767	£-1,900,903	£-2,148,041	£-2,395,179	£-2,642,315	17	109 unit scheme, high density - flats - 7 storeys	£0	£0	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£-945,836	£-1,714,455	£-1,970,662	£-2,226,869	£-2,483,074	£-2,739,281	18	113 unit scheme, high density, flats - 7 storeys	£0	£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£1,912,079	£1,032,868	£739,796	£446,726	£153,655	£-141,712	19	133 unit scheme, high density, flats - 5 storeys	£207	£72	£28	£0	£0	£0
20	138 unit scheme, low density, houses (GF)	141	£250,000	£10,406,754	£8,840,822	£8,318,844	£7,796,867	£7,274,889	£6,752,911	20	138 unit scheme, low density, houses (GF)	£1,079	£893	£832	£770	£708	£646
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£2,027,091	£1,094,995	£784,296	£473,597	£162,898	£-150,237	21	141 unit scheme, high density, flats - 5 storeys	£228	£94	£49	£4	£0	£0
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£2,098,974	£1,133,824	£812,108	£490,391	£168,674	£-155,564	22	146 unit scheme, high density, flats - 5 storeys	£205	£71	£26	£0	£0	£0
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£-1,238,795	£-2,245,482	£-2,581,043	£-2,916,606	£-3,252,168	£-3,587,731	23	148 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£-307,709	£-1,111,417	£-1,379,319	£-1,647,221	£-1,915,124	£-2,183,026	24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	£0	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£3,790,562	£2,322,161	£1,829,992	£1,335,388	£840,785	£346,181	25	208 unit scheme, high density, flats - 5 storeys	£293	£150	£102	£53	£5	£0
26	241 unit scheme, low density, houses (GF)	241	£250,000	£17,688,092	£15,023,857	£14,135,778	£13,247,700	£12,359,620	£11,471,542	26	241 unit scheme, low density, houses (GF)	£1,067	£882	£820	£758	£697	£635
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£-959,279	£-3,223,455	£-3,981,348	£-4,739,242	£-5,497,135	£-6,255,029	27	304 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£-5,900,595	£-7,783,037	£-8,410,517	£-9,037,998	£-9,665,478	£-10,292,959	28	334 unit scheme, high density, flats - 11 storeys	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£-1,058,031	£-3,583,915	£-4,429,469	£-5,275,022	£-6,120,575	£-6,966,130	29	335 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£2,600,066	£1,402,612	£1,003,462	£604,312	£205,160	£-196,736	30	357 unit student scheme, high density, studios - 4 storeys	£183	£35	£0	£0	£0	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£-8,111,237	£-10,798,406	£-11,694,130	£-12,589,853	£-13,485,576	£-14,381,300	31	425 unit scheme, high density, flats - 10 storeys	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	£-23,559,528	£-26,149,638	£-27,013,009	£-27,876,380	£-28,739,750	£-29,603,121	32	481 unit scheme, high density, flats - 41 storeys	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£1,270,000	£45,374,544	£38,531,076	£36,249,919	£33,968,763	£31,687,608	£29,406,452	33	650 unit scheme, medium density, houses	£890	£714	£655	£596	£537	£479
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£1,270,000	£16,482,278	£11,023,678	£9,203,138	£7,382,598	£5,561,968	£3,731,256	34	778 unit scheme, medium density, houses and flats - 3 storeys	£245	£124	£84	£44	£3	£-37
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£-17,572,509	£-22,818,631	£-24,567,339	£-26,316,047	£-28,064,755	£-29,813,462	35	826 unit scheme, high density, flats - 16 storeys	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£-22,961,218	£-22,961,218	£-22,961,218	£-22,961,218	£-22,961,218	£-22,961,218	36	Office scheme 1	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£-17,220,914	£-17,220,914	£-17,220,914	£-17,220,914	£-17,220,914	£-17,220,914	37	Office scheme 2	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£-8,200,435	£-8,200,435	£-8,200,435	£-8,200,435	£-8,200,435	£-8,200,435	38	Office scheme 3	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£3,639,652	£3,639,652	£3,639,652	£3,639,652	£3,639,652	£3,639,652	39	Retail scheme 1	£148	£148	£148	£148	£148	£148
40	Retail scheme 2	-	£1,270,000	£2,729,738	£2,729,738	£2,729,738	£2,729,738	£2,729,738	£2,729,738	40	Retail scheme 2	£122	£122	£122	£122	£122	£122
41	Retail scheme 3 (convenience)	-	£1,270,000	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	41	Retail scheme 3 (convenience)	£642	£642	£642	£642	£642	£642
42	Hotel scheme 1	-	£1,270,000	£7,278,036	£7,278,036	£7,278,036	£7,278,036	£7,278,036	£7,278,036	42	Hotel scheme 1	£143	£143	£143	£143	£143	£143
43	Hotel scheme 2	-	£1,270,000	£4,852,025	£4,852,025	£4,852,025	£4,852,025	£4,852,025	£4,852,025	43	Hotel scheme 2	£128	£128	£128	£128	£128	£128
44	Hotel scheme 3	-	£1,270,000	£2,599,299	£2,599,299	£2,599,299	£2,599,299	£2,599,299	£2,599,299	44	Hotel scheme 3	£89	£89	£89	£89	£89	£89
45	Industrial/warehouse scheme 1	-	£1,000,000	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	45	Industrial/warehouse scheme 1	£159	£159	£159	£159	£159	£159
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	46	Industrial/warehouse scheme 2	£140	£140	£140	£140	£140	£140
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	47	Industrial/warehouse scheme 3	£90	£90	£90	£90	£90	£90



Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%	No	Site location	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£93,252	£93,252	£93,252	£93,252	£93,252	£93,252	1	1 unit scheme, low density, houses (GF)	£1,419	£1,419	£1,419	£1,419	£1,419	£1,419
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£737,754	£737,754	£737,754	£737,754	£737,754	£737,754	2	8 unit scheme, medium density, houses (GF)	£1,469	£1,469	£1,469	£1,469	£1,469	£1,469
3	14 unit scheme, medium density, houses	14	£1,270,000	£1,256,576	£1,075,218	£1,014,765	£954,313	£893,861	£833,408	3	14 unit scheme, medium density, houses	£1,206	£988	£915	£842	£770	£697
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£449,158	£318,174	£274,512	£230,851	£187,189	£143,528	4	14 unit scheme, medium density, flats - 4 storeys	£422	£251	£193	£136	£79	£22
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£173,098	£19,930	<b>-£31,567</b>	<b>-£83,345</b>	<b>-£135,124</b>	<b>-£186,903</b>	5	15 unit scheme, high density, flats - 7 storeys (GF)	£203	£15	£0	£0	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£250,000	£1,808,274	£1,547,348	£1,460,373	£1,373,398	£1,286,423	£1,199,448	6	20 unit scheme, low density, houses (GF)	£1,376	£1,158	£1,085	£1,012	£940	£867
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£673,737	£477,260	£411,768	£346,276	£280,784	£215,292	7	21 unit scheme, medium density, flats - 5 storeys	£456	£284	£227	£169	£112	£55
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£898,316	£636,347	£549,024	£461,702	£374,379	£287,055	8	28 unit scheme, medium density, flats - 3 storeys (GF)	£525	£353	£296	£239	£181	£124
9	29 unit scheme, low density, houses (GF)	32	£250,000	£2,893,237	£2,475,756	£2,336,597	£2,197,436	£2,058,276	£1,919,116	9	29 unit scheme, low density, houses (GF)	£1,379	£1,161	£1,088	£1,015	£942	£870
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£929,240	£655,900	£564,786	£473,672	£382,559	£291,446	10	32 unit scheme, high density, flats - 4 storeys	£520	£348	£291	£234	£177	£119
11	45 unit scheme, low density, houses (GF)	45	£250,000	£4,025,041	£3,444,591	£3,251,107	£3,057,624	£2,864,140	£2,670,657	11	45 unit scheme, low density, houses (GF)	£1,312	£1,096	£1,024	£952	£880	£808
12	60 unit scheme, low density, houses (GF)	60	£250,000	£5,305,157	£4,539,326	£4,284,049	£4,028,772	£3,773,496	£3,518,219	12	60 unit scheme, low density, houses (GF)	£1,397	£1,184	£1,112	£1,041	£970	£899
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£674,040	£424,959	£341,933	£258,906	£175,880	£92,852	13	70 unit student scheme, studio flats - 4 storeys (GF)	£403	£246	£194	£142	£90	£38
14	70 unit scheme, low density, houses (GF)	70	£250,000	£6,189,350	£5,295,880	£4,998,058	£4,700,234	£4,402,412	£4,104,589	14	70 unit scheme, low density, houses (GF)	£1,367	£1,154	£1,083	£1,012	£941	£869
15	89 unit scheme, low density - houses	89	£1,270,000	£6,794,075	£5,821,083	£5,496,752	£5,172,421	£4,848,091	£4,523,759	15	89 unit scheme, low density - houses	£680	£497	£436	£375	£314	£253
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£157,447	<b>-£581,093</b>	<b>-£829,419</b>	<b>-£1,077,746</b>	<b>-£1,326,072</b>	<b>-£1,574,399</b>	16	94 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£182,570	<b>-£673,820</b>	<b>-£961,774</b>	<b>-£1,249,726</b>	<b>-£1,537,680</b>	<b>-£1,825,632</b>	17	109 unit scheme, high density - flats - 7 storeys	£0	£0	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£189,271	<b>-£698,548</b>	<b>-£997,068</b>	<b>-£1,295,588</b>	<b>-£1,594,109</b>	<b>-£1,892,628</b>	18	113 unit scheme, high density, flats - 7 storeys	£0	£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£3,219,747	£2,195,293	£1,853,809	£1,512,325	£1,170,840	£829,356	19	133 unit scheme, high density, flats - 5 storeys	£406	£250	£198	£146	£93	£41
20	138 unit scheme, low density, houses (GF)	141	£250,000	£12,467,118	£10,667,416	£10,067,515	£9,467,615	£8,867,714	£8,267,814	20	138 unit scheme, low density, houses (GF)	£1,324	£1,110	£1,039	£968	£897	£825
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£3,413,416	£2,327,341	£1,965,316	£1,603,292	£1,241,266	£879,241	21	141 unit scheme, high density, flats - 5 storeys	£428	£271	£219	£167	£115	£63
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£3,534,458	£2,409,871	£2,035,008	£1,660,145	£1,285,283	£910,420	22	146 unit scheme, high density, flats - 5 storeys	£405	£249	£196	£144	£92	£40
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£247,894	<b>-£914,912</b>	<b>-£1,305,894</b>	<b>-£1,696,877</b>	<b>-£2,087,859</b>	<b>-£2,478,840</b>	23	148 unit scheme, high density, flats - 6 storeys	£0	£0	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£860,336	<b>-£50,503</b>	<b>-£361,280</b>	<b>-£673,427</b>	<b>-£985,575</b>	<b>-£1,297,723</b>	24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	£0	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£5,843,148	£4,144,359	£3,578,095	£3,011,833	£2,445,569	£1,879,306	25	208 unit scheme, high density, flats - 5 storeys	£494	£328	£272	£217	£162	£107
26	241 unit scheme, low density, houses (GF)	241	£250,000	£21,153,429	£18,095,185	£17,075,769	£16,056,354	£15,036,939	£14,017,525	26	241 unit scheme, low density, houses (GF)	£1,307	£1,095	£1,024	£953	£883	£812
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£2,112,843	<b>-£444,508</b>	<b>-£1,306,925</b>	<b>-£2,181,493</b>	<b>-£3,057,351</b>	<b>-£3,933,208</b>	27	304 unit scheme, high density, flats - 6 storeys	£74	£0	£0	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	<b>-£3,294,641</b>	<b>-£5,470,078</b>	<b>-£6,195,223</b>	<b>-£6,920,369</b>	<b>-£7,645,515</b>	<b>-£8,370,660</b>	28	334 unit scheme, high density, flats - 11 storeys	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£2,369,251	<b>-£483,720</b>	<b>-£1,445,886</b>	<b>-£2,421,438</b>	<b>-£3,398,599</b>	<b>-£4,375,760</b>	29	335 unit scheme, high density, flats - 6 storeys	£30	£0	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£4,244,906	£2,873,493	£2,414,101	£1,952,772	£1,491,444	£1,030,115	30	357 unit student scheme, high density, studios - 4 storeys	£385	£216	£160	£103	£46	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	<b>-£4,398,037</b>	<b>-£7,502,826</b>	<b>-£8,537,756</b>	<b>-£9,572,686</b>	<b>-£10,607,615</b>	<b>-£11,642,545</b>	31	425 unit scheme, high density, flats - 10 storeys	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	<b>-£19,824,681</b>	<b>-£22,831,773</b>	<b>-£23,834,137</b>	<b>-£24,836,500</b>	<b>-£25,838,864</b>	<b>-£26,841,228</b>	32	481 unit scheme, high density, flats - 41 storeys	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£1,270,000	£54,157,043	£46,312,516	£43,697,675	£41,082,832	£38,467,990	£35,853,148	33	650 unit scheme, medium density, houses	£1,116	£914	£846	£779	£712	£645
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£1,270,000	£23,485,254	£17,245,775	£15,165,949	£13,086,122	£11,003,832	£8,915,827	34	778 unit scheme, medium density, houses and flats - 3 storeys	£400	£262	£216	£170	£124	£78
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	<b>-£10,163,738</b>	<b>-£16,198,363</b>	<b>-£18,225,190</b>	<b>-£20,252,018</b>	<b>-£22,278,846</b>	<b>-£24,305,674</b>	35	826 unit scheme, high density, flats - 16 storeys	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	<b>-£22,961,218</b>	<b>-£22,961,218</b>	<b>-£22,961,218</b>	<b>-£22,961,218</b>	<b>-£22,961,218</b>	<b>-£22,961,218</b>	36	Office scheme 1	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	<b>-£17,220,914</b>	<b>-£17,220,914</b>	<b>-£17,220,914</b>	<b>-£17,220,914</b>	<b>-£17,220,914</b>	<b>-£17,220,914</b>	37	Office scheme 2	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	<b>-£8,200,435</b>	<b>-£8,200,435</b>	<b>-£8,200,435</b>	<b>-£8,200,435</b>	<b>-£8,200,435</b>	<b>-£8,200,435</b>	38	Office scheme 3	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£3,639,652	£3,639,652	£3,639,652	£3,639,652	£3,639,652	£3,639,652	39	Retail scheme 1	£148	£148	£148	£148	£148	£148
40	Retail scheme 2	-	£1,270,000	£2,729,738	£2,729,738	£2,729,738	£2,729,738	£2,729,738	£2,729,738	40	Retail scheme 2	£122	£122	£122	£122	£122	£122
41	Retail scheme 3 (convenience)	-	£1,270,000	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	41	Retail scheme 3 (convenience)	£642	£642	£642	£642	£642	£642
42	Hotel scheme 1	-	£1,270,000	£7,278,036	£7,278,036	£7,278,036	£7,278,036	£7,278,036	£7,278,036	42	Hotel scheme 1	£143	£143	£143	£143	£143	£143
43	Hotel scheme 2	-	£1,270,000	£4,852,025	£4,852,025	£4,852,025	£4,852,025	£4,852,025	£4,852,025	43	Hotel scheme 2	£128	£128	£128	£128	£128	£128
44	Hotel scheme 3	-	£1,270,000	£2,599,299	£2,599,299	£2,599,299	£2,599,299	£2,599,299	£2,599,299	44	Hotel scheme 3	£89	£89	£89	£89	£89	£89
45	Industrial/warehouse scheme 1	-	£1,000,000	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	45	Industrial/warehouse scheme 1	£159	£159	£159	£159	£159	£159
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	46	Industrial/warehouse scheme 2	£140	£140	£140	£140	£140	£140
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	47	Industrial/warehouse scheme 3	£90	£90	£90	£90	£90	£90

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%	No	Site location	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£108,796	£108,796	£108,796	£108,796	£108,796	£108,796	1	1 unit scheme, low density, houses (GF)	£1,676	£1,676	£1,676	£1,676	£1,676	£1,676
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£860,768	£860,768	£860,768	£860,768	£860,768	£860,768	2	8 unit scheme, medium density, houses (GF)	£1,726	£1,726	£1,726	£1,726	£1,726	£1,726
3	14 unit scheme, medium density, houses	14	£1,270,000	£1,464,946	£1,259,965	£1,191,637	£1,123,311	£1,054,983	£986,655	3	14 unit scheme, medium density, houses	£1,457	£1,210	£1,128	£1,046	£964	£881
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£608,269	£459,444	£409,836	£360,228	£310,620	£261,011	4	14 unit scheme, medium density, flats - 4 storeys	£631	£436	£371	£306	£241	£176
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£349,612	£177,697	£119,933	£62,167	£4,403	£-54,117	5	15 unit scheme, high density, flats - 7 storeys (GF)	£419	£208	£138	£67	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£250,000	£2,108,065	£1,813,150	£1,714,845	£1,616,540	£1,518,234	£1,419,930	6	20 unit scheme, low density, houses (GF)	£1,627	£1,380	£1,298	£1,216	£1,134	£1,051
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£912,404	£689,166	£614,754	£540,342	£465,929	£391,516	7	21 unit scheme, medium density, flats - 5 storeys	£664	£469	£404	£339	£274	£209
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£1,216,539	£918,889	£819,673	£720,456	£621,240	£522,023	8	28 unit scheme, medium density, flats - 3 storeys (GF)	£734	£538	£473	£408	£343	£278
9	29 unit scheme, low density, houses (GF)	32	£250,000	£3,372,903	£2,901,040	£2,743,752	£2,586,464	£2,429,176	£2,271,888	9	29 unit scheme, low density, houses (GF)	£1,629	£1,383	£1,301	£1,218	£1,136	£1,054
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£1,261,277	£950,706	£847,182	£743,660	£640,136	£536,612	10	32 unit scheme, high density, flats - 4 storeys	£729	£533	£468	£403	£338	£273
11	45 unit scheme, low density, houses (GF)	45	£250,000	£4,692,989	£4,035,633	£3,816,514	£3,597,395	£3,378,276	£3,159,157	11	45 unit scheme, low density, houses (GF)	£1,560	£1,316	£1,234	£1,153	£1,071	£990
12	60 unit scheme, low density, houses (GF)	60	£250,000	£6,181,907	£5,316,601	£5,028,165	£4,739,729	£4,451,039	£4,161,964	12	60 unit scheme, low density, houses (GF)	£1,641	£1,400	£1,320	£1,239	£1,159	£1,078
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£991,377	£707,587	£612,788	£517,991	£423,192	£328,395	13	70 unit student scheme, studio flats - 4 storeys (GF)	£602	£424	£364	£305	£245	£186
14	70 unit scheme, low density, houses (GF)	70	£250,000	£7,212,224	£6,202,700	£5,866,193	£5,529,684	£5,192,878	£4,855,626	14	70 unit scheme, low density, houses (GF)	£1,612	£1,371	£1,290	£1,210	£1,129	£1,049
15	89 unit scheme, low density - houses	89	£1,270,000	£8,024,765	£6,913,843	£6,543,537	£6,173,230	£5,802,922	£5,432,615	15	89 unit scheme, low density - houses	£911	£702	£633	£563	£494	£424
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£1,081,662	£254,961	£-20,898	£-303,053	£-586,578	£-870,104	16	94 unit scheme, high density, flats - 6 storeys	£173	£0	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£1,254,268	£295,646	£-24,233	£-351,412	£-680,181	£-1,008,951	17	109 unit scheme, high density - flats - 7 storeys	£179	£1	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£1,300,297	£306,496	£-25,122	£-364,308	£-705,142	£-1,045,976	18	113 unit scheme, high density, flats - 7 storeys	£179	£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£4,518,692	£3,357,151	£2,967,821	£2,577,923	£2,188,025	£1,798,126	19	133 unit scheme, high density, flats - 5 storeys	£605	£427	£368	£308	£249	£189
20	138 unit scheme, low density, houses (GF)	141	£250,000	£14,527,481	£12,494,011	£11,816,187	£11,138,364	£10,459,941	£9,780,617	20	138 unit scheme, low density, houses (GF)	£1,568	£1,327	£1,246	£1,166	£1,085	£1,005
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£4,790,493	£3,559,084	£3,146,337	£2,732,986	£2,319,635	£1,906,284	21	141 unit scheme, high density, flats - 5 storeys	£626	£449	£389	£330	£270	£211
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£4,960,369	£3,685,293	£3,257,908	£2,829,901	£2,401,892	£1,973,883	22	146 unit scheme, high density, flats - 5 storeys	£603	£426	£367	£307	£248	£188
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£1,703,043	£401,427	£-32,903	£-477,147	£-923,549	£-1,369,951	23	148 unit scheme, high density, flats - 6 storeys	£190	£12	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£2,022,081	£982,912	£636,523	£290,133	£-57,052	£-412,420	24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	£47	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£7,893,127	£5,966,556	£5,323,496	£4,680,438	£4,037,378	£3,394,319	25	208 unit scheme, high density, flats - 5 storeys	£694	£506	£443	£380	£317	£254
26	241 unit scheme, low density, houses (GF)	241	£250,000	£24,613,781	£21,158,177	£20,006,310	£18,854,442	£17,702,575	£16,550,707	26	241 unit scheme, low density, houses (GF)	£1,547	£1,307	£1,227	£1,147	£1,068	£988
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£5,171,579	£2,276,588	£1,311,591	£346,594	£-627,154	£-1,611,386	27	304 unit scheme, high density, flats - 6 storeys	£278	£85	£21	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£-700,611	£-3,157,119	£-3,979,930	£-4,802,740	£-5,625,550	£-6,448,361	28	334 unit scheme, high density, flats - 11 storeys	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£5,781,769	£2,551,935	£1,475,324	£398,713	£-687,491	£-1,785,390	29	335 unit scheme, high density, flats - 6 storeys	£234	£41	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£5,884,096	£4,328,304	£3,809,707	£3,291,110	£2,772,513	£2,253,915	30	357 unit student scheme, high density, studios - 4 storeys	£587	£395	£331	£268	£204	£140
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£-722,600	£-4,207,246	£-5,381,381	£-6,555,517	£-7,729,654	£-8,903,790	31	425 unit scheme, high density, flats - 10 storeys	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	£-16,089,835	£-19,513,907	£-20,655,264	£-21,796,621	£-22,937,978	£-24,079,335	32	481 unit scheme, high density, flats - 41 storeys	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£1,270,000	£62,939,543	£54,093,958	£51,145,429	£48,196,901	£45,248,373	£42,299,375	33	650 unit scheme, medium density, houses	£1,342	£1,114	£1,038	£962	£886	£811
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£1,270,000	£30,473,071	£23,450,941	£21,105,178	£18,759,416	£16,413,653	£14,067,890	34	778 unit scheme, medium density, houses and flats - 3 storeys	£554	£399	£347	£295	£243	£191
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£-2,874,839	£-9,614,027	£-11,883,042	£-14,187,990	£-16,492,938	£-18,797,885	35	826 unit scheme, high density, flats - 16 storeys	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£-22,961,218	£-22,961,218	£-22,961,218	£-22,961,218	£-22,961,218	£-22,961,218	36	Office scheme 1	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£-17,220,914	£-17,220,914	£-17,220,914	£-17,220,914	£-17,220,914	£-17,220,914	37	Office scheme 2	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£-8,200,435	£-8,200,435	£-8,200,435	£-8,200,435	£-8,200,435	£-8,200,435	38	Office scheme 3	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£3,639,652	£3,639,652	£3,639,652	£3,639,652	£3,639,652	£3,639,652	39	Retail scheme 1	£148	£148	£148	£148	£148	£148
40	Retail scheme 2	-	£1,270,000	£2,729,738	£2,729,738	£2,729,738	£2,729,738	£2,729,738	£2,729,738	40	Retail scheme 2	£122	£122	£122	£122	£122	£122
41	Retail scheme 3 (convenience)	-	£1,270,000	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	41	Retail scheme 3 (convenience)	£642	£642	£642	£642	£642	£642
42	Hotel scheme 1	-	£1,270,000	£58,358,179	£58,358,179	£58,358,179	£58,358,179	£58,358,179	£58,358,179	42	Hotel scheme 1	£1,359	£1,359	£1,359	£1,359	£1,359	£1,359
43	Hotel scheme 2	-	£1,270,000	£38,905,453	£38,905,453	£38,905,453	£38,905,453	£38,905,453	£38,905,453	43	Hotel scheme 2	£1,344	£1,344	£1,344	£1,344	£1,344	£1,344
44	Hotel scheme 3	-	£1,270,000	£20,842,207	£20,842,207	£20,842,207	£20,842,207	£20,842,207	£20,842,207	44	Hotel scheme 3	£1,305	£1,305	£1,305	£1,305	£1,305	£1,305
45	Industrial/warehouse scheme 1	-	£1,000,000	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	45	Industrial/warehouse scheme 1	£159	£159	£159	£159	£159	£159
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	46	Industrial/warehouse scheme 2	£140	£140	£140	£140	£140	£140
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	47	Industrial/warehouse scheme 3	£90	£90	£90	£90	£90	£90

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%	No	Site location	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£124,340	£124,340	£124,340	£124,340	£124,340	£124,340	1	1 unit scheme, low density, houses (GF)	£1,933	£1,933	£1,933	£1,933	£1,933	£1,933
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£983,782	£983,782	£983,782	£983,782	£983,782	£983,782	2	8 unit scheme, medium density, houses (GF)	£1,983	£1,983	£1,983	£1,983	£1,983	£1,983
3	14 unit scheme, medium density, houses	14	£1,270,000	£1,673,317	£1,444,712	£1,368,510	£1,292,307	£1,216,105	£1,139,903	3	14 unit scheme, medium density, houses	£1,707	£1,432	£1,341	£1,249	£1,157	£1,066
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£767,381	£600,715	£545,160	£489,605	£434,050	£378,495	4	14 unit scheme, medium density, flats - 4 storeys	£840	£621	£548	£475	£403	£330
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£525,241	£333,961	£270,201	£206,441	£142,045	£77,572	5	15 unit scheme, high density, flats - 7 storeys (GF)	£633	£399	£321	£243	£165	£86
6	20 unit scheme, low density, houses (GF)	20	£250,000	£2,407,856	£2,078,952	£1,969,317	£1,859,682	£1,750,047	£1,640,412	6	20 unit scheme, low density, houses (GF)	£1,877	£1,602	£1,511	£1,419	£1,327	£1,236
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£1,151,071	£901,072	£817,741	£734,408	£651,075	£567,742	7	21 unit scheme, medium density, flats - 5 storeys	£873	£654	£581	£509	£436	£363
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£1,534,761	£1,201,430	£1,090,320	£979,209	£868,099	£756,989	8	28 unit scheme, medium density, flats - 3 storeys (GF)	£942	£724	£651	£578	£505	£432
9	29 unit scheme, low density, houses (GF)	32	£250,000	£3,852,569	£3,326,323	£3,150,907	£2,975,491	£2,800,076	£2,624,660	9	29 unit scheme, low density, houses (GF)	£1,880	£1,605	£1,513	£1,422	£1,330	£1,238
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£1,593,313	£1,245,513	£1,129,579	£1,013,646	£897,713	£781,778	10	32 unit scheme, high density, flats - 4 storeys	£937	£719	£646	£573	£500	£427
11	45 unit scheme, low density, houses (GF)	45	£250,000	£5,356,983	£4,624,237	£4,379,989	£4,135,741	£3,891,491	£3,647,243	11	45 unit scheme, low density, houses (GF)	£1,807	£1,534	£1,444	£1,353	£1,262	£1,171
12	60 unit scheme, low density, houses (GF)	60	£250,000	£7,057,230	£6,090,921	£5,768,818	£5,446,716	£5,124,613	£4,802,510	12	60 unit scheme, low density, houses (GF)	£1,885	£1,616	£1,526	£1,437	£1,347	£1,257
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£1,305,708	£988,352	£882,567	£776,781	£670,506	£563,936	13	70 unit student scheme, studio flats - 4 storeys (GF)	£800	£600	£534	£467	£401	£334
14	70 unit scheme, low density, houses (GF)	70	£250,000	£8,233,434	£7,106,075	£6,730,288	£6,354,502	£5,978,716	£5,602,929	14	70 unit scheme, low density, houses (GF)	£1,856	£1,586	£1,497	£1,407	£1,317	£1,227
15	89 unit scheme, low density - houses	89	£1,270,000	£9,250,088	£8,002,686	£7,586,885	£7,171,085	£6,755,284	£6,339,484	15	89 unit scheme, low density - houses	£1,141	£907	£829	£751	£673	£595
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£2,005,878	£1,076,525	£766,741	£456,956	£147,172	<b>-£165,809</b>	16	94 unit scheme, high density, flats - 6 storeys	£373	£172	£105	£38	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£2,325,965	£1,248,312	£889,093	£529,875	£170,657	<b>-£192,268</b>	17	109 unit scheme, high density - flats - 7 storeys	£379	£178	£111	£44	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£2,411,323	£1,294,121	£921,720	£549,320	£176,919	<b>-£199,323</b>	18	113 unit scheme, high density, flats - 7 storeys	£379	£178	£111	£44	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£5,811,516	£4,506,250	£4,071,161	£3,636,072	£3,200,983	£2,765,895	19	133 unit scheme, high density, flats - 5 storeys	£802	£603	£536	£470	£403	£337
20	138 unit scheme, low density, houses (GF)	141	£250,000	£16,584,489	£14,313,665	£13,556,724	£12,799,782	£12,042,841	£11,285,899	20	138 unit scheme, low density, houses (GF)	£1,812	£1,543	£1,453	£1,363	£1,273	£1,183
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£6,161,081	£4,777,302	£4,316,043	£3,854,783	£3,393,524	£2,932,264	21	141 unit scheme, high density, flats - 5 storeys	£823	£624	£558	£491	£425	£358
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£6,379,560	£4,946,710	£4,469,094	£3,991,477	£3,513,861	£3,036,245	22	146 unit scheme, high density, flats - 5 storeys	£801	£601	£535	£469	£402	£336
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£3,158,192	£1,694,955	£1,207,208	£719,463	£231,718	<b>-£261,061</b>	23	148 unit scheme, high density, flats - 6 storeys	£390	£189	£122	£55	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£3,183,827	£2,015,624	£1,626,224	£1,236,822	£847,421	£458,020	24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	£223	£46	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£9,923,794	£7,777,218	£7,061,693	£6,346,169	£5,629,188	£4,909,332	25	208 unit scheme, high density, flats - 5 storeys	£892	£682	£613	£543	£473	£402
26	241 unit scheme, low density, houses (GF)	241	£250,000	£28,062,139	£24,213,934	£22,931,199	£21,648,464	£20,365,729	£19,082,995	26	241 unit scheme, low density, houses (GF)	£1,786	£1,519	£1,430	£1,341	£1,252	£1,163
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£8,209,327	£4,991,482	£3,911,871	£2,832,259	£1,752,648	£673,037	27	304 unit scheme, high density, flats - 6 storeys	£481	£266	£194	£122	£50	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£1,841,576	<b>-£851,827</b>	<b>-£1,764,636</b>	<b>-£2,685,112</b>	<b>-£3,605,586</b>	<b>-£4,526,062</b>	28	334 unit scheme, high density, flats - 11 storeys	£105	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£9,170,704	£5,580,841	£4,376,359	£3,171,877	£1,967,395	£762,914	29	335 unit scheme, high density, flats - 6 storeys	£437	£222	£150	£78	£6	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£7,523,287	£5,783,115	£5,203,058	£4,623,001	£4,042,944	£3,462,887	30	357 unit student scheme, high density, studios - 4 storeys	£789	£574	£503	£432	£360	£289
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£2,894,865	<b>-£941,679</b>	<b>-£2,234,182</b>	<b>-£3,538,350</b>	<b>-£4,851,693</b>	<b>-£6,165,036</b>	31	425 unit scheme, high density, flats - 10 storeys	£84	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	<b>-£12,354,988</b>	<b>-£16,196,040</b>	<b>-£17,476,391</b>	<b>-£18,756,741</b>	<b>-£20,037,091</b>	<b>-£21,317,442</b>	32	481 unit scheme, high density, flats - 41 storeys	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£1,270,000	£71,714,680	£61,861,411	£58,576,988	£55,292,566	£52,008,143	£48,723,720	33	650 unit scheme, medium density, houses	£1,567	£1,314	£1,229	£1,145	£1,060	£976
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£1,270,000	£37,441,421	£29,626,271	£27,021,220	£24,416,170	£21,811,120	£19,206,069	34	778 unit scheme, medium density, houses and flats - 3 storeys	£708	£535	£478	£420	£363	£305
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£4,257,895	<b>-£3,133,603</b>	<b>-£5,633,160</b>	<b>-£8,169,586</b>	<b>-£10,707,029</b>	<b>-£13,290,097</b>	35	826 unit scheme, high density, flats - 16 storeys	£64	£0	£0	£0	£0	£0
36	Office scheme 1	-	£12,000,000	£28,864,802	£28,864,802	£28,864,802	£28,864,802	£28,864,802	£28,864,802	36	Office scheme 1	£301	£301	£301	£301	£301	£301
37	Office scheme 2	-	£12,000,000	£21,648,601	£21,648,601	£21,648,601	£21,648,601	£21,648,601	£21,648,601	37	Office scheme 2	£230	£230	£230	£230	£230	£230
38	Office scheme 3	-	£12,000,000	£10,308,858	£10,308,858	£10,308,858	£10,308,858	£10,308,858	£10,308,858	38	Office scheme 3	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£12,000,000	£41,609,435	£41,609,435	£41,609,435	£41,609,435	£41,609,435	£41,609,435	39	Retail scheme 1	£1,851	£1,851	£1,851	£1,851	£1,851	£1,851
40	Retail scheme 2	-	£12,000,000	£31,207,077	£31,207,077	£31,207,077	£31,207,077	£31,207,077	£31,207,077	40	Retail scheme 2	£1,601	£1,601	£1,601	£1,601	£1,601	£1,601
41	Retail scheme 3 (convenience)	-	£12,000,000	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	41	Retail scheme 3 (convenience)	£0	£0	£0	£0	£0	£0
42	Hotel scheme 1	-	£12,000,000	£58,358,179	£58,358,179	£58,358,179	£58,358,179	£58,358,179	£58,358,179	42	Hotel scheme 1	£1,104	£1,104	£1,104	£1,104	£1,104	£1,104
43	Hotel scheme 2	-	£12,000,000	£38,905,453	£38,905,453	£38,905,453	£38,905,453	£38,905,453	£38,905,453	43	Hotel scheme 2	£961	£961	£961	£961	£961	£961
44	Hotel scheme 3	-	£12,000,000	£20,842,207	£20,842,207	£20,842,207	£20,842,207	£20,842,207	£20,842,207	44	Hotel scheme 3	£589	£589	£589	£589	£589	£589
45	Industrial/warehouse scheme 1	-	£1,000,000	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	45	Industrial/warehouse scheme 1	£159	£159	£159	£159	£159	£159
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	46	Industrial/warehouse scheme 2	£140	£140	£140	£140	£140	£140
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	47	Industrial/warehouse scheme 3	£90	£90	£90	£90	£90	£90

Site ref	Site location	units	BLV per ha	0%	15%	20%	25%	30%	35%	No	Site location	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£139,884	£139,884	£139,884	£139,884	£139,884	£139,884	1	1 unit scheme, low density, houses (GF)	£2,190	£2,190	£2,190	£2,190	£2,190	£2,190
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£1,106,795	£1,106,795	£1,106,795	£1,106,795	£1,106,795	£1,106,795	2	8 unit scheme, medium density, houses (GF)	£2,240	£2,240	£2,240	£2,240	£2,240	£2,240
3	14 unit scheme, medium density, houses	14	£1,270,000	£1,881,689	£1,629,458	£1,545,381	£1,461,304	£1,377,228	£1,293,151	3	14 unit scheme, medium density, houses	£1,958	£1,655	£1,553	£1,452	£1,351	£1,250
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£926,492	£741,986	£680,484	£618,982	£557,480	£495,978	4	14 unit scheme, medium density, flats - 4 storeys	£1,048	£806	£726	£645	£564	£484
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£700,870	£489,713	£419,327	£348,941	£278,555	£208,170	5	15 unit scheme, high density, flats - 7 storeys (GF)	£848	£590	£504	£418	£332	£246
6	20 unit scheme, low density, houses (GF)	20	£250,000	£2,707,647	£2,344,754	£2,223,789	£2,102,824	£1,981,860	£1,860,896	6	20 unit scheme, low density, houses (GF)	£2,128	£1,825	£1,723	£1,622	£1,521	£1,420
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£1,389,738	£1,112,980	£1,020,726	£928,473	£836,220	£743,967	7	21 unit scheme, medium density, flats - 5 storeys	£1,081	£840	£759	£678	£598	£517
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£1,852,984	£1,483,972	£1,360,968	£1,237,964	£1,114,960	£991,956	8	28 unit scheme, medium density, flats - 3 storeys (GF)	£1,151	£909	£828	£748	£667	£586
9	29 unit scheme, low density, houses (GF)	32	£250,000	£4,332,235	£3,751,606	£3,558,062	£3,364,519	£3,170,975	£2,977,432	9	29 unit scheme, low density, houses (GF)	£2,131	£1,827	£1,726	£1,625	£1,524	£1,423
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£1,925,349	£1,540,318	£1,411,975	£1,283,632	£1,155,289	£1,026,946	10	32 unit scheme, high density, flats - 4 storeys	£1,146	£904	£823	£743	£662	£581
11	45 unit scheme, low density, houses (GF)	45	£250,000	£6,020,977	£5,212,843	£4,943,464	£4,674,086	£4,404,707	£4,135,329	11	45 unit scheme, low density, houses (GF)	£2,054	£1,753	£1,653	£1,553	£1,453	£1,353
12	60 unit scheme, low density, houses (GF)	60	£250,000	£7,928,975	£6,863,581	£6,508,450	£6,153,318	£5,798,187	£5,443,056	12	60 unit scheme, low density, houses (GF)	£2,128	£1,831	£1,732	£1,633	£1,534	£1,435
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£1,620,039	£1,267,738	£1,150,304	£1,032,871	£915,437	£798,004	13	70 unit student scheme, studio flats - 4 storeys (GF)	£997	£776	£702	£628	£554	£481
14	70 unit scheme, low density, houses (GF)	70	£250,000	£9,250,470	£8,007,511	£7,593,191	£7,178,872	£6,764,552	£6,350,232	14	70 unit scheme, low density, houses (GF)	£2,099	£1,802	£1,703	£1,604	£1,505	£1,406
15	89 unit scheme, low density - houses	89	£1,270,000	£10,475,411	£9,091,529	£8,630,234	£8,168,941	£7,707,647	£7,246,352	15	89 unit scheme, low density - houses	£1,372	£1,112	£1,025	£938	£852	£765
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£2,930,095	£1,898,090	£1,554,088	£1,210,085	£866,084	£522,082	16	94 unit scheme, high density, flats - 6 storeys	£573	£350	£275	£201	£127	£52
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£3,397,663	£2,200,976	£1,802,081	£1,403,185	£1,004,289	£605,394	17	109 unit scheme, high density - flats - 7 storeys	£579	£356	£281	£207	£133	£58
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£3,522,349	£2,281,746	£1,868,212	£1,454,678	£1,041,144	£627,610	18	113 unit scheme, high density, flats - 7 storeys	£578	£355	£281	£207	£132	£58
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£7,104,341	£5,655,349	£5,172,351	£4,689,354	£4,206,356	£3,723,360	19	133 unit scheme, high density, flats - 5 storeys	£999	£778	£704	£631	£557	£483
20	138 unit scheme, low density, houses (GF)	141	£250,000	£18,633,090	£16,129,416	£15,294,857	£14,460,299	£13,625,740	£12,791,182	20	138 unit scheme, low density, houses (GF)	£2,055	£1,758	£1,659	£1,560	£1,461	£1,362
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£7,531,669	£5,995,520	£5,483,470	£4,971,420	£4,459,370	£3,947,321	21	141 unit scheme, high density, flats - 5 storeys	£1,021	£799	£726	£652	£578	£504
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£7,798,750	£6,208,128	£5,677,919	£5,147,712	£4,617,505	£4,087,297	22	146 unit scheme, high density, flats - 5 storeys	£998	£777	£703	£629	£556	£482
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£4,613,341	£2,988,481	£2,446,862	£1,905,242	£1,363,621	£822,002	23	148 unit scheme, high density, flats - 6 storeys	£589	£366	£292	£218	£144	£69
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£4,339,358	£3,048,335	£2,615,923	£2,183,511	£1,751,098	£1,318,686	24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	£398	£202	£137	£71	£6	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£11,954,462	£9,579,705	£8,788,119	£7,996,533	£7,204,947	£6,413,361	25	208 unit scheme, high density, flats - 5 storeys	£1,090	£858	£781	£704	£627	£549
26	241 unit scheme, low density, houses (GF)	241	£250,000	£31,510,498	£27,269,691	£25,856,088	£24,442,486	£23,028,884	£21,615,281	26	241 unit scheme, low density, houses (GF)	£2,026	£1,731	£1,633	£1,535	£1,437	£1,339
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£11,230,904	£7,683,313	£6,500,782	£5,317,924	£4,123,699	£2,929,474	27	304 unit scheme, high density, flats - 6 storeys	£683	£446	£367	£288	£208	£129
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£4,373,986	£1,407,792	£419,061	£-577,732	£-1,585,623	£-2,603,764	28	334 unit scheme, high density, flats - 11 storeys	£285	£74	£4	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£12,541,765	£8,583,850	£7,264,544	£5,945,042	£4,612,689	£3,280,336	29	335 unit scheme, high density, flats - 6 storeys	£639	£402	£323	£244	£164	£85
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£9,158,100	£7,237,926	£6,596,409	£5,954,893	£5,313,376	£4,671,859	30	357 unit student scheme, high density, studios - 4 storeys	£990	£754	£675	£596	£517	£438
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£6,490,256	£2,273,235	£863,563	£-553,835	£-1,983,455	£-3,426,281	31	425 unit scheme, high density, flats - 10 storeys	£262	£53	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	£-8,620,142	£-12,878,174	£-14,297,517	£-15,716,861	£-17,136,206	£-18,555,550	32	481 unit scheme, high density, flats - 41 storeys	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£1,270,000	£80,469,725	£69,617,584	£66,000,203	£62,382,824	£58,765,444	£55,148,063	33	650 unit scheme, medium density, houses	£1,793	£1,513	£1,420	£1,327	£1,234	£1,141
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£1,270,000	£44,409,771	£35,800,282	£32,930,453	£30,060,624	£27,190,794	£24,320,964	34	778 unit scheme, medium density, houses and flats - 3 storeys	£862	£672	£609	£545	£482	£418
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£11,279,124	£3,217,824	£514,910	£-2,243,648	£-5,009,566	£-7,819,609	35	826 unit scheme, high density, flats - 16 storeys	£225	£41	£0	£0	£0	£0
36	Office scheme 1	-	£12,000,000	£28,864,802	£28,864,802	£28,864,802	£28,864,802	£28,864,802	£28,864,802	36	Office scheme 1	£301	£301	£301	£301	£301	£301
37	Office scheme 2	-	£12,000,000	£21,648,601	£21,648,601	£21,648,601	£21,648,601	£21,648,601	£21,648,601	37	Office scheme 2	£230	£230	£230	£230	£230	£230
38	Office scheme 3	-	£12,000,000	£10,308,858	£10,308,858	£10,308,858	£10,308,858	£10,308,858	£10,308,858	38	Office scheme 3	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£12,000,000	£41,609,435	£41,609,435	£41,609,435	£41,609,435	£41,609,435	£41,609,435	39	Retail scheme 1	£1,851	£1,851	£1,851	£1,851	£1,851	£1,851
40	Retail scheme 2	-	£12,000,000	£31,207,077	£31,207,077	£31,207,077	£31,207,077	£31,207,077	£31,207,077	40	Retail scheme 2	£1,601	£1,601	£1,601	£1,601	£1,601	£1,601
41	Retail scheme 3 (convenience)	-	£12,000,000	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	£4,477,687	41	Retail scheme 3 (convenience)	£0	£0	£0	£0	£0	£0
42	Hotel scheme 1	-	£12,000,000	£58,358,179	£58,358,179	£58,358,179	£58,358,179	£58,358,179	£58,358,179	42	Hotel scheme 1	£1,104	£1,104	£1,104	£1,104	£1,104	£1,104
43	Hotel scheme 2	-	£12,000,000	£38,905,453	£38,905,453	£38,905,453	£38,905,453	£38,905,453	£38,905,453	43	Hotel scheme 2	£961	£961	£961	£961	£961	£961
44	Hotel scheme 3	-	£12,000,000	£20,842,207	£20,842,207	£20,842,207	£20,842,207	£20,842,207	£20,842,207	44	Hotel scheme 3	£589	£589	£589	£589	£589	£589
45	Industrial/warehouse scheme 1	-	£1,000,000	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£1,872,701	45	Industrial/warehouse scheme 1	£159	£159	£159	£159	£159	£159
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	46	Industrial/warehouse scheme 2	£140	£140	£140	£140	£140	£140
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	£1,361,964	47	Industrial/warehouse scheme 3	£90	£90	£90	£90	£90	£90

## Appendix 7 - Appraisal results (grown)

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£30,042	£30,042	£30,042	£30,042	£30,042	£30,042
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£237,508	£237,508	£237,508	£237,508	£237,508	£237,508
3	14 unit scheme, medium density, houses	14	£1,270,000	£409,997	£294,055	£255,408	£216,761	£178,114	£139,410
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	-£241,814	-£326,123	-£354,225	-£382,328	-£410,431	-£438,534
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	-£625,273	-£724,527	-£757,613	-£790,698	-£823,783	-£856,868
6	20 unit scheme, low density, houses (GF)	20	£250,000	£590,278	£423,468	£367,864	£312,261	£256,658	£200,980
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	-£362,721	-£489,183	-£531,338	-£573,492	-£615,647	-£657,801
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	-£483,629	-£652,245	-£708,450	-£764,657	-£820,862	-£877,068
9	29 unit scheme, low density, houses (GF)	32	£250,000	£944,444	£677,548	£588,583	£499,618	£410,653	£321,568
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	-£512,979	-£688,916	-£747,561	-£806,206	-£864,852	-£923,497
11	45 unit scheme, low density, houses (GF)	45	£250,000	£1,321,653	£948,887	£824,632	£700,376	£576,120	£451,865
12	60 unit scheme, low density, houses (GF)	60	£250,000	£1,756,544	£1,262,459	£1,097,764	£933,069	£788,373	£603,679
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	-£717,267	-£875,242	-£927,901	-£980,559	-£1,033,218	-£1,085,876
14	70 unit scheme, low density, houses (GF)	70	£250,000	£2,049,302	£1,472,868	£1,280,725	£1,088,580	£896,436	£704,292
15	89 unit scheme, low density - houses	89	£1,270,000	£1,751,314	£1,147,697	£946,492	£745,287	£544,081	£342,875
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	-£4,115,632	-£4,574,850	-£4,727,921	-£4,880,994	-£5,034,067	-£5,187,138
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	-£4,772,381	-£5,304,879	-£5,482,377	-£5,659,876	-£5,837,375	-£6,014,874
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	-£4,947,515	-£5,499,553	-£5,683,565	-£5,867,577	-£6,051,591	-£6,235,603
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	-£2,486,696	-£3,136,439	-£3,353,020	-£3,569,601	-£3,786,183	-£4,002,764
20	138 unit scheme, low density, houses (GF)	141	£250,000	£4,127,879	£2,966,779	£2,579,745	£2,192,712	£1,805,678	£1,418,644
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	-£2,636,272	-£3,325,097	-£3,554,706	-£3,784,314	-£4,013,923	-£4,243,531
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	-£2,729,756	-£3,443,008	-£3,680,759	-£3,918,510	-£4,156,261	-£4,394,011
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	-£6,479,931	-£7,202,955	-£7,443,961	-£7,684,969	-£7,925,977	-£8,166,985
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	-£4,427,862	-£5,005,101	-£5,197,514	-£5,389,927	-£5,582,340	-£5,774,752
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	-£3,082,186	-£4,196,491	-£4,567,927	-£4,939,361	-£5,310,796	-£5,682,232
26	241 unit scheme, low density, houses (GF)	241	£250,000	£7,185,524	£5,213,165	£4,555,713	£3,897,899	£3,237,098	£2,576,296
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	-£11,836,075	-£13,496,157	-£14,049,518	-£14,602,879	-£15,156,239	-£15,709,600
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	-£15,316,746	-£16,691,173	-£17,149,315	-£17,607,458	-£18,065,600	-£18,523,742
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	-£13,192,609	-£15,044,702	-£15,662,065	-£16,279,429	-£16,896,794	-£17,514,157
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	-£2,911,979	-£3,812,565	-£4,112,760	-£4,412,956	-£4,713,151	-£5,013,346
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	-£21,520,017	-£23,482,788	-£24,137,044	-£24,791,301	-£25,445,557	-£26,099,814
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	-£38,299,439	-£40,173,223	-£40,797,818	-£41,422,413	-£42,047,008	-£42,671,602
33	650 unit scheme, medium density, houses	650	£1,270,000	£18,791,292	£13,703,398	£12,007,433	£10,311,469	£8,615,504	£6,919,540
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	-£6,708,470	-£11,006,560	-£12,476,372	-£13,976,594	-£15,484,326	-£16,992,059
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	-£44,596,404	-£48,404,434	-£49,673,778	-£50,943,121	-£52,212,465	-£53,481,808
36	Office scheme 1	-	£1,270,000	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538
37	Office scheme 2	-	£1,270,000	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902
38	Office scheme 3	-	£1,270,000	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763
39	Retail scheme 1	-	£1,270,000	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517
40	Retail scheme 2	-	£1,270,000	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387
41	Retail scheme 3 (convenience)	-	£1,270,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107
42	Hotel scheme 1	-	£1,270,000	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977
43	Hotel scheme 2	-	£1,270,000	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319
44	Hotel scheme 3	-	£1,270,000	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778
45	Industrial/warehouse scheme 1	-	£1,000,000	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340

Site ref	Site location	units	BLV	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£373	£373	£373	£373	£373	£373
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£423	£423	£423	£423	£423	£423
3	14 unit scheme, medium density, houses	14	£254,000	£188	£48	£2	£0	£0	£0
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£0	£0	£0	£0	£0	£0
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£0	£0	£0	£0	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£162,500	£358	£218	£172	£125	£79	£32
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£0	£0	£0	£0	£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£0	£0	£0	£0	£0	£0
9	29 unit scheme, low density, houses (GF)	32	£255,000	£360	£221	£174	£128	£81	£35
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£0	£0	£0	£0	£0	£0
11	45 unit scheme, low density, houses (GF)	45	£495,000	£307	£169	£122	£76	£30	£0
12	60 unit scheme, low density, houses (GF)	60	£292,500	£408	£270	£224	£179	£133	£87
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£0	£0	£0	£0	£0	£0
14	70 unit scheme, low density, houses (GF)	70	£465,000	£378	£241	£195	£149	£103	£57
15	89 unit scheme, low density - houses	89	£3,175,000	£0	£0	£0	£0	£0	£0
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£0	£0	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£0	£0	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£0	£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£0	£0	£0	£0	£0	£0
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£334	£197	£151	£105	£59	£13
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£0	£0	£0	£0	£0	£0
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£0	£0	£0	£0	£0	£0
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£0	£0	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£0	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£0	£0	£0	£0	£0	£0
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£338	£201	£155	£110	£64	£18
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£0	£0	£0	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£0	£0	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£0	£0	£0	£0	£0	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£10,795,000	£206	£75	£31	£0	£0	£0
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200	£0	£0	£0	£0	£0	£0
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£201	£201	£201	£201	£201	£201
40	Retail scheme 2	-	£1,270,000	£174	£174	£174	£174	£174	£174
41	Retail scheme 3 (convenience)	-	£1,270,000	£760	£760	£760	£760	£760	£760
42	Hotel scheme 1	-	£1,270,000	£200	£200	£200	£200	£200	£200
43	Hotel scheme 2	-	£1,270,000	£185	£185	£185	£185	£185	£185
44	Hotel scheme 3	-	£1,270,000	£145	£145	£145	£145	£145	£145
45	Industrial/warehouse scheme 1	-	£1,000,000	£214	£214	£214	£214	£214	£214
46	Industrial/warehouse scheme 2	-	£1,000,000	£196	£196	£196	£196	£196	£196
47	Industrial/warehouse scheme 3	-	£1,000,000	£146	£146	£146	£146	£146	£146

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£48,382	£48,382	£48,382	£48,382	£48,382	£48,382
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£382,650	£382,650	£382,650	£382,650	£382,650	£382,650
3	14 unit scheme, medium density, houses	14	£1,270,000	£655,859	£510,777	£462,415	£414,055	£365,694	£317,334
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	-£50,611	-£157,402	-£192,999	-£228,595	-£264,193	-£299,790
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	-£414,220	-£538,481	-£579,902	-£621,322	-£662,742	-£704,162
6	20 unit scheme, low density, houses (GF)	20	£250,000	£944,007	£735,273	£665,694	£596,117	£526,538	£456,960
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	-£75,916	-£236,103	-£289,498	-£342,894	-£396,289	-£449,684
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	-£101,222	-£314,803	-£385,998	-£457,192	-£528,385	-£599,580
9	29 unit scheme, low density, houses (GF)	32	£250,000	£1,510,411	£1,176,436	£1,065,111	£953,785	£842,461	£731,135
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	-£113,973	-£336,827	-£411,111	-£485,395	-£559,679	-£633,964
11	45 unit scheme, low density, houses (GF)	45	£250,000	£2,111,862	£1,645,435	£1,489,959	£1,334,483	£1,179,007	£1,023,531
12	60 unit scheme, low density, houses (GF)	60	£250,000	£2,793,787	£2,179,791	£1,975,127	£1,770,463	£1,565,797	£1,360,647
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	-£334,669	-£537,304	-£604,848	-£672,393	-£739,938	-£807,483
14	70 unit scheme, low density, houses (GF)	70	£250,000	£3,259,417	£2,543,091	£2,304,315	£2,065,539	£1,826,764	£1,587,990
15	89 unit scheme, low density - houses	89	£1,270,000	£3,210,752	£2,439,418	£2,181,314	£1,923,210	£1,665,106	£1,407,002
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	-£3,003,461	-£3,592,497	-£3,788,843	-£3,985,189	-£4,181,535	-£4,377,880
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	-£3,482,737	-£4,165,769	-£4,393,446	-£4,621,124	-£4,848,801	-£5,076,478
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	-£3,610,544	-£4,318,641	-£4,554,674	-£4,790,706	-£5,026,738	-£5,262,771
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	-£913,092	-£1,746,516	-£2,024,325	-£2,302,132	-£2,579,941	-£2,857,749
20	138 unit scheme, low density, houses (GF)	141	£250,000	£6,565,398	£5,122,511	£4,641,548	£4,160,586	£3,679,625	£3,197,521
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	-£968,014	-£1,851,570	-£2,146,088	-£2,440,607	-£2,735,125	-£3,029,643
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	-£1,002,342	-£1,917,228	-£2,222,191	-£2,527,152	-£2,832,115	-£3,137,078
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	-£4,728,853	-£5,656,273	-£5,965,413	-£6,274,553	-£6,583,693	-£6,892,832
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	-£3,029,857	-£3,770,279	-£4,017,087	-£4,263,894	-£4,510,702	-£4,757,510
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	-£592,478	-£1,987,620	-£2,457,289	-£2,926,956	-£3,396,625	-£3,866,292
26	241 unit scheme, low density, houses (GF)	241	£250,000	£11,269,480	£8,811,660	£7,992,387	£7,173,114	£6,353,841	£5,534,567
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	-£8,153,870	-£10,248,037	-£10,946,094	-£11,644,150	-£12,342,206	-£13,040,262
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	-£12,268,149	-£14,001,967	-£14,579,907	-£15,157,846	-£15,735,785	-£16,313,725
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	-£9,084,510	-£11,420,895	-£12,199,691	-£12,978,486	-£13,757,281	-£14,536,076
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	-£914,401	-£2,050,476	-£2,429,169	-£2,807,861	-£3,186,552	-£3,565,244
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	-£17,176,098	-£19,651,095	-£20,476,094	-£21,301,094	-£22,126,093	-£22,951,092
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	-£33,930,197	-£36,316,121	-£37,111,429	-£37,906,736	-£38,702,045	-£39,497,353
33	650 unit scheme, medium density, houses	650	£1,270,000	£29,125,231	£22,819,870	£20,718,083	£18,616,295	£16,514,509	£14,412,721
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	£1,829,904	-£3,326,550	-£5,065,630	-£6,824,019	-£8,597,893	-£10,397,048
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	-£35,875,542	-£40,707,868	-£42,318,643	-£43,929,418	-£45,540,194	-£47,150,969
36	Office scheme 1	-	£1,270,000	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538
37	Office scheme 2	-	£1,270,000	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902
38	Office scheme 3	-	£1,270,000	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763
39	Retail scheme 1	-	£1,270,000	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517
40	Retail scheme 2	-	£1,270,000	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387
41	Retail scheme 3 (convenience)	-	£1,270,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107
42	Hotel scheme 1	-	£1,270,000	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977
43	Hotel scheme 2	-	£1,270,000	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319
44	Hotel scheme 3	-	£1,270,000	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778
45	Industrial/warehouse scheme 1	-	£1,000,000	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340

Site ref	Site location	units	BLV	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£676	£676	£676	£676	£676	£676
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£727	£727	£727	£727	£727	£727
3	14 unit scheme, medium density, houses	14	£254,000	£483	£309	£261	£193	£134	£76
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£0	£0	£0	£0	£0	£0
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£0	£0	£0	£0	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£162,500	£653	£479	£421	£363	£304	£246
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£0	£0	£0	£0	£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£0	£0	£0	£0	£0	£0
9	29 unit scheme, low density, houses (GF)	32	£255,000	£656	£482	£423	£365	£307	£249
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£0	£0	£0	£0	£0	£0
11	45 unit scheme, low density, houses (GF)	45	£495,000	£601	£428	£370	£312	£254	£196
12	60 unit scheme, low density, houses (GF)	60	£292,500	£697	£526	£469	£412	£355	£298
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£0	£0	£0	£0	£0	£0
14	70 unit scheme, low density, houses (GF)	70	£465,000	£668	£496	£439	£382	£325	£268
15	89 unit scheme, low density - houses	89	£3,175,000	£7	£0	£0	£0	£0	£0
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£0	£0	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£0	£0	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£0	£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£0	£0	£0	£0	£0	£0
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£624	£452	£395	£338	£281	£224
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£0	£0	£0	£0	£0	£0
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£0	£0	£0	£0	£0	£0
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£0	£0	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£0	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£621	£451	£394	£337	£280	£223
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£621	£451	£394	£337	£280	£223
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£0	£0	£0	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£0	£0	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£0	£0	£0	£0	£0	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£10,795,000	£472	£309	£255	£201	£147	£93
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200	£0	£0	£0	£0	£0	£0
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£201	£201	£201	£201	£201	£201
40	Retail scheme 2	-	£1,270,000	£174	£174	£174	£174	£174	£174
41	Retail scheme 3 (convenience)	-	£1,270,000	£760	£760	£760	£760	£760	£760
42	Hotel scheme 1	-	£1,270,000	£200	£200	£200	£200	£200	£200
43	Hotel scheme 2	-	£1,270,000	£185	£185	£185	£185	£185	£185
44	Hotel scheme 3	-	£1,270,000	£145	£145	£145	£145	£145	£145
45	Industrial/warehouse scheme 1	-	£1,000,000	£214	£214	£214	£214	£214	£214
46	Industrial/warehouse scheme 2	-	£1,000,000	£196	£196	£196	£196	£196	£196
47	Industrial/warehouse scheme 3	-	£1,000,000	£146	£146	£146	£146	£146	£146

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£66,722	£66,722	£66,722	£66,722	£66,722	£66,722
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£527,793	£527,793	£527,793	£527,793	£527,793	£527,793
3	14 unit scheme, medium density, houses	14	£1,270,000	£901,719	£727,498	£669,424	£611,350	£553,276	£495,202
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£138,630	£11,161	<b>-£31,772</b>	<b>-£74,864</b>	<b>-£117,955</b>	<b>-£161,046</b>
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	<b>-£203,168</b>	<b>-£352,435</b>	<b>-£402,191</b>	<b>-£451,946</b>	<b>-£501,701</b>	<b>-£551,457</b>
6	20 unit scheme, low density, houses (GF)	20	£250,000	£1,297,736	£1,047,078	£963,524	£879,971	£796,418	£712,864
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£207,946	£16,742	<b>-£47,659</b>	<b>-£112,295</b>	<b>-£176,932</b>	<b>-£241,569</b>
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£277,261	£22,322	<b>-£63,545</b>	<b>-£149,727</b>	<b>-£235,909</b>	<b>-£322,091</b>
9	29 unit scheme, low density, houses (GF)	32	£250,000	£2,076,379	£1,675,324	£1,541,639	£1,407,954	£1,274,269	£1,140,583
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£281,056	£15,050	<b>-£74,661</b>	<b>-£164,584</b>	<b>-£254,507</b>	<b>-£344,430</b>
11	45 unit scheme, low density, houses (GF)	45	£250,000	£2,896,928	£2,339,352	£2,153,493	£1,967,635	£1,781,776	£1,595,197
12	60 unit scheme, low density, houses (GF)	60	£250,000	£3,827,991	£3,091,593	£2,846,022	£2,600,452	£2,354,881	£2,109,310
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£45,990	<b>-£199,364</b>	<b>-£281,796</b>	<b>-£364,227</b>	<b>-£446,658</b>	<b>-£529,090</b>
14	70 unit scheme, low density, houses (GF)	70	£250,000	£4,465,989	£3,606,859	£3,320,359	£3,033,859	£2,747,361	£2,460,861
15	89 unit scheme, low density - houses	89	£1,270,000	£4,656,568	£3,717,896	£3,405,006	£3,092,115	£2,779,224	£2,466,333
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	<b>-£1,891,290</b>	<b>-£2,610,146</b>	<b>-£2,849,765</b>	<b>-£3,089,383</b>	<b>-£3,329,002</b>	<b>-£3,568,621</b>
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	<b>-£2,193,091</b>	<b>-£3,026,659</b>	<b>-£3,304,515</b>	<b>-£3,582,370</b>	<b>-£3,860,227</b>	<b>-£4,138,082</b>
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	<b>-£2,273,572</b>	<b>-£3,137,729</b>	<b>-£3,425,781</b>	<b>-£3,713,834</b>	<b>-£4,001,886</b>	<b>-£4,289,938</b>
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£639,693	<b>-£356,593</b>	<b>-£695,628</b>	<b>-£1,034,664</b>	<b>-£1,374,699</b>	<b>-£1,712,734</b>
20	138 unit scheme, low density, houses (GF)	141	£250,000	£8,995,778	£7,265,243	£6,688,152	£6,111,061	£5,533,969	£4,956,877
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£678,171	<b>-£378,042</b>	<b>-£737,471</b>	<b>-£1,096,899</b>	<b>-£1,456,327</b>	<b>-£1,815,755</b>
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£702,220	<b>-£391,448</b>	<b>-£763,622</b>	<b>-£1,135,796</b>	<b>-£1,507,969</b>	<b>-£1,880,144</b>
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	<b>-£2,977,775</b>	<b>-£4,109,592</b>	<b>-£4,486,864</b>	<b>-£4,864,136</b>	<b>-£5,241,409</b>	<b>-£5,618,680</b>
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	<b>-£1,631,851</b>	<b>-£2,535,458</b>	<b>-£2,836,659</b>	<b>-£3,137,862</b>	<b>-£3,439,064</b>	<b>-£3,740,266</b>
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£1,848,012	£195,063	<b>-£360,957</b>	<b>-£919,737</b>	<b>-£1,482,452</b>	<b>-£2,050,353</b>
26	241 unit scheme, low density, houses (GF)	241	£250,000	£15,330,269	£12,394,540	£11,415,964	£10,437,387	£9,458,810	£8,480,234
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	<b>-£4,471,663</b>	<b>-£6,999,917</b>	<b>-£7,842,669</b>	<b>-£8,685,421</b>	<b>-£9,528,172</b>	<b>-£10,370,923</b>
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	<b>-£9,219,551</b>	<b>-£11,312,761</b>	<b>-£12,010,498</b>	<b>-£12,708,235</b>	<b>-£13,405,971</b>	<b>-£14,103,708</b>
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	<b>-£4,976,409</b>	<b>-£7,797,089</b>	<b>-£8,737,315</b>	<b>-£9,677,542</b>	<b>-£10,617,768</b>	<b>-£11,557,995</b>
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£1,040,954	<b>-£294,886</b>	<b>-£745,576</b>	<b>-£1,202,765</b>	<b>-£1,659,954</b>	<b>-£2,117,141</b>
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	<b>-£12,832,180</b>	<b>-£15,819,404</b>	<b>-£16,815,145</b>	<b>-£17,810,887</b>	<b>-£18,806,629</b>	<b>-£19,802,370</b>
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	<b>-£29,560,955</b>	<b>-£32,459,018</b>	<b>-£33,425,039</b>	<b>-£34,391,060</b>	<b>-£35,357,082</b>	<b>-£36,323,103</b>
33	650 unit scheme, medium density, houses	650	£1,270,000	£39,444,268	£31,912,837	£29,401,105	£26,889,373	£24,377,642	£21,865,910
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£1,270,000	£10,135,395	£4,098,279	£2,082,788	£52,602	<b>-£2,006,360</b>	<b>-£4,084,483</b>
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	<b>-£27,154,680</b>	<b>-£33,011,301</b>	<b>-£34,963,508</b>	<b>-£36,915,716</b>	<b>-£38,867,922</b>	<b>-£40,820,129</b>
36	Office scheme 1	-	£1,270,000	<b>-£23,138,538</b>	<b>-£23,138,538</b>	<b>-£23,138,538</b>	<b>-£23,138,538</b>	<b>-£23,138,538</b>	<b>-£23,138,538</b>
37	Office scheme 2	-	£1,270,000	<b>-£17,353,902</b>	<b>-£17,353,902</b>	<b>-£17,353,902</b>	<b>-£17,353,902</b>	<b>-£17,353,902</b>	<b>-£17,353,902</b>
38	Office scheme 3	-	£1,270,000	<b>-£8,263,763</b>	<b>-£8,263,763</b>	<b>-£8,263,763</b>	<b>-£8,263,763</b>	<b>-£8,263,763</b>	<b>-£8,263,763</b>
39	Retail scheme 1	-	£1,270,000	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517
40	Retail scheme 2	-	£1,270,000	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387
41	Retail scheme 3 (convenience)	-	£1,270,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107
42	Hotel scheme 1	-	£1,270,000	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977
43	Hotel scheme 2	-	£1,270,000	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319
44	Hotel scheme 3	-	£1,270,000	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778
45	Industrial/warehouse scheme 1	-	£1,000,000	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340

Site ref	Site location	units	BLV	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£980	£980	£980	£980	£980	£980
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£1,030	£1,030	£1,030	£1,030	£1,030	£1,030
3	14 unit scheme, medium density, houses	14	£254,000	£779	£570	£500	£430	£360	£290
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£15	-£152	-£208	-£265	-£321	-£378
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£0	-£440	-£501	-£562	-£623	-£684
6	20 unit scheme, low density, houses (GF)	20	£162,500	£949	£740	£670	£600	£530	£460
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£49	-£119	-£175	-£231	-£288	-£344
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£118	-£49	-£106	-£162	-£219	-£275
9	29 unit scheme, low density, houses (GF)	32	£255,000	£952	£742	£672	£603	£533	£463
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£113	-£54	-£111	-£167	-£224	-£280
11	45 unit scheme, low density, houses (GF)	45	£495,000	£893	£685	£616	£547	£478	£409
12	60 unit scheme, low density, houses (GF)	60	£292,500	£985	£780	£712	£643	£575	£506
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£8	-£146	-£197	-£249	-£301	-£353
14	70 unit scheme, low density, houses (GF)	70	£465,000	£956	£751	£682	£614	£545	£477
15	89 unit scheme, low density - houses	89	£3,175,000	£278	£102	£43	-£16	-£74	-£133
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£0	-£624	-£676	-£728	-£779	-£831
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£0	-£618	-£670	-£722	-£774	-£825
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£0	-£619	-£670	-£722	-£774	-£826
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£12	-£140	-£192	-£243	-£295	-£347
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£912	£707	£638	£570	£501	£433
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£34	-£118	-£170	-£222	-£274	-£326
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£11	-£141	-£193	-£245	-£296	-£348
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£0	-£607	-£659	-£711	-£763	-£814
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£0	-£644	-£690	-£736	-£781	-£827
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£104	-£58	-£112	-£167	-£222	-£277
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£903	£699	£631	£563	£496	£428
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	-£366	-£535	-£591	-£647	-£703	-£760
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	-£683	-£832	-£881	-£931	-£981	-£1,030
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	-£410	-£579	-£635	-£691	-£747	-£804
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	-£9	-£174	-£229	-£286	-£342	-£398
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	-£697	-£845	-£895	-£944	-£994	-£1,043
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	-£1,339	-£1,469	-£1,512	-£1,555	-£1,599	-£1,642
33	650 unit scheme, medium density, houses	650	£10,795,000	£737	£543	£479	£414	£349	£285
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£5,410,200	£104	-£29	-£74	-£118	-£164	-£210
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	-£653	-£786	-£831	-£875	-£920	-£965
36	Office scheme 1	-	£1,270,000	-£436	-£436	-£436	-£436	-£436	-£436
37	Office scheme 2	-	£1,270,000	-£443	-£443	-£443	-£443	-£443	-£443
38	Office scheme 3	-	£1,270,000	-£477	-£477	-£477	-£477	-£477	-£477
39	Retail scheme 1	-	£1,270,000	£201	£201	£201	£201	£201	£201
40	Retail scheme 2	-	£1,270,000	£174	£174	£174	£174	£174	£174
41	Retail scheme 3 (convenience)	-	£1,270,000	£760	£760	£760	£760	£760	£760
42	Hotel scheme 1	-	£1,270,000	£200	£200	£200	£200	£200	£200
43	Hotel scheme 2	-	£1,270,000	£185	£185	£185	£185	£185	£185
44	Hotel scheme 3	-	£1,270,000	£145	£145	£145	£145	£145	£145
45	Industrial/warehouse scheme 1	-	£1,000,000	£214	£214	£214	£214	£214	£214
46	Industrial/warehouse scheme 2	-	£1,000,000	£196	£196	£196	£196	£196	£196
47	Industrial/warehouse scheme 3	-	£1,000,000	£146	£146	£146	£146	£146	£146



Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£85,063	£85,063	£85,063	£85,063	£85,063	£85,063
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£672,936	£672,936	£672,936	£672,936	£672,936	£672,936
3	14 unit scheme, medium density, houses	14	£1,270,000	£1,147,581	£944,219	£876,431	£808,644	£740,857	£673,070
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£325,632	£177,527	£127,648	£77,769	£27,889	£-22,302
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£7,775	£-166,388	£-224,479	£-282,570	£-340,661	£-398,752
6	20 unit scheme, low density, houses (GF)	20	£250,000	£1,651,466	£1,358,882	£1,261,354	£1,163,826	£1,066,297	£968,770
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£488,446	£266,291	£191,472	£116,653	£41,834	£-33,452
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£651,262	£355,055	£255,296	£155,537	£55,778	£-44,603
9	29 unit scheme, low density, houses (GF)	32	£250,000	£2,642,346	£2,174,212	£2,018,167	£1,862,122	£1,706,076	£1,550,032
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£671,406	£362,226	£258,137	£154,047	£49,958	£-54,897
11	45 unit scheme, low density, houses (GF)	45	£250,000	£3,679,056	£3,028,684	£2,811,893	£2,595,103	£2,378,312	£2,161,521
12	60 unit scheme, low density, houses (GF)	60	£250,000	£4,853,665	£3,996,385	£3,710,626	£3,424,866	£3,139,106	£2,853,347
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£417,935	£134,172	£39,584	£-56,061	£-153,378	£-250,697
14	70 unit scheme, low density, houses (GF)	70	£250,000	£5,662,608	£4,662,450	£4,329,064	£3,995,677	£3,662,291	£3,328,905
15	89 unit scheme, low density - houses	89	£1,270,000	£6,102,386	£4,994,828	£4,625,643	£4,256,457	£3,887,271	£3,518,086
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£-779,118	£-1,627,795	£-1,910,687	£-2,193,578	£-2,476,470	£-2,759,363
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£-903,446	£-1,887,549	£-2,215,583	£-2,543,618	£-2,871,652	£-3,199,686
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£-936,600	£-1,956,817	£-2,296,889	£-2,636,962	£-2,977,034	£-3,317,106
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£2,169,480	£1,002,378	£613,345	£224,311	£-167,457	£-567,718
20	138 unit scheme, low density, houses (GF)	141	£250,000	£11,406,111	£9,391,506	£8,719,971	£8,048,435	£7,376,900	£6,705,364
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£2,299,975	£1,062,672	£650,238	£237,804	£-177,529	£-601,867
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£2,381,534	£1,100,356	£673,295	£246,236	£-183,825	£-623,210
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£-1,226,697	£-2,562,911	£-3,008,315	£-3,453,720	£-3,899,124	£-4,344,528
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£-233,844	£-1,300,636	£-1,656,233	£-2,011,829	£-2,367,426	£-2,723,023
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£4,258,853	£2,340,973	£1,694,654	£1,048,259	£401,863	£-247,993
26	241 unit scheme, low density, houses (GF)	241	£250,000	£19,384,222	£15,966,192	£14,826,849	£13,687,505	£12,548,161	£11,408,818
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£-803,163	£-3,751,798	£-4,739,245	£-5,726,692	£-6,714,138	£-7,701,586
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£-6,170,954	£-8,623,555	£-9,441,089	£-10,258,623	£-11,076,156	£-11,893,691
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£-883,774	£-4,173,283	£-5,274,940	£-6,376,598	£-7,478,255	£-8,579,913
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£2,982,157	£1,421,621	£901,443	£381,263	£-140,881	£-669,039
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£-8,488,260	£-11,987,712	£-13,154,196	£-14,320,680	£-15,487,164	£-16,653,648
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	£-25,191,713	£-28,601,916	£-29,738,650	£-30,875,385	£-32,012,119	£-33,148,852
33	650 unit scheme, medium density, houses	650	£1,270,000	£49,718,550	£40,967,163	£38,050,035	£35,132,907	£32,215,778	£29,298,649
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	£18,371,112	£11,385,661	£9,054,588	£6,723,515	£4,378,934	£2,033,779
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£-18,433,818	£-25,314,735	£-27,608,373	£-29,902,012	£-32,195,651	£-34,489,290
36	Office scheme 1	-	£1,270,000	£-23,138,538	£-23,138,538	£-23,138,538	£-23,138,538	£-23,138,538	£-23,138,538
37	Office scheme 2	-	£1,270,000	£-17,353,902	£-17,353,902	£-17,353,902	£-17,353,902	£-17,353,902	£-17,353,902
38	Office scheme 3	-	£1,270,000	£-8,263,763	£-8,263,763	£-8,263,763	£-8,263,763	£-8,263,763	£-8,263,763
39	Retail scheme 1	-	£1,270,000	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517
40	Retail scheme 2	-	£1,270,000	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387
41	Retail scheme 3 (convenience)	-	£1,270,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107
42	Hotel scheme 1	-	£1,270,000	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977
43	Hotel scheme 2	-	£1,270,000	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319
44	Hotel scheme 3	-	£1,270,000	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778
45	Industrial/warehouse scheme 1	-	£1,000,000	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340

Site ref	Site location	units	BLV	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£1,283	£1,283	£1,283	£1,283	£1,283	£1,283
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£1,333	£1,333	£1,333	£1,333	£1,333	£1,333
3	14 unit scheme, medium density, houses	14	£254,000	£1,075	£830	£749	£667	£586	£504
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£260	£66	£1	£0	£0	£0
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£0	£0	£0	£0	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£162,500	£1,245	£1,000	£919	£837	£756	£674
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£294	£100	£34	£0	£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£363	£169	£103	£38	£0	£0
9	29 unit scheme, low density, houses (GF)	32	£255,000	£1,248	£1,003	£921	£840	£758	£677
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£358	£164	£98	£33	£0	£0
11	45 unit scheme, low density, houses (GF)	45	£495,000	£1,183	£942	£861	£780	£700	£619
12	60 unit scheme, low density, houses (GF)	60	£292,500	£1,271	£1,032	£953	£873	£793	£714
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£242	£64	£4	£0	£0	£0
14	70 unit scheme, low density, houses (GF)	70	£465,000	£1,242	£1,003	£923	£843	£764	£684
15	89 unit scheme, low density - houses	89	£3,175,000	£550	£342	£273	£203	£134	£64
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£0	£0	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£0	£0	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£0	£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£246	£68	£8	£0	£0	£0
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£1,198	£959	£879	£799	£720	£640
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£267	£89	£30	£0	£0	£0
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£245	£66	£7	£0	£0	£0
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£0	£0	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£0	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£339	£152	£89	£25	£0	£0
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£1,184	£947	£868	£789	£710	£631
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£0	£0	£0	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£0	£0	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£230	£37	£0	£0	£0	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£10,795,000	£1,001	£776	£701	£626	£551	£476
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200	£287	£132	£81	£29	£-23	£-75
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£201	£201	£201	£201	£201	£201
40	Retail scheme 2	-	£1,270,000	£174	£174	£174	£174	£174	£174
41	Retail scheme 3 (convenience)	-	£1,270,000	£760	£760	£760	£760	£760	£760
42	Hotel scheme 1	-	£1,270,000	£200	£200	£200	£200	£200	£200
43	Hotel scheme 2	-	£1,270,000	£185	£185	£185	£185	£185	£185
44	Hotel scheme 3	-	£1,270,000	£145	£145	£145	£145	£145	£145
45	Industrial/warehouse scheme 1	-	£1,000,000	£214	£214	£214	£214	£214	£214
46	Industrial/warehouse scheme 2	-	£1,000,000	£196	£196	£196	£196	£196	£196
47	Industrial/warehouse scheme 3	-	£1,000,000	£146	£146	£146	£146	£146	£146

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£103,359	£103,359	£103,359	£103,359	£103,359	£103,359
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£817,738	£817,738	£817,738	£817,738	£817,738	£817,738
3	14 unit scheme, medium density, houses	14	£1,270,000	£1,392,677	£1,160,619	£1,083,265	£1,005,912	£928,439	£850,937
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£511,769	£341,870	£285,236	£228,603	£171,970	£114,818
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£215,883	£19,384	<b>-£46,768</b>	<b>-£113,194</b>	<b>-£179,621</b>	<b>-£246,047</b>
6	20 unit scheme, low density, houses (GF)	20	£250,000	£2,004,091	£1,670,218	£1,558,928	£1,447,636	£1,336,178	£1,224,675
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£767,653	£512,804	£427,854	£342,904	£257,955	£172,226
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£1,023,537	£683,738	£570,473	£457,207	£343,940	£229,635
9	29 unit scheme, low density, houses (GF)	32	£250,000	£3,206,545	£2,672,349	£2,494,284	£2,316,218	£2,137,885	£1,959,480
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£1,059,841	£705,293	£587,110	£468,926	£350,744	£231,362
11	45 unit scheme, low density, houses (GF)	45	£250,000	£4,461,185	£3,718,016	£3,470,294	£3,222,571	£2,974,848	£2,727,125
12	60 unit scheme, low density, houses (GF)	60	£250,000	£5,879,338	£4,900,244	£4,573,880	£4,247,515	£3,921,151	£3,594,786
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£789,879	£462,702	£353,643	£244,584	£135,525	£26,466
14	70 unit scheme, low density, houses (GF)	70	£250,000	£6,859,228	£5,716,952	£5,336,194	£4,956,435	£4,574,676	£4,193,918
15	89 unit scheme, low density - houses	89	£1,270,000	£7,548,202	£6,271,760	£5,846,279	£5,420,798	£4,995,318	£4,569,837
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£321,750	<b>-£645,443</b>	<b>-£971,608</b>	<b>-£1,297,774</b>	<b>-£1,623,939</b>	<b>-£1,950,104</b>
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£373,093	<b>-£748,439</b>	<b>-£1,126,652</b>	<b>-£1,504,865</b>	<b>-£1,883,078</b>	<b>-£2,261,291</b>
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£386,785	<b>-£775,905</b>	<b>-£1,167,997</b>	<b>-£1,560,090</b>	<b>-£1,952,182</b>	<b>-£2,344,274</b>
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£3,699,265	£2,353,605	£1,905,052	£1,456,498	£1,007,945	£559,391
20	138 unit scheme, low density, houses (GF)	141	£250,000	£13,816,446	£11,515,576	£10,748,619	£9,981,662	£9,214,705	£8,447,749
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£3,921,778	£2,495,176	£2,019,641	£1,544,107	£1,068,572	£593,039
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£4,060,848	£2,583,657	£2,091,260	£1,598,863	£1,106,466	£614,069
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£506,585	<b>-£1,016,230</b>	<b>-£1,529,766</b>	<b>-£2,043,303</b>	<b>-£2,556,839</b>	<b>-£3,070,376</b>
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£1,129,293	<b>-£67,142</b>	<b>-£475,806</b>	<b>-£885,797</b>	<b>-£1,295,788</b>	<b>-£1,705,780</b>
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£6,660,088	£4,459,523	£3,726,001	£2,992,480	£2,258,958	£1,519,804
26	241 unit scheme, low density, houses (GF)	241	£250,000	£23,438,176	£19,537,844	£18,237,734	£16,937,623	£15,637,513	£14,337,401
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£2,786,332	<b>-£519,280</b>	<b>-£1,635,820</b>	<b>-£2,767,963</b>	<b>-£3,900,105</b>	<b>-£5,032,247</b>
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	<b>-£3,122,356</b>	<b>-£5,934,349</b>	<b>-£6,871,680</b>	<b>-£7,809,011</b>	<b>-£8,746,342</b>	<b>-£9,683,673</b>
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£3,120,721	<b>-£567,056</b>	<b>-£1,812,565</b>	<b>-£3,075,654</b>	<b>-£4,338,743</b>	<b>-£5,601,832</b>
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£4,903,715	£3,131,978	£2,537,565	£1,941,116	£1,344,666	£748,217
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	<b>-£4,144,341</b>	<b>-£8,156,021</b>	<b>-£9,493,247</b>	<b>-£10,830,473</b>	<b>-£12,167,700</b>	<b>-£13,504,926</b>
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	<b>-£20,822,471</b>	<b>-£24,744,813</b>	<b>-£26,052,260</b>	<b>-£27,359,708</b>	<b>-£28,667,155</b>	<b>-£29,974,603</b>
33	650 unit scheme, medium density, houses	650	£1,270,000	£59,992,832	£50,016,620	£46,691,216	£43,365,813	£40,040,409	£36,715,005
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£1,270,000	£26,563,602	£18,623,949	£15,977,398	£13,330,444	£10,672,061	£8,013,677
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	<b>-£9,781,649</b>	<b>-£17,618,168</b>	<b>-£20,253,239</b>	<b>-£22,888,310</b>	<b>-£25,523,380</b>	<b>-£28,158,450</b>
36	Office scheme 1	-	£1,270,000	<b>-£23,138,538</b>	<b>-£23,138,538</b>	<b>-£23,138,538</b>	<b>-£23,138,538</b>	<b>-£23,138,538</b>	<b>-£23,138,538</b>
37	Office scheme 2	-	£1,270,000	<b>-£17,353,902</b>	<b>-£17,353,902</b>	<b>-£17,353,902</b>	<b>-£17,353,902</b>	<b>-£17,353,902</b>	<b>-£17,353,902</b>
38	Office scheme 3	-	£1,270,000	<b>-£8,263,763</b>	<b>-£8,263,763</b>	<b>-£8,263,763</b>	<b>-£8,263,763</b>	<b>-£8,263,763</b>	<b>-£8,263,763</b>
39	Retail scheme 1	-	£1,270,000	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517
40	Retail scheme 2	-	£1,270,000	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387
41	Retail scheme 3 (convenience)	-	£1,270,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107
42	Hotel scheme 1	-	£1,270,000	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977
43	Hotel scheme 2	-	£1,270,000	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319
44	Hotel scheme 3	-	£1,270,000	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778
45	Industrial/warehouse scheme 1	-	£1,000,000	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340

Site ref	Site location	units	BLV	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£1,586	£1,586	£1,586	£1,586	£1,586	£1,586
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£1,636	£1,636	£1,636	£1,636	£1,636	£1,636
3	14 unit scheme, medium density, houses	14	£254,000	£1,370	£1,091	£998	£905	£811	£718
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£504	£282	£207	£133	£59	£0
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£255	£15	£0	£0	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£162,500	£1,540	£1,261	£1,168	£1,075	£981	£888
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£538	£315	£241	£166	£92	£17
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£607	£384	£310	£236	£162	£87
9	29 unit scheme, low density, houses (GF)	32	£255,000	£1,542	£1,263	£1,170	£1,077	£984	£891
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£602	£379	£305	£231	£157	£82
11	45 unit scheme, low density, houses (GF)	45	£495,000	£1,474	£1,198	£1,106	£1,014	£922	£829
12	60 unit scheme, low density, houses (GF)	60	£292,500	£1,557	£1,284	£1,193	£1,102	£1,011	£920
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£476	£270	£202	£133	£65	£0
14	70 unit scheme, low density, houses (GF)	70	£465,000	£1,528	£1,255	£1,164	£1,073	£982	£891
15	89 unit scheme, low density - houses	89	£3,175,000	£822	£582	£502	£422	£342	£262
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£9	£0	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£15	£0	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£15	£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£479	£274	£206	£137	£69	£0
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£1,484	£1,211	£1,120	£1,029	£938	£847
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£501	£295	£227	£158	£90	£21
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£478	£273	£204	£136	£67	£0
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£26	£0	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£0	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£573	£358	£287	£215	£144	£72
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£1,466	£1,195	£1,105	£1,014	£924	£834
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£119	£0	£0	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£75	£0	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£466	£248	£175	£101	£28	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£10,795,000	£1,266	£1,009	£923	£838	£752	£667
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£5,410,200	£468	£292	£234	£175	£116	£58
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£201	£201	£201	£201	£201	£201
40	Retail scheme 2	-	£1,270,000	£174	£174	£174	£174	£174	£174
41	Retail scheme 3 (convenience)	-	£1,270,000	£760	£760	£760	£760	£760	£760
42	Hotel scheme 1	-	£1,270,000	£200	£200	£200	£200	£200	£200
43	Hotel scheme 2	-	£1,270,000	£185	£185	£185	£185	£185	£185
44	Hotel scheme 3	-	£1,270,000	£145	£145	£145	£145	£145	£145
45	Industrial/warehouse scheme 1	-	£1,000,000	£214	£214	£214	£214	£214	£214
46	Industrial/warehouse scheme 2	-	£1,000,000	£196	£196	£196	£196	£196	£196
47	Industrial/warehouse scheme 3	-	£1,000,000	£146	£146	£146	£146	£146	£146

**Site Residual values - Value F**

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£121,543	£121,543	£121,543	£121,543	£121,543	£121,543
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£961,646	£961,646	£961,646	£961,646	£961,646	£961,646
3	14 unit scheme, medium density, houses	14	£1,270,000	£1,636,443	£1,375,449	£1,288,452	£1,201,454	£1,114,457	£1,027,459
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£697,907	£506,112	£442,182	£378,250	£314,319	£250,387
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£421,933	£202,835	£129,116	£55,397	<b>-£18,580</b>	<b>-£93,342</b>
6	20 unit scheme, low density, houses (GF)	20	£250,000	£2,354,803	£1,979,303	£1,854,137	£1,728,970	£1,603,803	£1,478,637
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£1,046,860	£759,169	£663,272	£567,376	£471,478	£375,581
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£1,395,813	£1,012,226	£884,363	£756,500	£628,638	£500,775
9	29 unit scheme, low density, houses (GF)	32	£250,000	£3,767,686	£3,166,886	£2,966,619	£2,766,352	£2,566,085	£2,365,819
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£1,448,277	£1,048,039	£914,626	£781,213	£647,800	£514,387
11	45 unit scheme, low density, houses (GF)	45	£250,000	£5,241,461	£4,405,727	£4,127,150	£3,848,572	£3,569,993	£3,291,416
12	60 unit scheme, low density, houses (GF)	60	£250,000	£8,905,013	£5,804,105	£5,437,135	£5,070,165	£4,703,195	£4,336,226
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£1,160,132	£791,233	£667,703	£544,171	£420,641	£297,111
14	70 unit scheme, low density, houses (GF)	70	£250,000	£8,055,848	£6,771,455	£6,343,323	£5,915,192	£5,487,061	£5,058,930
15	89 unit scheme, low density - houses	89	£1,270,000	£8,985,703	£7,542,966	£7,062,053	£6,581,141	£6,100,229	£5,619,316
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£1,402,952	£325,684	<b>-£33,878</b>	<b>-£401,969</b>	<b>-£771,407</b>	<b>-£1,140,845</b>
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£1,626,827	£377,655	<b>-£39,285</b>	<b>-£466,112</b>	<b>-£894,504</b>	<b>-£1,322,895</b>
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£1,686,528	£391,514	<b>-£40,726</b>	<b>-£463,218</b>	<b>-£927,330</b>	<b>-£1,371,442</b>
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£5,215,808	£3,703,898	£3,196,759	£2,688,686	£2,180,613	£1,672,539
20	138 unit scheme, low density, houses (GF)	141	£250,000	£16,226,780	£13,639,645	£12,777,266	£11,914,888	£11,052,510	£10,190,132
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£5,529,540	£3,926,688	£3,389,045	£2,850,411	£2,311,777	£1,773,143
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£5,725,623	£4,065,933	£3,509,224	£2,951,489	£2,393,754	£1,836,020
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£2,208,903	£512,779	<b>-£53,340</b>	<b>-£632,887</b>	<b>-£1,214,555</b>	<b>-£1,796,225</b>
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£2,488,371	£1,134,238	£682,862	£231,484	<b>-£224,151</b>	<b>-£688,537</b>
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£9,052,858	£6,578,073	£5,750,323	£4,922,572	£4,094,822	£3,267,072
26	241 unit scheme, low density, houses (GF)	241	£250,000	£27,482,141	£23,101,241	£21,640,940	£20,180,641	£18,720,340	£17,260,040
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£6,364,621	£2,644,479	£1,404,433	£164,385	<b>-£1,090,884</b>	<b>-£2,362,909</b>
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	<b>-£96,346</b>	<b>-£3,245,143</b>	<b>-£4,302,271</b>	<b>-£5,359,400</b>	<b>-£6,416,528</b>	<b>-£7,473,656</b>
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£7,112,884	£2,962,461	£1,578,987	£195,512	<b>-£1,204,773</b>	<b>-£2,623,751</b>
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£6,821,336	£4,823,455	£4,157,495	£3,491,534	£2,825,573	£2,155,529
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£142,874	<b>-£4,324,329</b>	<b>-£5,832,298</b>	<b>-£7,340,266</b>	<b>-£8,848,236</b>	<b>-£10,356,204</b>
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	<b>-£16,453,229</b>	<b>-£20,887,711</b>	<b>-£22,365,871</b>	<b>-£23,844,032</b>	<b>-£25,322,192</b>	<b>-£26,800,352</b>
33	650 unit scheme, medium density, houses	650	£1,270,000	£70,267,114	£59,066,076	£55,332,397	£51,598,718	£47,865,039	£44,131,359
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£1,270,000	£34,729,646	£25,839,995	£22,868,241	£19,896,278	£16,924,315	£13,952,352
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	<b>-£1,277,605</b>	<b>-£9,969,148</b>	<b>-£12,898,105</b>	<b>-£15,874,606</b>	<b>-£18,851,108</b>	<b>-£21,827,611</b>
36	Office scheme 1	-	£1,270,000	<b>-£23,138,538</b>	<b>-£23,138,538</b>	<b>-£23,138,538</b>	<b>-£23,138,538</b>	<b>-£23,138,538</b>	<b>-£23,138,538</b>
37	Office scheme 2	-	£1,270,000	<b>-£17,353,902</b>	<b>-£17,353,902</b>	<b>-£17,353,902</b>	<b>-£17,353,902</b>	<b>-£17,353,902</b>	<b>-£17,353,902</b>
38	Office scheme 3	-	£1,270,000	<b>-£8,263,763</b>	<b>-£8,263,763</b>	<b>-£8,263,763</b>	<b>-£8,263,763</b>	<b>-£8,263,763</b>	<b>-£8,263,763</b>
39	Retail scheme 1	-	£1,270,000	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517
40	Retail scheme 2	-	£1,270,000	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387
41	Retail scheme 3 (convenience)	-	£1,270,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107
42	Hotel scheme 1	-	£1,270,000	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977
43	Hotel scheme 2	-	£1,270,000	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319
44	Hotel scheme 3	-	£1,270,000	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778
45	Industrial/warehouse scheme 1	-	£1,000,000	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340

**Indicative maximum CIL rates**

Site ref	Site location	units	BLV	Affordable housing percentage (where relevant)					
				0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£1,887	£1,887	£1,887	£1,887	£1,887	£1,887
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£1,937	£1,937	£1,937	£1,937	£1,937	£1,937
3	14 unit scheme, medium density, houses	14	£254,000	£1,663	£1,349	£1,244	£1,140	£1,035	£930
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£748	£497	£413	£329	£246	£162
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£607	£239	£149	£59	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£162,500	£1,833	£1,519	£1,414	£1,310	£1,205	£1,100
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£782	£530	£446	£363	£279	£195
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£851	£600	£516	£432	£348	£264
9	29 unit scheme, low density, houses (GF)	32	£255,000	£1,836	£1,522	£1,417	£1,312	£1,208	£1,103
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£846	£595	£511	£427	£343	£259
11	45 unit scheme, low density, houses (GF)	45	£495,000	£1,764	£1,453	£1,350	£1,246	£1,143	£1,039
12	60 unit scheme, low density, houses (GF)	60	£292,500	£1,843	£1,536	£1,434	£1,332	£1,229	£1,127
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£708	£476	£399	£321	£244	£166
14	70 unit scheme, low density, houses (GF)	70	£465,000	£1,813	£1,507	£1,404	£1,302	£1,200	£1,097
15	89 unit scheme, low density - houses	89	£3,175,000	£1,092	£821	£730	£640	£550	£459
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£243	£10	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£249	£16	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£248	£16	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£711	£480	£403	£325	£248	£170
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£1,769	£1,463	£1,360	£1,258	£1,156	£1,053
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£732	£501	£424	£346	£269	£191
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£710	£479	£402	£324	£246	£169
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£260	£27	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£117	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£807	£565	£485	£404	£323	£242
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£1,746	£1,442	£1,341	£1,239	£1,138	£1,037
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£358	£110	£27	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£314	£66	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£702	£456	£374	£292	£210	£128
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£10,795,000	£1,530	£1,242	£1,146	£1,050	£954	£858
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£5,410,200	£648	£452	£386	£320	£255	£189
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£201	£201	£201	£201	£201	£201
40	Retail scheme 2	-	£1,270,000	£174	£174	£174	£174	£174	£174
41	Retail scheme 3 (convenience)	-	£1,270,000	£760	£760	£760	£760	£760	£760
42	Hotel scheme 1	-	£1,270,000	£200	£200	£200	£200	£200	£200
43	Hotel scheme 2	-	£1,270,000	£185	£185	£185	£185	£185	£185
44	Hotel scheme 3	-	£1,270,000	£145	£145	£145	£145	£145	£145
45	Industrial/warehouse scheme 1	-	£1,000,000	£214	£214	£214	£214	£214	£214
46	Industrial/warehouse scheme 2	-	£1,000,000	£196	£196	£196	£196	£196	£196
47	Industrial/warehouse scheme 3	-	£1,000,000	£146	£146	£146	£146	£146	£146

**Site Residual values - Value G**

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£139,727	£139,727	£139,727	£139,727	£139,727	£139,727
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£1,105,554	£1,105,554	£1,105,554	£1,105,554	£1,105,554	£1,105,554
3	14 unit scheme, medium density, houses	14	£1,270,000	£1,880,207	£1,590,281	£1,493,639	£1,396,996	£1,300,354	£1,203,713
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£884,044	£670,356	£599,127	£527,897	£456,668	£385,438
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£627,394	£384,394	£303,394	£222,394	£140,472	£58,534
6	20 unit scheme, low density, houses (GF)	20	£250,000	£2,705,517	£2,288,389	£2,149,347	£2,010,303	£1,871,261	£1,732,219
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£1,326,066	£1,005,534	£898,689	£791,846	£685,001	£578,157
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£1,768,088	£1,340,712	£1,198,253	£1,055,794	£913,335	£770,877
9	29 unit scheme, low density, houses (GF)	32	£250,000	£4,328,828	£3,661,423	£3,438,954	£3,216,486	£2,994,018	£2,771,550
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£1,836,713	£1,390,784	£1,242,142	£1,093,499	£944,856	£796,213
11	45 unit scheme, low density, houses (GF)	45	£250,000	£6,018,241	£5,090,200	£4,780,852	£4,471,506	£4,162,159	£3,852,812
12	60 unit scheme, low density, houses (GF)	60	£250,000	£7,927,380	£6,704,780	£6,297,247	£5,889,714	£5,482,181	£5,074,649
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£1,527,855	£1,117,303	£980,453	£843,602	£705,758	£567,756
14	70 unit scheme, low density, houses (GF)	70	£250,000	£9,248,609	£7,822,244	£7,346,789	£6,871,334	£6,395,879	£5,920,424
15	89 unit scheme, low density - houses	89	£1,270,000	£10,419,157	£8,808,720	£8,271,907	£7,735,095	£7,198,282	£6,661,470
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£2,484,155	£1,280,686	£879,530	£478,374	£77,218	£-331,587
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£2,880,562	£1,485,051	£1,019,881	£554,711	£89,540	£-384,499
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£2,986,271	£1,539,548	£1,057,307	£575,067	£92,826	£-398,610
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£6,728,229	£5,039,654	£4,476,796	£3,913,080	£3,351,080	£2,785,686
20	138 unit scheme, low density, houses (GF)	141	£250,000	£18,629,342	£15,756,235	£14,798,532	£13,840,829	£12,883,127	£11,925,425
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£7,132,934	£5,342,792	£4,746,077	£4,149,363	£3,552,649	£2,952,247
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£7,385,875	£5,532,252	£4,914,377	£4,296,503	£3,678,629	£3,057,972
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£3,911,222	£2,016,400	£1,384,793	£753,185	£121,578	£-522,073
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£3,847,449	£2,334,682	£1,830,428	£1,326,172	£821,916	£317,660
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£11,428,451	£8,682,235	£7,766,829	£6,851,424	£5,930,686	£5,008,708
26	241 unit scheme, low density, houses (GF)	241	£250,000	£31,516,233	£26,654,870	£25,034,417	£23,413,962	£21,793,508	£20,173,053
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£9,907,509	£5,800,993	£4,420,354	£3,039,714	£1,659,076	£278,437
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£2,867,561	£-569,592	£-1,732,863	£-2,909,788	£-4,086,714	£-5,263,639
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£11,065,383	£6,484,066	£4,943,738	£3,403,411	£1,863,083	£322,755
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£8,738,957	£6,514,932	£5,773,590	£5,032,248	£4,290,907	£3,549,565
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£4,363,001	£-532,817	£-2,185,336	£-3,850,059	£-5,528,770	£-7,207,482
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	£-12,083,987	£-17,030,608	£-18,679,481	£-20,328,355	£-21,977,229	£-23,626,103
33	650 unit scheme, medium density, houses	650	£1,270,000	£80,522,949	£68,099,465	£63,958,304	£59,817,143	£55,675,982	£51,534,821
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£1,270,000	£42,881,630	£33,020,096	£29,732,918	£26,445,740	£23,158,562	£19,866,958
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£7,007,291	£-2,447,165	£-5,656,457	£-8,912,310	£-12,178,837	£-15,496,771
36	Office scheme 1	-	£1,270,000	£-23,138,538	£-23,138,538	£-23,138,538	£-23,138,538	£-23,138,538	£-23,138,538
37	Office scheme 2	-	£1,270,000	£-17,353,902	£-17,353,902	£-17,353,902	£-17,353,902	£-17,353,902	£-17,353,902
38	Office scheme 3	-	£1,270,000	£-8,263,763	£-8,263,763	£-8,263,763	£-8,263,763	£-8,263,763	£-8,263,763
39	Retail scheme 1	-	£1,270,000	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517
40	Retail scheme 2	-	£1,270,000	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387
41	Retail scheme 3 (convenience)	-	£1,270,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107
42	Hotel scheme 1	-	£1,270,000	£65,853,134	£65,853,134	£65,853,134	£65,853,134	£65,853,134	£65,853,134
43	Hotel scheme 2	-	£1,270,000	£43,902,089	£43,902,089	£43,902,089	£43,902,089	£43,902,089	£43,902,089
44	Hotel scheme 3	-	£1,270,000	£23,518,976	£23,518,976	£23,518,976	£23,518,976	£23,518,976	£23,518,976
45	Industrial/warehouse scheme 1	-	£1,000,000	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340

**Indicative maximum CIL rates**

Site ref	Site location	units	BLV	Affordable housing percentage (where relevant)					
				0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£2,187	£2,187	£2,187	£2,187	£2,187	£2,187
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£2,238	£2,238	£2,238	£2,238	£2,238	£2,238
3	14 unit scheme, medium density, houses	14	£254,000	£1,956	£1,607	£1,491	£1,375	£1,259	£1,142
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£992	£712	£619	£526	£432	£339
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£758	£461	£362	£263	£163	£62
6	20 unit scheme, low density, houses (GF)	20	£162,500	£2,126	£1,777	£1,661	£1,545	£1,429	£1,312
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£1,026	£746	£652	£559	£465	£372
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£1,095	£815	£722	£628	£535	£441
9	29 unit scheme, low density, houses (GF)	32	£255,000	£2,129	£1,780	£1,664	£1,548	£1,431	£1,315
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£1,090	£810	£717	£623	£530	£436
11	45 unit scheme, low density, houses (GF)	45	£495,000	£2,052	£1,708	£1,593	£1,478	£1,363	£1,248
12	60 unit scheme, low density, houses (GF)	60	£292,500	£2,128	£1,787	£1,674	£1,560	£1,446	£1,333
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£939	£681	£595	£509	£423	£336
14	70 unit scheme, low density, houses (GF)	70	£465,000	£2,098	£1,758	£1,644	£1,530	£1,417	£1,303
15	89 unit scheme, low density - houses	89	£3,175,000	£1,361	£1,059	£958	£857	£756	£655
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£476	£216	£130	£43	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£482	£222	£136	£49	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£482	£222	£135	£49	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£942	£684	£598	£512	£426	£340
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£2,054	£1,714	£1,600	£1,486	£1,373	£1,259
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£963	£705	£619	£534	£448	£361
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£941	£683	£597	£511	£425	£339
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£493	£233	£146	£60	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£323	£94	£18	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£1,039	£771	£681	£592	£502	£412
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£2,026	£1,689	£1,576	£1,464	£1,351	£1,239
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£595	£320	£228	£136	£44	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£178	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£551	£276	£184	£92	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£938	£665	£573	£482	£391	£299
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£157	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£10,795,000	£1,794	£1,474	£1,368	£1,261	£1,155	£1,048
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£5,410,200	£829	£611	£538	£465	£392	£320
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£127	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£201	£201	£201	£201	£201	£201
40	Retail scheme 2	-	£1,270,000	£174	£174	£174	£174	£174	£174
41	Retail scheme 3 (convenience)	-	£1,270,000	£760	£760	£760	£760	£760	£760
42	Hotel scheme 1	-	£1,270,000	£1,538	£1,538	£1,538	£1,538	£1,538	£1,538
43	Hotel scheme 2	-	£1,270,000	£1,523	£1,523	£1,523	£1,523	£1,523	£1,523
44	Hotel scheme 3	-	£1,270,000	£1,483	£1,483	£1,483	£1,483	£1,483	£1,483
45	Industrial/warehouse scheme 1	-	£1,000,000	£214	£214	£214	£214	£214	£214
46	Industrial/warehouse scheme 2	-	£1,000,000	£196	£196	£196	£196	£196	£196
47	Industrial/warehouse scheme 3	-	£1,000,000	£146	£146	£146	£146	£146	£146

**Site Residual values - Value H**

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£157,912	£157,912	£157,912	£157,912	£157,912	£157,912
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£1,249,463	£1,249,463	£1,249,463	£1,249,463	£1,249,463	£1,249,463
3	14 unit scheme, medium density, houses	14	£1,270,000	£2,123,972	£1,805,113	£1,698,825	£1,592,539	£1,486,252	£1,379,966
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£1,070,182	£834,600	£756,072	£677,544	£599,016	£520,488
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£832,856	£565,504	£476,386	£387,269	£298,151	£209,035
6	20 unit scheme, low density, houses (GF)	20	£250,000	£3,056,230	£2,597,475	£2,444,556	£2,291,638	£2,138,719	£1,985,800
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£1,605,273	£1,251,899	£1,134,107	£1,016,316	£898,524	£780,734
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£2,140,364	£1,669,198	£1,512,143	£1,355,088	£1,198,033	£1,040,978
9	29 unit scheme, low density, houses (GF)	32	£250,000	£4,889,969	£4,155,959	£3,911,290	£3,666,620	£3,421,951	£3,177,281
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£2,225,148	£1,733,529	£1,569,657	£1,405,784	£1,241,911	£1,078,039
11	45 unit scheme, low density, houses (GF)	45	£250,000	£6,795,020	£5,774,672	£5,434,556	£5,094,441	£4,754,324	£4,414,208
12	60 unit scheme, low density, houses (GF)	60	£250,000	£8,947,198	£7,603,303	£7,155,338	£6,707,372	£6,259,407	£5,811,442
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£1,895,577	£1,442,072	£1,290,904	£1,139,735	£988,567	£837,399
14	70 unit scheme, low density, houses (GF)	70	£250,000	£10,438,397	£8,870,520	£8,347,893	£7,825,268	£7,302,642	£6,780,016
15	89 unit scheme, low density - houses	89	£1,270,000	£11,852,612	£10,074,475	£9,481,762	£8,889,050	£8,296,337	£7,703,625
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£3,563,442	£2,235,689	£1,792,466	£1,349,243	£906,020	£462,799
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£4,132,077	£2,592,447	£2,078,498	£1,564,548	£1,050,599	£536,649
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£4,283,712	£2,687,583	£2,154,773	£1,621,963	£1,089,153	£556,342
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£8,240,651	£6,375,411	£5,753,665	£5,131,918	£4,510,172	£3,888,425
20	138 unit scheme, low density, houses (GF)	141	£250,000	£21,025,915	£17,867,761	£16,815,043	£15,762,325	£14,709,607	£13,656,889
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£8,736,328	£6,099,750	£5,440,605	£4,781,460	£4,122,315	£3,463,170
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£9,046,127	£6,998,572	£6,316,052	£5,633,534	£4,951,015	£4,268,497
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£5,610,526	£3,520,020	£2,822,181	£2,124,341	£1,426,501	£728,661
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£5,194,006	£3,535,126	£2,977,993	£2,420,860	£1,863,726	£1,306,592
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£13,804,046	£10,777,908	£9,769,196	£8,760,483	£7,751,770	£6,743,058
26	241 unit scheme, low density, houses (GF)	241	£250,000	£35,550,325	£30,208,500	£28,427,892	£26,647,284	£24,866,675	£23,086,067
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£13,442,325	£8,925,844	£7,420,350	£5,914,856	£4,393,813	£2,872,583
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£5,830,122	£2,051,719	£792,250	<b>-£473,829</b>	<b>-£1,756,899</b>	<b>-£3,053,622</b>
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£15,009,047	£9,970,176	£8,290,553	£6,610,930	£4,914,128	£3,216,948
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£10,644,301	£8,206,408	£7,389,685	£6,572,963	£5,756,240	£4,939,517
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£8,550,358	£3,197,225	£1,401,924	<b>-£398,944</b>	<b>-£2,219,650</b>	<b>-£4,058,760</b>
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	<b>-£7,714,746</b>	<b>-£13,173,506</b>	<b>-£14,993,092</b>	<b>-£16,812,679</b>	<b>-£18,632,266</b>	<b>-£20,451,853</b>
33	650 unit scheme, medium density, houses	650	£1,270,000	£90,765,114	£77,119,690	£72,571,215	£68,022,741	£63,474,266	£58,925,792
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£1,270,000	£51,028,985	£40,200,197	£36,589,058	£32,977,920	£29,366,780	£25,755,641
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£15,183,274	£4,902,399	£1,457,532	<b>-£2,062,063</b>	<b>-£5,603,318</b>	<b>-£9,199,224</b>
36	Office scheme 1	-	£12,000,000	£33,840,520	£33,840,520	£33,840,520	£33,840,520	£33,840,520	£33,840,520
37	Office scheme 2	-	£12,000,000	£25,380,390	£25,380,390	£25,380,390	£25,380,390	£25,380,390	£25,380,390
38	Office scheme 3	-	£12,000,000	£12,085,900	£12,085,900	£12,085,900	£12,085,900	£12,085,900	£12,085,900
39	Retail scheme 1	-	£12,000,000	£46,251,278	£46,251,278	£46,251,278	£46,251,278	£46,251,278	£46,251,278
40	Retail scheme 2	-	£12,000,000	£34,688,458	£34,688,458	£34,688,458	£34,688,458	£34,688,458	£34,688,458
41	Retail scheme 3 (convenience)	-	£12,000,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107
42	Hotel scheme 1	-	£12,000,000	£65,853,134	£65,853,134	£65,853,134	£65,853,134	£65,853,134	£65,853,134
43	Hotel scheme 2	-	£12,000,000	£43,902,089	£43,902,089	£43,902,089	£43,902,089	£43,902,089	£43,902,089
44	Hotel scheme 3	-	£12,000,000	£23,518,976	£23,518,976	£23,518,976	£23,518,976	£23,518,976	£23,518,976
45	Industrial/warehouse scheme 1	-	£1,000,000	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340

**Indicative maximum CIL rates**

Site ref	Site location	units	BLV	Affordable housing percentage (where relevant)					
				0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£2,488	£2,488	£2,488	£2,488	£2,488	£2,488
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£2,539	£2,539	£2,539	£2,539	£2,539	£2,539
3	14 unit scheme, medium density, houses	14	£254,000	£2,249	£1,866	£1,738	£1,610	£1,482	£1,354
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£1,236	£928	£825	£722	£619	£516
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£1,010	£683	£574	£465	£356	£247
6	20 unit scheme, low density, houses (GF)	20	£162,500	£2,420	£2,036	£1,908	£1,780	£1,652	£1,524
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£1,270	£961	£858	£755	£652	£549
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£1,339	£1,030	£927	£824	£721	£618
9	29 unit scheme, low density, houses (GF)	32	£255,000	£2,422	£2,039	£1,911	£1,783	£1,655	£1,527
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£1,334	£1,025	£922	£819	£716	£613
11	45 unit scheme, low density, houses (GF)	45	£495,000	£2,341	£1,962	£1,836	£1,709	£1,583	£1,456
12	60 unit scheme, low density, houses (GF)	60	£292,500	£2,412	£2,038	£1,913	£1,788	£1,663	£1,538
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£1,170	£885	£790	£695	£600	£505
14	70 unit scheme, low density, houses (GF)	70	£465,000	£2,383	£2,008	£1,883	£1,758	£1,633	£1,509
15	89 unit scheme, low density - houses	89	£3,175,000	£1,630	£1,296	£1,185	£1,074	£962	£851
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£709	£423	£327	£231	£135	£40
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£715	£429	£333	£237	£141	£46
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£715	£428	£332	£237	£141	£45
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£1,173	£888	£793	£698	£603	£508
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£2,339	£1,964	£1,839	£1,714	£1,589	£1,465
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£1,194	£909	£814	£720	£625	£530
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£1,172	£887	£792	£697	£602	£507
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£726	£439	£344	£248	£152	£56
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£528	£276	£192	£107	£23	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£1,271	£975	£877	£778	£680	£581
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£2,306	£1,935	£1,812	£1,688	£1,565	£1,441
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£831	£529	£429	£328	£226	£125
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£389	£120	£30	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£787	£485	£385	£284	£182	£81
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£1,173	£873	£772	£672	£571	£471
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£365	£99	£10	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£10,795,000	£2,057	£1,706	£1,589	£1,472	£1,355	£1,238
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£5,410,200	£1,009	£769	£689	£610	£530	£450
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£314	£79	£1	£0	£0	£0
36	Office scheme 1	-	£12,000,000	£390	£390	£390	£390	£390	£390
37	Office scheme 2	-	£12,000,000	£319	£319	£319	£319	£319	£319
38	Office scheme 3	-	£12,000,000	£4	£4	£4	£4	£4	£4
39	Retail scheme 1	-	£12,000,000	£2,141	£2,141	£2,141	£2,141	£2,141	£2,141
40	Retail scheme 2	-	£12,000,000	£1,891	£1,891	£1,891	£1,891	£1,891	£1,891
41	Retail scheme 3 (convenience)	-	£12,000,000	£0	£0	£0	£0	£0	£0
42	Hotel scheme 1	-	£12,000,000	£1,282	£1,282	£1,282	£1,282	£1,282	£1,282
43	Hotel scheme 2	-	£12,000,000	£1,139	£1,139	£1,139	£1,139	£1,139	£1,139
44	Hotel scheme 3	-	£12,000,000	£768	£768	£768	£768	£768	£768
45	Industrial/warehouse scheme 1	-	£1,000,000	£214	£214	£214	£214	£214	£214
46	Industrial/warehouse scheme 2	-	£1,000,000	£196	£196	£196	£196	£196	£196
47	Industrial/warehouse scheme 3	-	£1,000,000	£146	£146	£146	£146	£146	£146

**Site Residual values - Value I**

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£176,095	£176,095	£176,095	£176,095	£176,095	£176,095
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£1,393,372	£1,393,372	£1,393,372	£1,393,372	£1,393,372	£1,393,372
3	14 unit scheme, medium density, houses	14	£1,270,000	£2,367,738	£2,019,943	£1,904,013	£1,788,081	£1,672,150	£1,556,219
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£1,256,319	£998,842	£913,017	£827,191	£741,365	£655,540
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£1,038,317	£746,613	£649,378	£552,144	£454,909	£357,675
6	20 unit scheme, low density, houses (GF)	20	£250,000	£3,406,944	£2,906,560	£2,739,766	£2,572,971	£2,406,177	£2,239,383
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£1,884,480	£1,498,264	£1,369,525	£1,240,787	£1,112,047	£983,309
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£2,512,639	£1,997,685	£1,826,033	£1,654,382	£1,482,731	£1,311,079
9	29 unit scheme, low density, houses (GF)	32	£250,000	£5,451,111	£4,650,496	£4,383,626	£4,116,755	£3,849,883	£3,583,013
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£2,613,583	£2,076,275	£1,897,173	£1,718,070	£1,538,968	£1,359,865
11	45 unit scheme, low density, houses (GF)	45	£250,000	£7,571,800	£6,459,145	£6,088,260	£5,717,374	£5,346,490	£4,975,605
12	60 unit scheme, low density, houses (GF)	60	£250,000	£9,967,017	£8,501,824	£8,013,427	£7,525,030	£7,036,633	£6,548,236
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£2,263,300	£1,766,842	£1,601,355	£1,435,869	£1,270,383	£1,104,897
14	70 unit scheme, low density, houses (GF)	70	£250,000	£11,628,186	£9,918,795	£9,348,998	£8,779,201	£8,209,405	£7,639,608
15	89 unit scheme, low density - houses	89	£1,270,000	£13,286,066	£11,340,228	£10,691,616	£10,043,004	£9,394,391	£8,745,779
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£4,632,372	£3,189,221	£2,705,402	£2,220,113	£1,734,824	£1,249,534
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£5,371,580	£3,698,140	£3,137,115	£2,574,386	£2,011,657	£1,448,928
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£5,568,702	£3,833,851	£3,252,238	£2,668,859	£2,085,480	£1,502,100
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£9,753,072	£7,711,168	£7,030,533	£6,349,898	£5,669,263	£4,988,628
20	138 unit scheme, low density, houses (GF)	141	£250,000	£23,422,489	£19,979,288	£18,831,554	£17,683,820	£16,536,087	£15,388,354
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£10,339,723	£8,174,997	£7,453,422	£6,731,846	£6,010,271	£5,288,695
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£10,706,380	£8,464,891	£7,717,728	£6,970,564	£6,223,401	£5,476,238
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£7,293,522	£5,021,327	£4,259,569	£3,495,497	£2,731,425	£1,967,351
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£6,537,658	£4,723,608	£4,118,926	£3,514,242	£2,905,536	£2,295,524
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£16,179,639	£12,873,582	£11,771,562	£10,669,543	£9,567,523	£8,465,504
26	241 unit scheme, low density, houses (GF)	241	£250,000	£39,584,417	£33,762,130	£31,821,367	£29,880,605	£27,939,844	£25,999,081
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£16,977,143	£12,043,803	£10,399,356	£8,754,909	£7,110,462	£5,466,014
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£8,766,246	£4,665,081	£3,289,213	£1,913,346	£537,478	<del>£850,253</del>
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£18,952,712	£13,448,766	£11,614,119	£9,779,470	£7,944,822	£6,110,173
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£12,543,190	£9,882,553	£8,995,675	£8,108,797	£7,221,573	£6,329,468
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£12,716,718	£6,901,571	£4,958,690	£2,997,549	£1,036,407	<del>£937,819</del>
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	<del>£3,361,461</del>	<del>£9,316,403</del>	<del>£11,306,703</del>	<del>£13,297,003</del>	<del>£15,287,303</del>	<del>£17,277,603</del>
33	650 unit scheme, medium density, houses	650	£1,270,000	£101,007,277	£86,139,915	£81,184,127	£76,228,339	£71,272,551	£66,316,764
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	£59,150,805	£47,366,076	£43,437,833	£39,509,590	£35,574,998	£31,639,899
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£23,211,027	£12,139,417	£8,397,105	£4,631,799	£858,332	<del>£3,000,668</del>
36	Office scheme 1	-	£12,000,000	£33,840,520	£33,840,520	£33,840,520	£33,840,520	£33,840,520	£33,840,520
37	Office scheme 2	-	£12,000,000	£25,380,390	£25,380,390	£25,380,390	£25,380,390	£25,380,390	£25,380,390
38	Office scheme 3	-	£12,000,000	£12,085,900	£12,085,900	£12,085,900	£12,085,900	£12,085,900	£12,085,900
39	Retail scheme 1	-	£12,000,000	£46,251,278	£46,251,278	£46,251,278	£46,251,278	£46,251,278	£46,251,278
40	Retail scheme 2	-	£12,000,000	£34,688,458	£34,688,458	£34,688,458	£34,688,458	£34,688,458	£34,688,458
41	Retail scheme 3 (convenience)	-	£12,000,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107
42	Hotel scheme 1	-	£12,000,000	£65,853,134	£65,853,134	£65,853,134	£65,853,134	£65,853,134	£65,853,134
43	Hotel scheme 2	-	£12,000,000	£43,902,089	£43,902,089	£43,902,089	£43,902,089	£43,902,089	£43,902,089
44	Hotel scheme 3	-	£12,000,000	£23,518,976	£23,518,976	£23,518,976	£23,518,976	£23,518,976	£23,518,976
45	Industrial/warehouse scheme 1	-	£1,000,000	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718	£2,175,718
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925	£1,977,925
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340	£1,582,340

**Indicative maximum CIL rates**

Site ref	Site location	units	BLV	Affordable housing percentage (where relevant)					
				0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£2,789	£2,789	£2,789	£2,789	£2,789	£2,789
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£2,839	£2,839	£2,839	£2,839	£2,839	£2,839
3	14 unit scheme, medium density, houses	14	£254,000	£2,543	£2,124	£1,985	£1,845	£1,706	£1,567
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£1,481	£1,143	£1,030	£918	£805	£693
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£1,261	£904	£785	£666	£547	£428
6	20 unit scheme, low density, houses (GF)	20	£162,500	£2,713	£2,294	£2,155	£2,015	£1,876	£1,737
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£1,514	£1,176	£1,064	£951	£839	£726
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£1,583	£1,246	£1,133	£1,021	£908	£795
9	29 unit scheme, low density, houses (GF)	32	£255,000	£2,715	£2,297	£2,158	£2,018	£1,879	£1,739
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£1,578	£1,241	£1,128	£1,015	£903	£790
11	45 unit scheme, low density, houses (GF)	45	£495,000	£2,630	£2,216	£2,079	£1,941	£1,803	£1,665
12	60 unit scheme, low density, houses (GF)	60	£292,500	£2,696	£2,288	£2,152	£2,016	£1,880	£1,744
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£1,401	£1,089	£985	£881	£777	£673
14	70 unit scheme, low density, houses (GF)	70	£465,000	£2,667	£2,258	£2,122	£1,986	£1,850	£1,714
15	89 unit scheme, low density - houses	89	£3,175,000	£1,900	£1,534	£1,412	£1,290	£1,169	£1,047
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£940	£629	£524	£419	£314	£210
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£946	£635	£530	£425	£320	£216
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£946	£634	£530	£425	£320	£215
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£1,404	£1,092	£988	£884	£780	£676
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£2,623	£2,214	£2,078	£1,942	£1,806	£1,670
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£1,425	£1,113	£1,009	£905	£802	£698
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£1,403	£1,091	£987	£883	£779	£675
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£957	£645	£541	£436	£331	£226
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£731	£456	£365	£273	£181	£88
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£1,503	£1,180	£1,072	£965	£857	£750
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£2,586	£2,182	£2,047	£1,913	£1,778	£1,643
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£1,067	£737	£628	£518	£408	£298
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£598	£306	£208	£110	£12	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£1,023	£693	£584	£474	£364	£254
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£1,407	£1,079	£970	£861	£752	£642
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£571	£283	£186	£89	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£10,795,000	£2,321	£1,938	£1,811	£1,683	£1,556	£1,428
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200	£1,188	£928	£841	£754	£667	£580
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£497	£244	£159	£73	£0	£0
36	Office scheme 1	-	£12,000,000	£390	£390	£390	£390	£390	£390
37	Office scheme 2	-	£12,000,000	£319	£319	£319	£319	£319	£319
38	Office scheme 3	-	£12,000,000	£4	£4	£4	£4	£4	£4
39	Retail scheme 1	-	£12,000,000	£2,141	£2,141	£2,141	£2,141	£2,141	£2,141
40	Retail scheme 2	-	£12,000,000	£1,891	£1,891	£1,891	£1,891	£1,891	£1,891
41	Retail scheme 3 (convenience)	-	£12,000,000	£0	£0	£0	£0	£0	£0
42	Hotel scheme 1	-	£12,000,000	£1,282	£1,282	£1,282	£1,282	£1,282	£1,282
43	Hotel scheme 2	-	£12,000,000	£1,139	£1,139	£1,139	£1,139	£1,139	£1,139
44	Hotel scheme 3	-	£12,000,000	£768	£768	£768	£768	£768	£768
45	Industrial/warehouse scheme 1	-	£1,000,000	£214	£214	£214	£214	£214	£214
46	Industrial/warehouse scheme 2	-	£1,000,000	£196	£196	£196	£196	£196	£196
47	Industrial/warehouse scheme 3	-	£1,000,000	£146	£146	£146	£146	£146	£146

## Appendix 8 - Appraisal results (downside)

**Site Residual values - Value A**

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£9,666	£9,666	£9,666	£9,666	£9,666	£9,666
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£76,251	£76,251	£76,251	£76,251	£76,251	£76,251
3	14 unit scheme, medium density, houses	14	£1,270,000	£135,999	£60,386	£35,182	£9,978	£-15,441	£-41,002
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£-454,247	£-506,690	£-524,172	£-541,652	£-559,134	£-576,614
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£-859,758	£-923,840	£-945,201	£-966,561	£-987,922	£-1,009,283
6	20 unit scheme, low density, houses (GF)	20	£250,000	£196,072	£87,286	£51,023	£14,761	£-21,805	£-58,581
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£-681,370	£-760,035	£-786,257	£-812,478	£-838,700	£-864,922
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£-908,493	£-1,013,380	£-1,048,342	£-1,083,305	£-1,118,268	£-1,153,230
9	29 unit scheme, low density, houses (GF)	32	£250,000	£313,715	£139,656	£81,638	£23,618	£-34,888	£-93,728
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£-956,287	£-1,065,727	£-1,102,207	£-1,138,687	£-1,175,167	£-1,211,648
11	45 unit scheme, low density, houses (GF)	45	£250,000	£443,708	£202,634	£121,646	£40,298	£-41,632	£-124,130
12	60 unit scheme, low density, houses (GF)	60	£250,000	£593,967	£274,268	£167,702	£81,135	£-46,073	£-155,477
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£-1,142,345	£-1,236,558	£-1,267,963	£-1,299,367	£-1,330,772	£-1,362,177
14	70 unit scheme, low density, houses (GF)	70	£250,000	£692,962	£319,980	£195,652	£71,325	£-35,752	£-181,391
15	89 unit scheme, low density - houses	89	£1,270,000	£126,526	£-238,467	£-361,944	£-485,421	£-608,897	£-732,374
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£-5,351,287	£-5,625,156	£-5,716,445	£-5,807,735	£-5,899,024	£-5,990,314
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£-6,205,215	£-6,522,787	£-6,628,644	£-6,734,501	£-6,840,358	£-6,946,216
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£-6,432,930	£-6,762,155	£-6,871,897	£-6,981,639	£-7,091,380	£-7,201,122
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£-4,235,015	£-4,622,511	£-4,751,676	£-4,880,841	£-5,010,006	£-5,139,171
20	138 unit scheme, low density, houses (GF)	141	£250,000	£1,395,822	£644,530	£394,099	£143,669	£-108,273	£-365,372
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£-4,489,753	£-4,900,557	£-5,037,491	£-5,174,426	£-5,311,360	£-5,448,295
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£-4,648,964	£-5,074,336	£-5,216,125	£-5,357,916	£-5,499,706	£-5,641,497
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£-8,425,430	£-8,856,628	£-9,000,360	£-9,144,093	£-9,287,825	£-9,431,559
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£-5,981,088	£-6,325,342	£-6,440,094	£-6,554,845	£-6,669,597	£-6,784,349
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£-5,863,725	£-6,560,799	£-6,793,157	£-7,025,515	£-7,257,873	£-7,490,231
26	241 unit scheme, low density, houses (GF)	241	£250,000	£2,619,750	£1,324,669	£892,936	£457,731	£22,526	£-148,518
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£-15,927,112	£-16,973,539	£-17,322,348	£-17,671,157	£-18,019,966	£-18,368,774
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£-18,703,826	£-19,570,191	£-19,858,980	£-20,147,768	£-20,436,556	£-20,725,344
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£-17,756,827	£-18,924,287	£-19,313,440	£-19,702,593	£-20,091,747	£-20,480,899
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£-5,131,346	£-5,699,027	£-5,888,254	£-6,077,482	£-6,266,708	£-6,455,935
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£-26,346,237	£-27,585,074	£-27,998,020	£-28,410,965	£-28,823,911	£-29,236,857
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	£-43,153,794	£-44,299,425	£-44,681,302	£-45,063,179	£-45,445,056	£-45,826,933
33	650 unit scheme, medium density, houses	650	£1,270,000	£7,231,007	£3,861,672	£2,738,561	£1,615,450	£490,985	£-649,160
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	£-16,631,914	£-19,626,014	£-20,624,048	£-21,622,081	£-22,620,115	£-23,618,148
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£-54,285,534	£-56,640,196	£-57,425,082	£-58,209,969	£-58,994,856	£-59,779,743
36	Office scheme 1	-	£1,270,000	£-23,138,538	£-23,138,538	£-23,138,538	£-23,138,538	£-23,138,538	£-23,138,538
37	Office scheme 2	-	£1,270,000	£-17,353,902	£-17,353,902	£-17,353,902	£-17,353,902	£-17,353,902	£-17,353,902
38	Office scheme 3	-	£1,270,000	£-8,263,763	£-8,263,763	£-8,263,763	£-8,263,763	£-8,263,763	£-8,263,763
39	Retail scheme 1	-	£1,270,000	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517
40	Retail scheme 2	-	£1,270,000	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387
41	Retail scheme 3 (convenience)	-	£1,270,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107
42	Hotel scheme 1	-	£1,270,000	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977
43	Hotel scheme 2	-	£1,270,000	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319
44	Hotel scheme 3	-	£1,270,000	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778
45	Industrial/warehouse scheme 1	-	£1,000,000	£1,581,195	£1,581,195	£1,581,195	£1,581,195	£1,581,195	£1,581,195
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,437,450	£1,437,450	£1,437,450	£1,437,450	£1,437,450	£1,437,450
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,149,959	£1,149,959	£1,149,959	£1,149,959	£1,149,959	£1,149,959

**Indicative maximum CIL rates**

Site ref	Site location	units	BLV	Affordable housing percentage (where relevant)					
				0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£36	£36	£36	£36	£36	£36
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£86	£86	£86	£86	£86	£86
3	14 unit scheme, medium density, houses	14	£254,000	£0	£0	£0	£0	£0	£0
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£0	£0	£0	£0	£0	£0
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£0	£0	£0	£0	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£162,500	£28	£0	£0	£0	£0	£0
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£0	£0	£0	£0	£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£0	£0	£0	£0	£0	£0
9	29 unit scheme, low density, houses (GF)	32	£255,000	£31	£0	£0	£0	£0	£0
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£0	£0	£0	£0	£0	£0
11	45 unit scheme, low density, houses (GF)	45	£495,000	£0	£0	£0	£0	£0	£0
12	60 unit scheme, low density, houses (GF)	60	£292,500	£84	£0	£0	£0	£0	£0
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£0	£0	£0	£0	£0	£0
14	70 unit scheme, low density, houses (GF)	70	£465,000	£54	£0	£0	£0	£0	£0
15	89 unit scheme, low density - houses	89	£3,175,000	£0	£0	£0	£0	£0	£0
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£0	£0	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£0	£0	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£0	£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£0	£0	£0	£0	£0	£0
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£10	£0	£0	£0	£0	£0
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£0	£0	£0	£0	£0	£0
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£0	£0	£0	£0	£0	£0
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£0	£0	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£0	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£0	£0	£0	£0	£0	£0
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£21	£0	£0	£0	£0	£0
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£0	£0	£0	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£0	£0	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£0	£0	£0	£0	£0	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£10,795,000	£0	£0	£0	£0	£0	£0
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200	£0	£0	£0	£0	£0	£0
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£201	£201	£201	£201	£201	£201
40	Retail scheme 2	-	£1,270,000	£174	£174	£174	£174	£174	£174
41	Retail scheme 3 (convenience)	-	£1,270,000	£760	£760	£760	£760	£760	£760
42	Hotel scheme 1	-	£1,270,000	£200	£200	£200	£200	£200	£200
43	Hotel scheme 2	-	£1,270,000	£185	£185	£185	£185	£185	£185
44	Hotel scheme 3	-	£1,270,000	£145	£145	£145	£145	£145	£145
45	Industrial/warehouse scheme 1	-	£1,000,000	£106	£106	£106	£106	£106	£106
46	Industrial/warehouse scheme 2	-	£1,000,000	£87	£87	£87	£87	£87	£87
47	Industrial/warehouse scheme 3	-	£1,000,000	£37	£37	£37	£37	£37	£37



**Site Residual values - Value B**

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£25,968	£25,968	£25,968	£25,968	£25,968	£25,968
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£205,267	£205,267	£205,267	£205,267	£205,267	£205,267
3	14 unit scheme, medium density, houses	14	£1,270,000	£355,384	£255,373	£222,036	£188,699	£155,363	£121,768
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	-£284,287	-£356,026	-£379,939	-£403,852	-£427,766	-£451,679
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	-£672,155	-£757,725	-£786,248	-£814,772	-£843,296	-£871,820
6	20 unit scheme, low density, houses (GF)	20	£250,000	£511,702	£367,814	£319,851	£271,888	£223,925	£175,997
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	-£426,430	-£534,039	-£569,909	-£605,779	-£641,648	-£677,518
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	-£568,573	-£712,053	-£759,878	-£807,705	-£855,531	-£903,358
9	29 unit scheme, low density, houses (GF)	32	£250,000	£818,725	£588,502	£511,761	£435,021	£358,280	£280,955
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	-£601,612	-£751,319	-£801,222	-£851,124	-£901,026	-£950,929
11	45 unit scheme, low density, houses (GF)	45	£250,000	£1,146,123	£824,556	£717,367	£610,179	£502,989	£395,801
12	60 unit scheme, low density, houses (GF)	60	£250,000	£1,524,106	£1,097,806	£955,705	£813,605	£671,505	£529,405
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	-£802,254	-£934,751	-£978,917	-£1,023,083	-£1,067,248	-£1,111,414
14	70 unit scheme, low density, houses (GF)	70	£250,000	£1,778,124	£1,280,773	£1,114,990	£949,206	£783,422	£617,638
15	89 unit scheme, low density - houses	89	£1,270,000	£1,426,464	£920,242	£751,501	£582,760	£414,020	£245,279
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	-£4,362,681	-£4,747,834	-£4,876,219	-£5,004,604	-£5,132,988	-£5,261,373
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	-£5,058,853	-£5,505,468	-£5,654,340	-£5,803,211	-£5,952,082	-£6,100,954
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	-£5,244,499	-£5,707,504	-£5,861,838	-£6,016,173	-£6,170,507	-£6,324,842
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	-£2,836,244	-£3,381,195	-£3,562,846	-£3,744,496	-£3,926,147	-£4,107,797
20	138 unit scheme, low density, houses (GF)	141	£250,000	£3,581,650	£2,579,843	£2,245,908	£1,911,972	£1,578,036	£1,244,101
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	-£3,006,844	-£3,584,575	-£3,777,152	-£3,969,729	-£4,162,305	-£4,354,883
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	-£3,113,470	-£3,711,688	-£3,911,093	-£4,110,499	-£4,309,905	-£4,509,311
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	-£6,868,901	-£7,475,314	-£7,677,452	-£7,879,589	-£8,081,726	-£8,283,864
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	-£4,738,405	-£5,222,545	-£5,383,924	-£5,545,305	-£5,706,685	-£5,868,066
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	-£3,638,309	-£4,588,359	-£4,905,042	-£5,221,726	-£5,538,409	-£5,855,092
26	241 unit scheme, low density, houses (GF)	241	£250,000	£6,278,347	£4,569,197	£3,997,365	£3,425,261	£2,853,157	£2,281,053
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	-£12,654,010	-£14,073,157	-£14,546,207	-£15,019,255	-£15,492,304	-£15,965,354
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	-£15,993,937	-£17,168,887	-£17,560,537	-£17,952,187	-£18,343,837	-£18,735,487
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	-£14,105,150	-£15,688,439	-£16,216,203	-£16,743,965	-£17,271,729	-£17,799,493
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	-£3,355,704	-£4,125,585	-£4,382,212	-£4,638,838	-£4,895,465	-£5,152,091
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	-£22,484,940	-£24,163,611	-£24,723,168	-£25,282,725	-£25,842,282	-£26,401,839
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	-£39,269,987	-£40,854,942	-£41,383,260	-£41,911,580	-£42,439,898	-£42,968,216
33	650 unit scheme, medium density, houses	650	£1,270,000	£16,483,797	£12,063,226	£10,589,703	£9,116,179	£7,642,655	£6,169,133
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	-£8,643,531	-£12,423,356	-£13,722,281	-£15,033,839	-£16,345,396	-£17,656,954
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	-£46,533,586	-£49,767,204	-£50,845,077	-£51,922,951	-£53,000,824	-£54,078,697
36	Office scheme 1	-	£1,270,000	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538
37	Office scheme 2	-	£1,270,000	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902
38	Office scheme 3	-	£1,270,000	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763
39	Retail scheme 1	-	£1,270,000	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517
40	Retail scheme 2	-	£1,270,000	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387
41	Retail scheme 3 (convenience)	-	£1,270,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107
42	Hotel scheme 1	-	£1,270,000	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977
43	Hotel scheme 2	-	£1,270,000	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319
44	Hotel scheme 3	-	£1,270,000	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778
45	Industrial/warehouse scheme 1	-	£1,000,000	£1,581,195	£1,581,195	£1,581,195	£1,581,195	£1,581,195	£1,581,195
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,437,450	£1,437,450	£1,437,450	£1,437,450	£1,437,450	£1,437,450
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,149,959	£1,149,959	£1,149,959	£1,149,959	£1,149,959	£1,149,959

**Indicative maximum CIL rates**

Site ref	Site location	units	BLV	Affordable housing percentage (where relevant)					
				0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£306	£306	£306	£306	£306	£306
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£356	£356	£356	£356	£356	£356
3	14 unit scheme, medium density, houses	14	£254,000	£122	£2	£0	£0	£0	£0
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£0	£0	£0	£0	£0	£0
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£0	£0	£0	£0	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£162,500	£292	£172	£132	£91	£51	£11
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£0	£0	£0	£0	£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£0	£0	£0	£0	£0	£0
9	29 unit scheme, low density, houses (GF)	32	£255,000	£295	£174	£134	£94	£54	£14
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£0	£0	£0	£0	£0	£0
11	45 unit scheme, low density, houses (GF)	45	£495,000	£242	£122	£83	£43	£3	£0
12	60 unit scheme, low density, houses (GF)	60	£292,500	£343	£224	£185	£145	£106	£66
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£0	£0	£0	£0	£0	£0
14	70 unit scheme, low density, houses (GF)	70	£465,000	£314	£195	£155	£116	£76	£36
15	89 unit scheme, low density - houses	89	£3,175,000	£0	£0	£0	£0	£0	£0
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£0	£0	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£0	£0	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£0	£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£0	£0	£0	£0	£0	£0
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£270	£151	£111	£72	£32	£0
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£0	£0	£0	£0	£0	£0
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£0	£0	£0	£0	£0	£0
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£0	£0	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£0	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£0	£0	£0	£0	£0	£0
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£275	£156	£117	£77	£37	£0
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£0	£0	£0	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£0	£0	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£0	£0	£0	£0	£0	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£10,795,000	£146	£33	£0	£0	£0	£0
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200	£0	£0	£0	£0	£0	£0
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£201	£201	£201	£201	£201	£201
40	Retail scheme 2	-	£1,270,000	£174	£174	£174	£174	£174	£174
41	Retail scheme 3 (convenience)	-	£1,270,000	£760	£760	£760	£760	£760	£760
42	Hotel scheme 1	-	£1,270,000	£200	£200	£200	£200	£200	£200
43	Hotel scheme 2	-	£1,270,000	£185	£185	£185	£185	£185	£185
44	Hotel scheme 3	-	£1,270,000	£145	£145	£145	£145	£145	£145
45	Industrial/warehouse scheme 1	-	£1,000,000	£106	£106	£106	£106	£106	£106
46	Industrial/warehouse scheme 2	-	£1,000,000	£87	£87	£87	£87	£87	£87
47	Industrial/warehouse scheme 3	-	£1,000,000	£37	£37	£37	£37	£37	£37

**Site Residual values - Value C**

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£42,271	£42,271	£42,271	£42,271	£42,271	£42,271
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£334,284	£334,284	£334,284	£334,284	£334,284	£334,284
3	14 unit scheme, medium density, houses	14	£1,270,000	£573,929	£448,875	£407,191	£365,507	£323,822	£282,138
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	-£114,327	-£205,362	-£235,707	-£266,052	-£296,397	-£326,742
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	-£484,551	-£591,610	-£627,297	-£662,983	-£698,669	-£734,356
6	20 unit scheme, low density, houses (GF)	20	£250,000	£826,132	£646,213	£586,240	£526,268	£466,294	£406,322
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	-£171,490	-£308,043	-£353,561	-£399,079	-£444,597	-£490,115
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	-£228,653	-£410,724	-£471,415	-£532,105	-£592,796	-£653,486
9	29 unit scheme, low density, houses (GF)	32	£250,000	£1,321,812	£1,033,941	£937,985	£842,028	£746,072	£650,115
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	-£246,936	-£436,910	-£500,236	-£563,561	-£626,886	-£690,210
11	45 unit scheme, low density, houses (GF)	45	£250,000	£1,848,537	£1,446,479	£1,312,459	£1,178,439	£1,044,420	£910,401
12	60 unit scheme, low density, houses (GF)	60	£250,000	£2,449,048	£1,919,224	£1,742,616	£1,566,008	£1,388,440	£1,210,806
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	-£462,164	-£632,944	-£689,870	-£746,797	-£803,723	-£860,650
14	70 unit scheme, low density, houses (GF)	70	£250,000	£2,857,223	£2,239,095	£2,033,053	£1,827,010	£1,619,847	£1,412,607
15	89 unit scheme, low density - houses	89	£1,270,000	£2,726,402	£2,073,856	£1,856,340	£1,638,825	£1,421,309	£1,203,795
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	-£3,374,075	-£3,870,514	-£4,035,993	-£4,201,473	-£4,366,952	-£4,532,432
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	-£3,912,491	-£4,488,148	-£4,680,034	-£4,871,921	-£5,063,807	-£5,255,692
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	-£4,056,069	-£4,652,852	-£4,851,780	-£5,050,707	-£5,249,634	-£5,448,561
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	-£1,437,471	-£2,139,879	-£2,374,016	-£2,608,151	-£2,842,287	-£3,076,423
20	138 unit scheme, low density, houses (GF)	141	£250,000	£5,755,263	£4,510,177	£4,095,148	£3,680,119	£3,262,834	£2,845,394
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	-£1,523,936	-£2,268,594	-£2,516,813	-£2,765,032	-£3,013,252	-£3,261,471
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	-£1,577,977	-£2,349,041	-£2,606,062	-£2,863,084	-£3,120,105	-£3,377,126
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	-£5,312,374	-£6,094,000	-£6,354,543	-£6,615,084	-£6,875,627	-£7,136,169
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	-£3,495,720	-£4,119,747	-£4,327,756	-£4,535,764	-£4,743,774	-£4,951,782
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	-£1,414,449	-£2,615,919	-£3,016,928	-£3,417,936	-£3,818,945	-£4,219,953
26	241 unit scheme, low density, houses (GF)	241	£250,000	£9,908,564	£7,782,014	£7,073,163	£6,364,313	£5,655,463	£4,946,612
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	-£9,380,908	-£11,172,776	-£11,770,065	-£12,367,355	-£12,964,644	-£13,561,933
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	-£13,284,048	-£14,767,583	-£15,262,095	-£15,756,606	-£16,251,118	-£16,745,631
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	-£10,453,471	-£12,452,592	-£13,118,965	-£13,785,338	-£14,451,711	-£15,118,085
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	-£1,580,063	-£2,552,142	-£2,876,169	-£3,200,195	-£3,524,222	-£3,848,248
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	-£18,623,643	-£20,742,148	-£21,448,316	-£22,154,484	-£22,860,653	-£23,566,821
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	-£35,386,181	-£37,410,460	-£38,085,220	-£38,759,980	-£39,434,739	-£40,109,499
33	650 unit scheme, medium density, houses	650	£1,270,000	£25,685,315	£20,214,527	£18,390,931	£16,567,335	£14,743,739	£12,920,144
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	-£975,391	-£5,496,323	-£7,020,648	-£8,558,803	-£10,115,208	-£11,699,337
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	-£38,781,637	-£42,894,214	-£44,265,073	-£45,635,933	-£47,006,792	-£48,377,651
36	Office scheme 1	-	£1,270,000	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538
37	Office scheme 2	-	£1,270,000	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902
38	Office scheme 3	-	£1,270,000	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763
39	Retail scheme 1	-	£1,270,000	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517
40	Retail scheme 2	-	£1,270,000	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387
41	Retail scheme 3 (convenience)	-	£1,270,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107
42	Hotel scheme 1	-	£1,270,000	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977
43	Hotel scheme 2	-	£1,270,000	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319
44	Hotel scheme 3	-	£1,270,000	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778
45	Industrial/warehouse scheme 1	-	£1,000,000	£1,581,195	£1,581,195	£1,581,195	£1,581,195	£1,581,195	£1,581,195
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,437,450	£1,437,450	£1,437,450	£1,437,450	£1,437,450	£1,437,450
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,149,959	£1,149,959	£1,149,959	£1,149,959	£1,149,959	£1,149,959

**Indicative maximum CIL rates**

Site ref	Site location	units	BLV	Affordable housing percentage (where relevant)					
				0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£575	£575	£575	£575	£575	£575
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£626	£626	£626	£626	£626	£626
3	14 unit scheme, medium density, houses	14	£254,000	£385	£234	£184	£134	£84	£34
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£0	£0	£0	£0	£0	£0
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£0	£0	£0	£0	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£162,500	£555	£404	£354	£304	£254	£204
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£0	£0	£0	£0	£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£0	£0	£0	£0	£0	£0
9	29 unit scheme, low density, houses (GF)	32	£255,000	£557	£407	£357	£307	£257	£206
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£0	£0	£0	£0	£0	£0
11	45 unit scheme, low density, houses (GF)	45	£495,000	£503	£354	£304	£254	£204	£154
12	60 unit scheme, low density, houses (GF)	60	£292,500	£601	£453	£404	£355	£305	£256
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£0	£0	£0	£0	£0	£0
14	70 unit scheme, low density, houses (GF)	70	£465,000	£571	£424	£375	£325	£276	£226
15	89 unit scheme, low density - houses	89	£3,175,000	£0	£0	£0	£0	£0	£0
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£0	£0	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£0	£0	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£0	£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£0	£0	£0	£0	£0	£0
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£527	£380	£331	£281	£232	£182
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£0	£0	£0	£0	£0	£0
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£0	£0	£0	£0	£0	£0
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£0	£0	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£0	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£0	£0	£0	£0	£0	£0
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£527	£379	£330	£281	£232	£182
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£0	£0	£0	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£0	£0	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£0	£0	£0	£0	£0	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£10,795,000	£383	£242	£195	£149	£102	£55
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200	£0	£0	£0	£0	£0	£0
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£201	£201	£201	£201	£201	£201
40	Retail scheme 2	-	£1,270,000	£174	£174	£174	£174	£174	£174
41	Retail scheme 3 (convenience)	-	£1,270,000	£760	£760	£760	£760	£760	£760
42	Hotel scheme 1	-	£1,270,000	£200	£200	£200	£200	£200	£200
43	Hotel scheme 2	-	£1,270,000	£185	£185	£185	£185	£185	£185
44	Hotel scheme 3	-	£1,270,000	£145	£145	£145	£145	£145	£145
45	Industrial/warehouse scheme 1	-	£1,000,000	£106	£106	£106	£106	£106	£106
46	Industrial/warehouse scheme 2	-	£1,000,000	£87	£87	£87	£87	£87	£87
47	Industrial/warehouse scheme 3	-	£1,000,000	£37	£37	£37	£37	£37	£37

**Site Residual values - Value D**

Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	1 unit scheme, low density, houses (GF)	1	£250,000	£58,573	£58,573	£58,573	£58,573	£58,573	£58,573
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£463,301	£463,301	£463,301	£463,301	£463,301	£463,301
3	14 unit scheme, medium density, houses	14	£1,270,000	£792,474	£642,378	£592,347	£542,314	£492,282	£442,251
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£54,858	£54,858	£54,858	£54,858	£54,858	£54,858
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£296,946	£425,494	£468,344	£511,194	£554,043	£596,893
6	20 unit scheme, low density, houses (GF)	20	£250,000	£1,140,561	£924,613	£852,630	£780,647	£708,665	£636,682
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£82,285	£82,285	£82,285	£82,285	£82,285	£82,285
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£109,714	£109,396	£182,951	£256,505	£330,059	£403,614
9	29 unit scheme, low density, houses (GF)	32	£250,000	£1,824,898	£1,479,380	£1,364,209	£1,249,036	£1,133,863	£1,018,691
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£106,236	£122,503	£199,249	£275,997	£352,744	£429,492
11	45 unit scheme, low density, houses (GF)	45	£250,000	£2,549,398	£2,068,401	£1,907,550	£1,746,700	£1,585,850	£1,425,000
12	60 unit scheme, low density, houses (GF)	60	£250,000	£3,368,629	£2,733,328	£2,521,560	£2,309,793	£2,098,026	£1,886,259
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£122,073	£331,136	£400,824	£470,512	£540,199	£609,887
14	70 unit scheme, low density, houses (GF)	70	£250,000	£3,930,068	£3,188,883	£2,941,821	£2,694,760	£2,447,698	£2,200,636
15	89 unit scheme, low density - houses	89	£1,270,000	£4,014,138	£3,219,818	£2,955,045	£2,690,271	£2,425,497	£2,160,725
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£2,385,469	£2,993,193	£3,195,767	£3,398,341	£3,600,916	£3,803,491
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£2,766,129	£3,470,829	£3,705,730	£3,940,630	£4,175,531	£4,410,431
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£2,867,639	£3,598,199	£3,841,720	£4,085,240	£4,328,761	£4,572,281
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£40,616	£898,564	£1,185,185	£1,471,806	£1,758,428	£2,045,048
20	138 unit scheme, low density, houses (GF)	141	£250,000	£7,916,279	£6,423,321	£5,925,668	£5,428,015	£4,930,362	£4,432,709
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£43,058	£952,612	£1,256,474	£1,560,336	£1,864,198	£2,168,059
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£44,585	£986,393	£1,301,030	£1,615,667	£1,930,304	£2,244,941
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£3,755,845	£4,712,887	£5,031,633	£5,350,580	£5,669,527	£5,988,475
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£2,253,037	£3,016,949	£3,271,587	£3,526,224	£3,780,861	£4,035,498
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£767,284	£654,087	£1,131,495	£1,614,147	£2,099,480	£2,584,814
26	241 unit scheme, low density, houses (GF)	241	£250,000	£13,528,946	£10,989,206	£10,142,626	£9,296,047	£8,449,467	£7,602,887
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£6,107,806	£8,272,395	£8,993,924	£9,715,453	£10,436,982	£11,158,512
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£10,574,158	£12,366,279	£12,963,652	£13,561,026	£14,158,400	£14,755,774
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£6,801,794	£9,216,744	£10,021,727	£10,826,710	£11,631,695	£12,436,678
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£178,403	£978,700	£1,370,126	£1,761,552	£2,152,978	£2,544,404
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£14,762,346	£17,320,685	£18,173,465	£19,026,244	£19,879,024	£20,731,804
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	£31,502,375	£33,965,978	£34,787,179	£35,608,380	£36,429,581	£37,250,782
33	650 unit scheme, medium density, houses	650	£1,270,000	£34,861,222	£28,332,635	£26,156,439	£23,980,244	£21,804,048	£19,627,852
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£1,270,000	£6,454,476	£1,209,645	£556,567	£2,342,894	£4,142,994	£5,954,037
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£31,029,688	£36,021,224	£37,685,070	£39,348,914	£41,012,760	£42,676,605
36	Office scheme 1	-	£1,270,000	£23,138,538	£23,138,538	£23,138,538	£23,138,538	£23,138,538	£23,138,538
37	Office scheme 2	-	£1,270,000	£17,353,902	£17,353,902	£17,353,902	£17,353,902	£17,353,902	£17,353,902
38	Office scheme 3	-	£1,270,000	£8,263,763	£8,263,763	£8,263,763	£8,263,763	£8,263,763	£8,263,763
39	Retail scheme 1	-	£1,270,000	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517
40	Retail scheme 2	-	£1,270,000	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387
41	Retail scheme 3 (convenience)	-	£1,270,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107
42	Hotel scheme 1	-	£1,270,000	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977
43	Hotel scheme 2	-	£1,270,000	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319
44	Hotel scheme 3	-	£1,270,000	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778
45	Industrial/warehouse scheme 1	-	£1,000,000	£1,581,195	£1,581,195	£1,581,195	£1,581,195	£1,581,195	£1,581,195
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,437,450	£1,437,450	£1,437,450	£1,437,450	£1,437,450	£1,437,450
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,149,959	£1,149,959	£1,149,959	£1,149,959	£1,149,959	£1,149,959

**Indicative maximum CIL rates**

Site ref	Site location	units	BLV	Affordable housing percentage (where relevant)					
				0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£845	£845	£845	£845	£845	£845
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£895	£895	£895	£895	£895	£895
3	14 unit scheme, medium density, houses	14	£254,000	£467	£467	£407	£347	£287	£226
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£0	£0	£0	£0	£0	£0
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£0	£0	£0	£0	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£162,500	£818	£637	£577	£517	£457	£396
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£0	£0	£0	£0	£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£8	£0	£0	£0	£0	£0
9	29 unit scheme, low density, houses (GF)	32	£255,000	£820	£640	£580	£519	£459	£399
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£3	£0	£0	£0	£0	£0
11	45 unit scheme, low density, houses (GF)	45	£495,000	£763	£585	£525	£465	£405	£346
12	60 unit scheme, low density, houses (GF)	60	£292,500	£857	£680	£621	£562	£503	£444
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£0	£0	£0	£0	£0	£0
14	70 unit scheme, low density, houses (GF)	70	£465,000	£828	£651	£592	£533	£474	£415
15	89 unit scheme, low density - houses	89	£3,175,000	£158	£8	£0	£0	£0	£0
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£0	£0	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£0	£0	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£0	£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£0	£0	£0	£0	£0	£0
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£784	£607	£548	£489	£430	£371
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£0	£0	£0	£0	£0	£0
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£0	£0	£0	£0	£0	£0
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£0	£0	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£0	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£0	£0	£0	£0	£0	£0
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£778	£602	£543	£484	£425	£367
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£0	£0	£0	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£0	£0	£0	£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£0	£0	£0	£0	£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£0	£0	£0	£0	£0	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£0	£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£0	£0	£0	£0	£0	£0
33	650 unit scheme, medium density, houses	650	£10,795,000	£619	£451	£395	£339	£283	£227
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	£5,410,200	£23	£0	£0	£0	£0	£0
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£0	£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000	£0	£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000	£0	£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000	£0	£0	£0	£0	£0	£0
39	Retail scheme 1	-	£1,270,000	£201	£201	£201	£201	£201	£201
40	Retail scheme 2	-	£1,270,000	£174	£174	£174	£174	£174	£174
41	Retail scheme 3 (convenience)	-	£1,270,000	£760	£760	£760	£760	£760	£760
42	Hotel scheme 1	-	£1,270,000	£200	£200	£200	£200	£200	£200
43	Hotel scheme 2	-	£1,270,000	£185	£185	£185	£185	£185	£185
44	Hotel scheme 3	-	£1,270,000	£145	£145	£145	£145	£145	£145
45	Industrial/warehouse scheme 1	-	£1,000,000	£106	£106	£106	£106	£106	£106
46	Industrial/warehouse scheme 2	-	£1,000,000	£87	£87	£87	£87	£87	£87
47	Industrial/warehouse scheme 3	-	£1,000,000	£37	£37	£37	£37	£37	£37









