

## Appendix 3 - Commercial lettings

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	5	Service Rent Type	Use	Business Rates/SF/Yr	Service Charge Lease Typ	oe Term	
28/03/2019	28/03/2019	1 Brindley Pl	Birmingham	GRND,1-4	73,14		0	Asking	Office		Direct		
10/10/2018	10/10/2018	35 Bull St	Birmingham	7th	12,39	24.1	7 F	FRI Effective	Office		4.70 Direct	10 yrs	
01/03/2019	01/03/2019	28-32 Blucher St	Birmingham	GRND	1,01	7 23.5	59 F	FRI Asking	Office		Direct		
09/07/2019	09/07/2019	Storrage Ln	Birmingham	GRND	26			Ŭ	Office		300.00 Direct		
17/12/2018	17/12/2018	836 Stratford Rd	Birmingham	GRND	92			Effective	Office/Retail	5.58		15 yrs	
02/09/2018	01/12/2018	Suffolk Street Queensway	Birmingham	1-2	13,96		_	•	Office	6.58			
29/03/2019	28/04/2019	116-118A Soho Rd	Birmingham	1st	45			C C	Office		Direct		
13/10/2018	13/11/2018	20 The Green	Birmingham	GRND,1	1,15		_	Effective	Office		5.00 D: 1	3 yrs	
18/09/2018	20/01/2019	156 Great Charles Street Quee	•	GRND,1-10	82,44		_		Office		5.00 Direct	9 yrs 11 r	mos
21/12/2018	21/12/2018	The Crescent	Birmingham	GRND GRND	13,76				Office Office	6.44	0.40 Direct Direct	10 yrs	
01/11/2018 01/12/2018	01/11/2018 01/12/2018	Ladypool Rd 3 Devon Way	Birmingham Birmingham	GRND,1-2	20,12		_	Asking FRI Asking	Office		Direct	15 yrs	
01/12/2018	01/12/2018	48-52 Floodgate St	Birmingham	GRND, 1-2	1,25		_	Achieved	Office		Direct	3 yrs	
26/02/2019	27/05/2019	The Crescent	Birmingham	GRND	10,94		_		Office	5.94		5 yis	
14/02/2019	16/03/2019	6220 Bishops Ct	Birmingham	GRND,1	4,33			Asking	Office	0.34	Direct		
01/05/2019	01/05/2019	The Crescent	Birmingham	1st	13,17			Asking	Office	5.81	1.01 Direct		
14/02/2019	15/04/2019	3100 Park Sq	Birmingham	GRND	9,02		_	•	Office	6.32			
19/06/2019	19/07/2019	Stratford Rd	Birmingham	1-2	85		_	Asking	Office		Direct		
01/05/2019	01/05/2019	6180 Knights Ct	Birmingham	1st	3,84		_	0	Office	7.11	7.48 Direct		
14/01/2019	14/01/2019	The Crescent	Birmingham	GRND	12,74			Asking	Office	5.81	1.01 Direct		
27/05/2019	27/05/2019	30 St Pauls Sq	Birmingham	1st	2,51			Asking	Office		7.00 Direct		
19/10/2018	19/10/2018	30-30A Harborne Rd	Birmingham	1st	1,20			Achieved	Office		Direct		
30/08/2019	30/08/2019	The Crescent	Birmingham	1st	6,88	9 19.18	8 I	IRI Effective	Office	12.87	5.50 Direct	10 yrs	
01/04/2019	01/04/2019	70-71 Edward St	Birmingham	GRND,1	1,47				Office	5.00	Direct		
01/10/2018	01/11/2018	8 Graham St	Birmingham	1st	45		_	•	Office		Direct		
27/11/2018	27/12/2018	Charles Edward Rd	Birmingham	GRND	1,82			FRI Asking	Office	4.13	Assignmer	nt	
03/09/2018	03/09/2018	383 Garretts Green Ln	Birmingham	1st	37			Effective	Office		Direct	1 yr	
05/12/2018	05/12/2018	2 Devon	Birmingham	2nd	1,55		0	Achieved	Office				
26/11/2018	26/11/2018	2625 Kings Ct	Birmingham	GRND	1,59				Office		Direct	3 yrs	
12/12/2018	12/12/2018	2630 Kings Ct	Birmingham	GRND,1	5,93		_	Effective	Office	7.08		5 yrs	
01/04/2019	01/04/2019	Knights Ct	Birmingham	GRND	1,30			Ŭ	Office	6.55			
19/10/2018	19/10/2018	30 Harborne Rd	Birmingham	2nd	1,27		_	Achieved	Office		Direct		
01/12/2018	15/01/2019	40 St Pauls Sq	Birmingham	GRND	7,90			Ŭ	Office		3.59 Direct	10 yrs	
01/12/2018	01/12/2019	48-52 Floodgate St	Birmingham	1st	1,31		_	Asking	Office		Sublease	3 yrs	
29/03/2019	28/04/2019	118A Soho Rd	Birmingham	1st	57		_	, in the second s	Office Office	0.05	Direct		
05/10/2018 01/12/2018	04/11/2018 07/02/2019	Kings Ct 148-149 Great Charles Street C	Birmingham	GRND 1st	2,01				Office	<u> </u>			
24/12/2018	24/12/2018	Bristol Rd S	Birmingham	1st	10,23			Achieved	Office	5.20	Direct		
23/01/2019	24/01/2019	Coventry Rd	Birmingham	GRND	13,13		_		Office	5.96		5 yrs	
14/05/2019	13/06/2019	Kings Ct	Birmingham	1st	4,19		_		Office	3.14		5 yis	
15/02/2019	15/02/2019		Birmingham	1st	2,86		_	• •	Office	6.48			
01/01/2019	01/01/2019	Newhall St	Birmingham	BSMT	87			Asking	Office	1.46			
01/03/2019	01/03/2019	7-19 High St	Birmingham	GRND	76			Effective	Office		Direct	5 yrs	
01/02/2019	01/02/2019	148-149 Great Charles Street G		3-4	2,33		_		Office	12.95			
01/02/2019	01/02/2019	148-149 Great Charles Street C		4th	1,08				Office	18.48			
10/10/2018	09/11/2018	148-149 Great Charles Street G	•	1st	77		_		Office	12.89			
10/10/2018	09/11/2018	148-149 Great Charles Street G		2nd	77				Office	12.89			
01/03/2019	01/03/2019	51-53 Hagley Rd	Birmingham	6th	6,98				Office	11.81			
01/01/2019	01/01/2019	51-53 Hagley Rd	Birmingham	7th	4,36				Office	5.73	5.68 Direct		
24/07/2019	24/07/2019	92-93 Edward St	Birmingham	2nd	2,38	3 16.5	60 F	FRI Asking	Office		Direct		
01/07/2019	01/07/2019	Fort Pky	Birmingham	GRND	60		_	Achieved	Office		Direct		
05/10/2018	04/12/2018	4 Vicarage Rd	Birmingham	GRND	10,00				Office		Direct		
24/12/2018	24/02/2019	1 Parklands	Birmingham	GRND	5,98		_	Achieved	Office		Direct	5 yrs	
10/09/2019	10/10/2019	27 Frederick St	Birmingham	2nd	1,01		_	•	Office		Direct		
18/10/2018	18/10/2018	54 Hagley Rd	Birmingham	GRND	1,26		_		Office		Direct		
20/08/2019	19/09/2019	58 Oxford St	Birmingham	2nd	2,00				Office		Direct		
06/09/2019	06/10/2019	Fort Pky	Birmingham	2nd	2,16		_	, in the second s	Office		Direct		
21/12/2018	21/12/2018	Fort Pky	Birmingham	2nd	2,88			Achieved	Office		4.75 Direct		
21/12/2018	21/12/2018	Fort Pky	Birmingham	3rd	1,01			Achieved	Office	4.45			
01/03/2019	01/03/2019	3 Mary Ann St	Birmingham	1st	3,05				Office		Direct		
01/12/2018	01/12/2018	3 Mary Ann St	Birmingham	GRND	2,86		_		Office		Direct	5 yrs	
05/12/2018	05/03/2019	3700 Parkside	Birmingham	GRND	10,81		_	, in the second s	Office	3.17			
01/04/2019	01/05/2019	44 Sovereign Rd	Birmingham	GRND	4,18		_		Office		Direct	5 yrs	
17/10/2018	16/11/2018	6-7 Newhall Sq	Birmingham	1st	1,91			, in the second s	Office	6.90			
01/07/2019 12/12/2018	01/07/2019 12/12/2018	2B Vittoria St 27 Mary St	Birmingham Birmingham	2nd GRND	37		_	Asking FRI Effective	Office Office		Direct	4	
			IDILLINODAM	IGRIND	82	o 14.4	911		Unice		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
			v						6.50		
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	12.21	4.25 Direct	10 yrs
		5-7 Hill St		12th				Office		Direct	2 yrs 10 mos
11/10/2018	11/10/2018		Birmingham		3,102	12.79 FRI	Effective				-
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	12.30 111	Effective	Office		960.00 Direct	2 yrs
14/01/2019	01/10/2019	36 Hylton St	- V	1st	611	12.27	Effective	Office		960.00 Direct	
		-	Birmingham								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	12.22	Direct	7 yrs
					300			Office			,
06/11/2018	06/12/2018	168-176 Holliday St	Birmingham	1st		11.16 FRI	Asking	-		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	10.33	Effective	Office		Direct	5 yrs
01/12/2019	01/12/2018	36 Hall Street	Birmingham	1st	440	10.28	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 1/10
	20/04/2019	231 3010 Ku	Birningham				Ellective			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
	01/12/2018	Station Rd	Birmingham	GRND	2,670	9.50	Effective	Office		1.50	Direct	2 yrs
	15/10/2018	40 Vicarage Rd	Birmingham	1st	3,261	9.00	Asking	Office	7.53	1 50	Direct	2 y15
	01/11/2018	40 Vical age Rd 427 Lichfield Rd	Birmingham	GRND,1-2	3,000	9.00	Effective	Office	1.55	4.30	Direct	5 yrs
	01/11/2018	427 Lichfield Rd	Birmingham	GRND,1-2	3,000	9.00	Achieved	Office			Direct	5 yrs
	30/09/2018	7 Highfield Rd	Birmingham	2nd	125	8.96	Achieved	Office			Sublease	6 mos
	06/10/2018	60 Frederick St	0	1st	1,048	8.90	Asking	Office			Direct	0 11105
	07/03/2019	1669 Bristol Rd S	Birmingham Birmingham	GRND	911	8.73 FRI	Effective	Office	4.48		Direct	5 yrs
	30/11/2018	93 High St	Birmingham	1st	573	8.72 IRI	Effective	Office	4.40		Direct	1 yr 7 mos
	01/06/2019	55 Thomas St	Birmingham	3rd	291	8.66	Asking	Office			Direct	
	01/06/2019	55 Thomas St		3rd	482	8.64	Achieved	Office			Direct	
	19/10/2018	1159 Bristol Road South	Birmingham Northfield	1st	875	8.57 FRI	Effective	Office			Direct	5
	01/11/2018	175-177 Corporation St	Birmingham	GRND	1,071	8.50 IRI	Asking	Office		2.07	Direct	5 yrs
	22/03/2019		0		295	8.47 FRI	Ŷ	Office				
		45 Vyse St	Birmingham	1st			Asking			3.13	Direct	2 1/170
	11/03/2019	St Vincent St	Birmingham	1st 1,3	1,686	8.30 8.00 FRI	Asking	Office Office			Direct Direct	3 yrs
	01/10/2018 26/11/2018	58-72 John Bright St 55 Thomas St	Birmingham	2nd	6,313	7.87	Asking	Office			Direct	
			Birmingham		392	7.86	Achieved			4.05		
	01/11/2018	52 Vyse St 55 Thomas St	Birmingham	1st 2nd	229		Asking	Office Office		4.65	Direct	
	06/12/2018	55 Thomas St	Birmingham		234 234	7.85	Asking	-			Direct	
	31/10/2018		Birmingham	2nd		7.85	Asking	Office	2.45		Direct	
	01/10/2018	Walter St	Birmingham	1st	3,203	7.81 IRI	Asking	Office	3.45		Direct	
	21/10/2018	10 Northwood St	Birmingham	GRND	2,843	7.74 IRI	Effective	Office		0.45	Direct	5 yrs
	01/10/2018	81 Vyse Street	Hockley	1st	200	7.50	Asking	Office			Direct	
	01/11/2018	All Saints St	Birmingham	GRND	349	7.45	Asking	Office			Direct	
	01/09/2018	33 Hylton St	Birmingham	GRND	137	7.29 FRI	Asking	Office		493.00		
	01/02/2019	80 Hatchett St	Birmingham	1st	864	7.29	Asking	Office	1.84		Direct	2.100
	01/12/2018	170-174 Great Hampton Row	Birmingham	GRND	1,000	7.20	Effective	Office		0.00	Direct	3 yrs
	01/09/2018	17H Vyse St	Birmingham	1st	418	7.18 FRI	Asking	Office		2.82	Direct	
	01/07/2019	27 Hylton St	Birmingham	GRND	357	7.00 IRO	Asking	Office			Direct	
	01/06/2019	52 Vyse St	Birmingham	1st	229	6.99	Asking	Office		0.00	Direct	
	01/09/2018	20E Vyse St	Birmingham	1st	194	6.95	Asking	Office		2.82	Direct	
	20/11/2018	1 Stanhope St	Birmingham	1st	3,800	6.70	Effective	Office			Direct	5 yrs
	01/03/2019	84C Vyse St	Birmingham	1st	970	6.70	Asking	Office			Direct	
	06/10/2018	Great Hampton Row	Birmingham	GRND	1,500	6.66	Effective	Office			Sublease	3 yrs
	22/03/2019	72-78 Crompton Rd	Birmingham	GRND	4,520	6.64	Asking	Office	1.11		Direct	3 yrs
	17/11/2018	56-58 Constitution HI	Birmingham	1st	1,840	6.52	Asking	Office	3.48	0.70	Direct	
	01/02/2019	49 Vyse St	Birmingham	1st	224	6.47	Asking	Office	4.00	2.78	Direct	7
	01/11/2018	Herrick Rd	Birmingham	GRND	1,334	6.37 FRI	Asking	Office	1.66		Direct	7 yrs
	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		^ <del></del>	Direct	6 yrs
	01/11/2018	48 Vyse St	Birmingham	1-2	1,275	5.88	Asking	Office			Direct	6 maa
	28/09/2018	7 Highfield Rd	Birmingham	1st	464	5.81	Achieved	Office			Sublease	6 mos
	27/02/2019	60 Caroline Street	Birmingham	2nd	224	5.80 FRI	Asking	Office		1.83	Direct	
	12/04/2019	Mainstream Way	Birmingham	GRND	4,123	5.34	Effective	Office			Direct	5 yrs
	01/02/2019	83 Hagley Rd	Birmingham	2nd	2,434	5.30	Achieved	Office			Direct	3 yrs
	01/05/2019	55 Thomas St	Birmingham	GRND	484	5.03	Achieved	Office			Direct	
	01/11/2018	Mackadown Ln	Birmingham		6,567	4.15 FRI	Effective	Office			Direct	5 yrs
	08/02/2019	255 Hospital Street	Birmingham	GRND,1	3,476	4.03	Achieved	Office			Direct	10 yrs
	01/09/2018	55 Thomas St	Birmingham	GRND	5,711	3.21	Achieved	Office			Direct	
	14/03/2019	Garretts Green Ln	Birmingham	GRND	1,500	2.00	Asking	Office			Direct	0
29/10/2018	29/10/2018	60 Frederick St	Birmingham	GRND	1,555	0.36 FRI	Effective	Office			Direct	9 yrs 4 mos

/01/2019	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr Servic	e Rent Type	Use	Lease Type Break Date	Review Date	Business Rates/SF/Yr Service Cha	arge Term
01/2019	14/02/2019	68 St Andrews Rd	Birmingham	GRND,1	1,210	14.42 FRI	Asking	Industrial	Direct			-
4/2019	01/04/2019	41 Augusta Street	Birmingham	1st	447		Asking	Industrial	Direct			
2/2019	28/02/2019	11 Northampton St	Birmingham	GRND	1,001		Asking	Industrial	Direct			1.61
6/2019	01/06/2019	71 Wordsworth Rd	Birmingham	GRND	1,101		Achieved	Light Industrial	Direct			
/2018	01/10/2019	Battery	Birmingham	GRND	58,000		Effective	Industrial	Direct			15 yrs
2010	27/03/2019	Kings Rd	Birmingham	GRND	803		Achieved	Industrial	Direct		1.75	10 y13
		5	-								1.75	
/2018	25/10/2018	Park Ln	Birmingham	GRND	251		Asking	Industrial	Direct			
8/2019	01/08/2019	80 Park Rd	Birmingham	GRND,1	68,362		Achieved	Industrial	Direct			1 yr
2/2018	03/12/2018	66 Northampton St	Birmingham	1st	540		Asking	Industrial	Direct			1.17
2/2018	04/01/2019	Birmingham Airport	Birmingham	GRND	1,536	10.00 FRI	Achieved	Industrial	Direct			
3/2019	01/04/2019	48 Sovereign Rd	Birmingham	GRND	1,248	9.50 FRI	Asking	Industrial	Direct			
5/2019	22/05/2019	Avenue Rd	Birmingham	GRND	244	9.43	Asking	Industrial	Direct			2.98
8/2019	01/08/2019	Avenue Rd	Birmingham	GRND	415	8.92	Asking	Industrial	Direct			
9/2018	21/09/2018	16-36 Cherrywood Rd	Birmingham	GRND	1,200		Asking	Industrial	Direct			2 yrs
0/2018	25/03/2019	Bromford Ln	Birmingham	GRND,1	23,576		Effective	Light Industrial	Direct			5 yrs
6/2019	04/07/2019	Miller St	Birmingham	GRND,1	2,792		Asking	Industrial	Direct			
			•	,			0					1.05
5/2019	22/05/2019	Kettleswood Dr	Birmingham	GRND	2,300		Asking	Light Industrial	Direct			1.05
9/2018	03/09/2018	Bordesley Green Rd	Birmingham	GRND	1,140		Asking	Industrial	Direct			1.51
2/2018	03/12/2018	Avenue Rd	Birmingham	GRND	732		Asking	Industrial	Direct			2.54
7/2019	25/01/2020	Coleshill Heath Rd	Birmingham	GRND,1	77,484	7.50	Asking	Industrial	Direct			11 yrs
4/2019	01/04/2019	Avenue Rd	Birmingham	GRND	900	7.50	Asking	Industrial	Direct			2.78
2/2018	17/12/2018	Bickenhill Ln	Birmingham	GRND	8,413	7.50 FRI	Asking	Industrial	Direct			
9/2018	28/09/2018	Bickenhill Ln	Birmingham	GRND	7,300		Achieved	Industrial	Direct			5 yrs
/2019	01/04/2019	49 Vyse St	Birmingham	2nd	224		Asking	Light Industrial	Direct			2.77
3/2019	29/09/2019	Avenue Close	Birmingham	GRND	3,000		Asking	Industrial	Direct	-		
k/2019	21/09/2019		Ū	GRND,1	35,777		Effective	Industrial	Direct		2.56	10
		Argyle St	Birmingham	,							2.30	10 yrs
2/2019	08/02/2019	Tyburn Rd	Birmingham	GRND	3,391		Achieved	Industrial	Direct			
3/2019	01/03/2019	Mount St	Birmingham	GRND	588		Asking	Light Industrial	Direct			5.31
8/2019	22/09/2019	Heneage St	Birmingham	GRND,1	3,309	6.95	Asking	Industrial	Direct		1.96	
4/2019	01/04/2019	67 Melchett Rd	Birmingham	GRND,1	7,975	6.95 FRI	Asking	Industrial	Direct			
9/2018	16/10/2018	Miller St	Birmingham	GRND,1	3,240	6.95 FRI	Effective	Industrial	Direct		2.78	10 yrs
9/2018	11/12/2018	Aston Hall Rd	Birmingham	GRND,1	64,500	6.82 FRI	Effective	Industrial	Direct			10 yrs
1/2019	14/01/2019	Nechells Pl	Birmingham	GRND	1,552		Effective	Industrial	Direct			5 yrs
9/2018	01/10/2018	Bordesley Green Rd	Birmingham	GRND	1,075		Achieved	Industrial	Direct			1 yr
3/2018	01/03/2019		0	GRND								,
		Mount St	Birmingham		556		Asking	Light Industrial	Direct			7.43
3/2019	01/03/2019	Rushey Ln	Birmingham	GRND	2,275		Asking	Industrial	Direct			
08/2019	29/09/2019	Avenue Close	Birmingham	GRND	2,300		Asking	Light Industrial	Direct			
)9/2019	03/11/2019	Mainstream Way	Birmingham	GRND,1	6,766	6.50	Asking	Industrial	Direct		2.44	
03/2019	07/03/2019	Holford Way	Birmingham	GRND,1	20,595	6.50 FRI	Effective	Industrial	Direct			10 yrs
10/2018	03/10/2018	1-7 Crown Rd	Birmingham	GRND	15,112	6.50 FRI	Effective	Industrial	Direct	03/10/2019		10 yrs
12/2018	22/01/2019	Heartlands Pkv	Birmingham	GRND,1	58,719		Effective	Industrial	Direct			5 yrs
03/2019	01/03/2019	Mount St	Birmingham	GRND	702		Asking	Industrial	Direct			
03/2019	18/03/2019	Hazelwell Rd	Birmingham	GRND	1,722		Effective	Industrial	Direct 18/09/2020			861.00 3 yrs
			0		,							,
1/2018	01/05/2019	Walall Rd	Birmingham	GRND,1	100,511		Effective	Industrial	Direct			10 yrs
10/2018	25/10/2018	Park Ln	Birmingham	GRND	534		Asking	Industrial	Direct			
10/2018	24/11/2018	Park Ln	Birmingham	GRND	530		Asking	Industrial	Direct			
1/2018	01/11/2018	Montgomery St	Birmingham	GRND	130		Asking	Industrial	Direct			5.05
0/2018	01/10/2018	272 Montgomery Street	Birmingham	GRND	260	6.15	Asking	Industrial	Direct			5.06
3/2019	01/03/2019	Sydenham Rd	Birmingham	GRND	834	6.12	Asking	Industrial	Direct			3.13
5/2019	01/05/2019	Icknield St	Birmingham	GRND	1,800	6.11	Asking	Industrial	Direct			1.88
9/2018	01/09/2018	Mount St	Birmingham	GRND	867		Asking	Industrial	Direct			2.82
0/2018	19/11/2019	1-1A Selecta Ave	Birmingham	GRND,MEZZ	12,071		Achieved	Industrial	Direct			
10/2018	01/11/2018	Wellington St	•	GRND	912				Direct			3.15
			Birmingham				Asking	Industrial				3.33
12/2018	03/12/2018	Garrison Ln	Birmingham	GRND	925		Asking	Industrial	Direct			3.33
9/2018	05/11/2018	130 Pershore St	Birmingham	MEZZ	7,093		Asking	Light Industrial	Direct		0.06	
0/2018	10/01/2019	Kings Norton	Birmingham	GRND,1	21,030		Achieved	Industrial	Direct			
5/2019	01/06/2019	Mainstream Way	Birmingham	GRND	2,228		Asking	Industrial	Direct		3.66	
8/2019	01/08/2019	Saxon Way	Birmingham	GRND	2,433	5.75 FRI	Achieved	Industrial	Direct			5 yrs
1/2018	22/01/2019	Tame Rd	Birmingham	GRND	5,326	5.75 FRI	Asking	Light Industrial	Direct			
0/2018	01/10/2018	Garrison Ln	Birmingham	GRND	915		Asking	Industrial	Direct			3.44
9/2019	12/09/2019	Wellington St	Birmingham	GRND	700		Asking	Industrial	Direct			
4/2019	12/03/2019	Mainstream Way	Birmingham	GRND	2,642		Effective	Industrial	Direct	-		5 yrs
2/2019	03/12/2018	Mount St	, v	GRND	1,039		Asking	Industrial	Direct			2.82
			Birmingham	GRND	,		Ű					3.41
1/2018	01/11/2018	Sydney Rd	Birmingham		925		Asking	Industrial	Direct			
0/2018	01/10/2018	Mount St	Birmingham	GRND	1,039		Asking	Industrial	Direct			2.82
8/2019	27/09/2019	Hazelwell Rd	Birmingham	GRND	4,450		Effective	Industrial	Direct		2.07	0.52 6 yrs
4/2019	12/04/2019	Wellington St	Birmingham	GRND	709	5.64	Asking	Industrial	Direct			3.13
8/2019	21/09/2019	Bordesley Green Rd	Birmingham	GRND	1,075	5.58 FRI	Effective	Industrial	Direct			1 yr
0/2018	01/12/2018	Old JC Motors Adams St	Birmingham	GRND	2,700		Achieved	Industrial	Direct			5 yrs
0/2018	01/10/2018	Sydney Rd	Birmingham	GRND	1,850		Asking	Industrial	Direct	-		3.41
5,2010	01/04/2019	21 Crown Rd	*	GRND	1,938		•	Industrial	Direct			
1/2010	01/04/2019		Birmingham				Asking				4.00	
	101/05/2019	Park Ln	Birmingham	GRND,1	164,311		Asking	Industrial	Direct		1.82	
4/2019			Birmingham	GRND	2 700	5.50 FRI	Achieved	Industrial	Direct		1.40	
4/2019 0/2018	09/02/2019	Adams St			2,700							
4/2019 0/2018 3/2019		Adams St 146 Cheston Rd	Birmingham	GRND,1	7,670	5.48	Achieved	Industrial	Direct			5 yrs
04/2019 04/2019 0/2018 03/2019 02/2019	09/02/2019					5.48			Direct Direct			5 yrs 1.16

01/04/2010	01/04/2010	Croat Wastern Class	Pirminghom	CRND	1 041	5 22	Achieved	Industrial	Direct			10 1/20
01/04/2019 01/04/2019	01/04/2019 01/04/2019	Great Western Close Avenue Close	Birmingham Birmingham	GRND GRND,1	1,241 19,162	5.32 5.28	Achieved Achieved	Industrial Industrial	Direct 01/04/202	2		10 yrs 5 yrs
01/09/2018	01/09/2018	Mount St	Birmingham	GRND	2,090	5.26	Asking	Industrial	Direct	2		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		7.00	5 yrs
07/03/2019 11/02/2019	07/03/2019	Tay Rd Pritchett St	Birmingham	GRND	4,914 11,140	5.00 FRI 5.00 FRI	Asking	Industrial Industrial	Direct Direct		7.32	22 1/20
01/02/2019	01/02/2019	38 Wood Ln	Birmingham Birmingham	GRND,1 GRND	5,000	5.00	Asking Effective	Industrial	Direct			22 yrs 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 01/11/202	1	2.06	5 yrs
25/04/2019	01/05/2019	Bordesley Green Rd	Birmingham	GRND	1,200	4.80 IRO		Industrial	Direct			1 yr
13/03/2019	13/03/2019	Tay Rd	Birmingham	GRND	9,765	4.77 FRI 4.77	Effective	Industrial	Direct 12/03/202	3		6 yrs 9 mos
01/02/2019 17/06/2019	01/02/2019	202 Pershore Rd S Flaxley Rd	Birmingham Birmingham	GRND,1 GRND	1,415	4.73 FRI	Effective Asking	Industrial Industrial	Direct Direct			3 yrs
01/10/2018	31/10/2018	55 Thomas St	Birmingham	1st	586	4.73	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 01/12/202	1		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 29/11/2018	12/03/2019 29/12/2018	Redfern Rd 81A Musgrave Rd	Birmingham Birmingham	GRND GRND	45,790 3,800	4.49 FRI 4.48	Effective Asking	Industrial Industrial	Direct Direct			10 yrs
29/11/2018	29/12/2018	Wyrley Rd	Birmingham	GRND	3,800	4.48 4.47 FRI	Effective	Industrial	Direct		0.99	7 yrs
25/01/2019	25/01/2019	21 Hospital St	Birmingham	GRND	4,535	4.47 FRI 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		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 07/11/2018	11/11/2018 07/12/2018	Camden St 125-130 Middlemore Rd	Birmingham Birmingham	GRND GRND	4,875 2,800	4.10 3.91 FRI	Effective Effective	Industrial Industrial	Direct Direct			3 yrs 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 19/09/2018	18/03/2019	Bissell St	Birmingham	GRND,1 GRND	7,775 8,950	3.16 FRI 3.13	Effective	Industrial Industrial	Direct Direct		3.93	5 yrs
01/02/2019	19/10/2018 01/03/2019	77 Tyburn Rd All Saints St	Birmingham Birmingham	GRND	3,556	3.09	Asking	Light Industrial	Direct			5 yrs 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	2.02
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	04/00/0000		3 yrs
02/03/2019	01/05/2019	78-86 Wharfdale Rd	Birmingham	GRND,1	8,911 4,522	2.69 FRI	Achieved	Industrial	Direct	01/03/2022		6 yrs
12/10/2018 02/05/2019	11/11/2018 01/06/2019	15-19 Bickford Rd 55 Thomas St	Birmingham Birmingham	GRND 3rd	4,522	2.65 2.60	Achieved Achieved	Industrial Industrial	Direct Direct			3 yrs
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 02/01/2019	25/01/2019	10 Sloane St 45 Dickford St	Birmingham	GRND,1	6,238 9,798	1.46 1.28 FRI	Asking	Industrial	Direct		2.26	2
02/01/2019	02/01/2019 02/11/2018	45 Pickford St Brettell Ln	Birmingham Brierley Hill	GRND GRND	9,798	1.28 FRI 8.66 FRI	Effective Effective	Industrial Industrial	Direct Direct	02/05/2020		3 yrs 10 yrs
24/09/2018	24/09/2018	Leys Rd	Brierley Hill	GRND	<u> </u>	7.50 FRI	Achieved	Industrial	Direct			10 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 28/08/202	4 28/08/2024		10 yrs
19/05/2019 01/04/2019	18/06/2019 31/05/2019	Hurst Ln Pedmore Rd	Brierley Hill Brierley Hill	GRND GRND	4,862 5,729	5.25 FRI 5.25	Asking Asking	Industrial Industrial	Direct 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 28/08/202	3	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
		Newtown St	Cradley Heath	GRND	1,030	7.28	Achieved	Industrial	Direct			
01/05/2019	01/05/2019											
01/05/2019 07/12/2018	01/01/2019	Cradley Rd	Cradley Heath	GRND	1,663	5.41 FRI	Asking	Industrial	Direct		1.88	_
01/05/2019 07/12/2018 01/02/2019	01/01/2019 01/02/2019	Cradley Rd Waterfall Ln	Cradley Heath Cradley Heath	GRND	2,703	5.18	Effective	Industrial	Direct		1.88	5 yrs
01/05/2019 07/12/2018	01/01/2019	Cradley Rd	Cradley Heath		,		•			2	1.88	5 yrs 6 yrs

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				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	
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			0.07	10 yrs
03/12/2018	03/01/2019	Bromsgrove Rd	Halesowen	GRND	9,180	4.75	Asking	Industrial	Sublease			2.37	0.05
17/01/2019	17/01/2019	Mucklow HI	Halesowen	GRND	6,011	3.95 FRI	Asking	Industrial	Direct				0.65
03/09/2018	31/01/2019	Dudley Rd	Halesowen	GRND,1	32,075	3.10	Asking	Industrial	Direct		-	2.12	<b>5</b> 1/
01/12/2018	01/12/2018	Coombs Rd	Halesowen	GRND 1	5,200	2.88	Achieved	Industrial	Direct			0.01	5 yrs
28/05/2019	28/05/2019	113 Lodgefield Rd	Halesowen	GRND,1	6,922	2.37 FRI	Effective	Industrial	Direct	10/05/0040		2.01	3 yrs
13/05/2019 01/02/2019	13/06/2019	Park Rd	Hockley	GRND	947	9.08 FRI	Effective	Industrial	Direct	12/05/2019			3 yrs
28/05/2019	01/02/2019 28/05/2019	49 Vyse Street First Ave	Hockley Kingswinford	GRND GRND,1	481 41,864	8.32	Asking Effective	Light Industrial Industrial	Direct Direct				2.77 15 yrs
02/01/2019	06/02/2019	Dawley Brook Rd	Kingswinford	GRND, I GRND, MEZZ	10,180	2.26 FRI	Achieved	Industrial	Direct				5 yrs
18/01/2019	18/01/2019	Rounds Green Rd	Oldbury	GRND,MEZZ	10,180	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			2.00	0 913
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	20/12/2010	20/12/2020	1.00	
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 FRI	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					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	Penncricket 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			(	).27 3 yrs
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	Folkes Rd	Stourbridge	GRND	3,681	5.51	Asking	Industrial	Direct				
11/06/2019	11/07/2019	Folkes 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					
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	10/00/0001	-		2.1
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		-	0.42	2.1
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		10/02/2020	2.31	3 yrs
18/02/2019 01/02/2019	03/03/2019	Golds Hill Way	Tipton	GRND	2,797	6.50 FRI 6.50 FRI	Effective	Industrial	Direct		18/02/2020		3 yrs
	03/03/2019	Golds Hill Way Golds Hill Way	Tipton Tipton	GRND GRND	2,799	6.50 FRI	Effective	Industrial Industrial	Direct Direct	20/01/2020	21/01/2020		3 yrs 3 yrs
21/01/2010						D 2007 KI		0.0000000000000000000000000000000000000	LE AN MELL				LU VIS
21/01/2019 21/01/2019	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

0/44/00 10	00/40/00 17				!	0.50 55			D: :				0.000.00
8/11/2018 4/01/2019	08/12/2018 04/01/2019	Golds Hill Way Golds Hill Way	Tipton Tipton	GRND GRND	2,864 9,578	6.50 FRI 6.25 FRI	Asking Asking	Industrial Industrial	Direct Direct	03/01/2024	04/01/2024	2.42	2,238.00 10 yrs
1/12/2019	01/01/2019	Bloomfield Rd	Tipton	GRND	2,247	6.06 FRI	Effective	Industrial	Direct	00/01/2024		1.85	3 yrs
/11/2018	04/12/2018	Bloomfield Rd	Tipton	GRND	2,233	6.04 FRI	Asking	Industrial	Direct			1.82	
/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
/06/2019	13/07/2019	Chapel St	Tipton	GRND	1,003	5.78 FRI	Asking	Industrial	Direct		_	2.44	
/08/2019 /03/2019	13/08/2019 28/03/2019	Charles St	Tipton Tipton	GRND GRND,1	2,583	5.09 FRI 4.70	Effective Achieved	Industrial Industrial	Direct Direct				3 yrs
/06/2019	01/06/2019	Coneygre Rd Sedgley Rd W	Tipton	GRND, I GRND	2,140	4.44 FRI	Asking	Industrial	Direct				
/01/2019	09/01/2019	Birmingham New Rd	Tipton	GRND	14,877	3.50	Achieved	Industrial	Direct				
/08/2019	22/08/2019	Merchants Way	Walsall	GRND	516	9.69 FRI	Asking	Industrial	Direct				
/04/2019	01/04/2019	153-158 Bridgeman St	Walsall	GRND	2,500	7.38 FRI	Effective	Industrial	Direct				5 yrs
9/11/2018	09/11/2018	Lockside	Walsall	GRND	7,880	5.79 FRI	Effective	Industrial	Direct			4.54	6 yrs
0/09/2018 3/02/2019	10/10/2018 18/02/2019	Linley Lodge Works Pleck Rd	Walsall Walsall	GRND GRND	2,719 2,200	5.70 FRI 5.12	Asking Achieved	Industrial Industrial	Direct Direct			1.54	5 yrs
/09/2018	04/11/2018	Linley Lodge Works	Walsall	GRND,MEZZ	9,101	4.99 FRI	Asking	Industrial	Direct			3.43	5 yis
/12/2018	03/12/2018	3B Charles St	Walsall	GRND	6,258	4.79 FRI	Asking	Industrial	Direct			1.67	
/09/2018	26/09/2018	Bescot Cres	Walsall	GRND,1	23,973	4.75 FRI	Achieved	Industrial	Direct				
/03/2019	01/03/2019	Maybrook Rd	Walsall	GRND,1	2,742	4.74	Achieved	Industrial	Direct			3.22	13 yrs
/12/2018	19/02/2019	Middlemore Ln W	Walsall	GRND,1	6,591	4.25 FRI	Asking	Industrial	Direct				
/10/2018 /07/2019	30/11/2018 21/10/2019	24 Bridgeman St Vigo Pl	Walsall Walsall	GRND GRND,MEZZ	7,326	4.10 4.02 FRI	Asking Asking	Industrial Industrial	Direct Direct				5 yrs
/11/2018	01/11/2018	Bloxwich Ln	Walsall	GRND	11,278	4.02	Effective	Industrial	Direct	01/11/2021			5 yrs
/02/2019	24/03/2019	11-13 Wall End Close	Walsall	GRND	1,547	4.00 FRI	Asking	Industrial	Direct				3 yrs
/11/2018	18/01/2019	36-36B Hall Ln	Walsall	GRND,1	7,289	3.84 FRI	Asking	Industrial	Direct			2.54	
06/2019	02/10/2019	Pool St	Walsall	GRND	3,647	3.76 FRI	Achieved	Industrial	Direct				
/04/2019	01/05/2019 27/09/2018	123-131 Bridgeman St	Walsall	GRND GRND	2,200	2.50 FRI 6.10 FRI	Asking	Industrial	Direct				6 yrs
/09/2018 /09/2018	01/09/2018	Trident Dr Atlantic Way	Wednesbury Wednesbury	GRND	78,049	5.33 FRI	Effective Effective	Industrial Industrial	Direct Direct		29/09/2023		10 yrs 10 yrs
/03/2019	07/03/2019	Bilston Rd	Wednesbury	GRND	8,710	5.24 FRI	Effective	Industrial	Direct				3 yrs
/03/2019	20/08/2019	Bilston Rd	Wednesbury	GRND	15,922	4.75 FRI	Achieved	Industrial	Direct				
/01/2019	17/01/2019	Bilston Rd	Wednesbury	GRND	8,683	4.50	Effective	Industrial	Direct	16/01/2024	17/01/2024		10 yrs
09/2018	19/09/2018	Bilston Rd	Wednesbury	GRND	8,775	4.50 FRI	Asking	Industrial	Direct		_		
02/2019 02/2019	15/02/2019 23/04/2019	Leabrook Rd Woden Rd S	Wednesbury Wednesbury	GRND GRND	1,007 6,057	3.22 2.97 FRI	Achieved Asking	Industrial Industrial	Direct Direct				
10/2018	08/01/2019	Darlaston Rd	Wednesbury	GRND	10,524	2.97 FRI 2.05 FRI	Asking	Industrial	Direct				
/01/2019	02/01/2019	75 Union St	West Bromwich	GRND	7,203	6.25 FRI	Achieved	Industrial	Direct				
/07/2019	28/08/2019	Greets Green Rd	West Bromwich	GRND	1,100	5.45	Asking	Industrial	Direct				
/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
/11/2018 /02/2019	01/12/2018 12/03/2019	Greets Green Rd	West Bromwich	GRND GRND	1,500 4,300	5.45 5.34	Asking	Industrial	Direct				
/02/2019	07/06/2019	101 Union St Greets Green Rd	West Bromwich West Bromwich	GRND	4,300	5.26	Asking Achieved	Industrial Industrial	Direct Direct				
/02/2019	01/02/2019	Spon Ln	West Bromwich	GRND	3,300	5.14 FRI	Asking	Industrial	Direct			2.20	
/07/2019	15/08/2019	New Swan Ln	West Bromwich	GRND	4,000	5.00	Asking	Industrial	Direct				
/09/2019	04/10/2019	Charles St	West Bromwich	GRND	2,507	4.98 FRI	Effective	Industrial	Direct	04/10/2022			5 yrs
/03/2019	16/03/2019	Charles St	West Bromwich	GRND	2,127	4.86 FRI	Effective	Industrial	Direct	40/00/0000			3 yrs
/09/2019	13/09/2019	Charles St	West Bromwich	GRND,1	2,668	4.78 FRI 4.55 FRI	Effective	Industrial	Direct	12/09/2022		4.05	5 yrs
/08/2019 /10/2018	02/10/2019 09/12/2018	Varney Ave Bilston Rd	West Bromwich West Bromwich	GRND GRND	3,300 9,436	4.55 FRI 4.14 FRI	Effective Achieved	Industrial Industrial	Direct Direct			1.45	6 yrs 0.24 1 yr
/04/2019	01/04/2019	Oldbury Rd	West Bromwich	GRND	7,095	3.52 FRI	Asking	Industrial	Direct			1.70	0.211191
/06/2019	16/08/2019	4 Charles St	West Bromwich	GRND	5,115	2.93 FRI	Asking	Industrial	Direct			1.41	
/06/2019	01/06/2019	74 Cannock Rd	Willenhall	GRND	1,890	10.36 FRI	Asking	Industrial	Direct				
/02/2019	02/04/2019	Watery Ln	Willenhall	GRND	7,500	7.00	Achieved	Industrial	Direct				
/06/2019 /03/2019	22/06/2019 01/03/2019	Fernside Rd Fernside Rd	Willenhall Willenhall	GRND GRND	10,008 3,915	5.99 FRI 5.36 FRI	Effective Effective	Industrial Industrial	Direct Direct		28/02/2023		10 yrs 5 yrs
/03/2019	02/10/2019	Watery Ln	Willenhall	GRND	3,750	5.00 FRI	Achieved	Industrial	Direct				5 915
/09/2019	02/10/2019	Watery Ln	Willenhall	GRND	3,785	5.00 FRI	Effective	Industrial	Direct				1 yr
/11/2018	13/12/2018	Stringes Close	Willenhall	GRND	17,073	4.53	Asking	Industrial	Direct				
/10/2018	09/10/2018	Planetary Rd	Willenhall	GRND	5,894	4.45	Achieved	Industrial					
/08/2019	12/08/2019	Straight Rd	Willenhall	GRND	2,700	4.01	Effective	Industrial	Direct				5 yrs
/10/2018 /01/2019	25/11/2018 07/02/2019	1-3 East Acre Ezekiel Ln	Willenhall Willenhall	GRND GRND	33,312 3,300	3.93 3.78	Achieved Achieved	Industrial Industrial	Direct Direct				3 yrs
/01/2019	01/01/2019	Ezekiel Ln	Willenhall	GRND,1	7,569	3.17 FRI	Asking	Industrial	Direct			1.09	3 yrs
/12/2018	01/12/2018	Park Ln	Wolverhampton	GRND	700	8.21 IRI	Achieved	Industrial	Direct			1.00	3 yrs
/04/2019	02/05/2019	Stafford Rd	Wolverhampton	GRND	1,671	8.09 FRI	Effective	Industrial	Direct			2.23	3 yrs
09/2018	25/09/2018	Park Ln	Wolverhampton	GRND	812	8.00 IRI	Achieved	Industrial	Direct	25/03/2020	25/03/2020		3 yrs
11/2018	25/02/2019	Steelpark Way	Wolverhampton	GRND	10,725	7.20 FRI	Effective	Light Industrial	Direct				15 yrs
11/2018 09/2018	05/01/2019 25/09/2018	Steelpark Way Park Ln	Wolverhampton Wolverhampton	GRND GRND	8,925 1,020	7.20 FRI 6.86 IRI	Effective Achieved	Light Industrial Industrial	Direct Direct	25/09/2020			15 yrs 3 yrs
09/2018	03/10/2018	Stafford Rd	Wolverhampton	GRND	1,020	6.50 FRI	Effective	Industrial	Direct	2010912020		2.35	5 yrs
03/2019	07/04/2019	Bath St	Wolverhampton	GRND	930	6.39 FRI	Effective	Industrial	Direct			2.45	3 yrs
02/2019	20/03/2019	Great Brickkiln St	Wolverhampton	GRND	1,191	6.30 FRI	Effective	Industrial	Direct			1.91	5 yrs
/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
05/2019	01/05/2019	Monmore Rd	Wolverhampton	GRND	750	6.00	Effective	Industrial	Direct			2.02	5 yrs
/05/2019 /09/2018	17/07/2019 01/10/2018	Neachells Ln Steel Dr	Wolverhampton	GRND GRND	4,981	5.75 FRI 5.56	Achieved Asking	Industrial Industrial	Direct Direct				Euro
/11/2018	26/11/2018	Dixon St	Wolverhampton Wolverhampton	GRND	1,103	5.36 FRI	Achieved	Industrial	Direct	25/11/2021	25/11/2021	1.46	5 yrs 5 yrs
					1,007	0.0011111	17 JULIE VEU	maaaauuu	101000			1.70	0 10

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

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NAME         NAME <t< td=""><td></td><td>Start Date 01/11/2018</td><td>Address</td><td>City</td><td>GRND</td><td></td><td></td><td>Other Sales Area</td><td></td><td></td><td>Asking</td><td></td><td></td><td>ervice Charge PA</td><td>Lease Type Direct</td><td>Term</td></t<>		Start Date 01/11/2018	Address	City	GRND			Other Sales Area			Asking			ervice Charge PA	Lease Type Direct	Term
NAME         NAME        NAME        NAME        N				-				(								
NUCLY         NUCLY <t< td=""><td>12/2018</td><td>03/02/2019</td><td>142 New St</td><td>Birmingham</td><td>GRND</td><td>1,740</td><td>1,010</td><td>(</td><td>205,000.00</td><td>117.82 FRI</td><td>Asking</td><td>Retail</td><td>64,665.00</td><td>8,250.00</td><td>Direct</td><td></td></t<>	12/2018	03/02/2019	142 New St	Birmingham	GRND	1,740	1,010	(	205,000.00	117.82 FRI	Asking	Retail	64,665.00	8,250.00	Direct	
Deck         Deck <thdeck< th="">         Deck         Deck        <thd< td=""><td></td><td></td><td></td><td><b>°</b></td><td></td><td></td><td>271</td><td>(</td><td></td><td></td><td>-</td><td></td><td>-</td><td></td><td></td><td></td></thd<></thdeck<>				<b>°</b>			271	(			-		-			
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BARDER         BARDER        BARDER        BARDER        BARDER        BARDER        BARDER        BARDER        BARDER			-					(			-		3,720.00			10 yrs
Charley         Depart																10 yrs
Chem         Chem        Chem        Chem        C	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
Der Marcia         Der Marcia <thder marcia<="" th="">         Der Marcia         Der Mar</thder>																1 yr
BARDER         Digits         Digits <thdigits< th=""> <thdigits< th=""> <thdigits< t<="" td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>10 yrs</td></thdigits<></thdigits<></thdigits<>																10 yrs
descr         and         basis							2,262	(			ů		66,598.00	15,019.00	Ū.	3 yrs
DATOM         DATOM <t< td=""><td></td><td></td><td></td><td>ů</td><td></td><td></td><td>1.104</td><td>(</td><td></td><td></td><td>ů</td><td></td><td>46.718.00</td><td></td><td></td><td>25 yrs</td></t<>				ů			1.104	(			ů		46.718.00			25 yrs
BADD         BADD <t< td=""><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td>(</td><td></td><td></td><td>ů</td><td></td><td></td><td></td><td></td><td></td></t<>					-			(			ů					
Shore         Shore <t< td=""><td>11/2018</td><td>19/12/2018</td><td>10 Cannon St</td><td>Birmingham</td><td>GRND</td><td>511</td><td>511</td><td>(</td><td>32,500.00</td><td>63.60 FRI</td><td>Asking</td><td>Retail</td><td>16,401.00</td><td>1,300.00</td><td>Direct</td><td></td></t<>	11/2018	19/12/2018	10 Cannon St	Birmingham	GRND	511	511	(	32,500.00	63.60 FRI	Asking	Retail	16,401.00	1,300.00	Direct	
Bir								76			ů					
KUMM         KUMM        KUMM        KUMM        K			•	ů			5,310	(			ů		149,100.00		-	
Birshie         <							0	(							-	
Dist         Dist <thdist< th="">         Dist         Dist         <th< td=""><td></td><td></td><td>-</td><td></td><td></td><td></td><td>230</td><td>(</td><td></td><td></td><td></td><td></td><td>6.480.00</td><td></td><td></td><td>5 yrs</td></th<></thdist<>			-				230	(					6.480.00			5 yrs
State         Normal         Normal<			-					(								10 yrs
Physic	05/2019	01/05/2019	42 Wulfrun Way	Wolverhampton	GRND	527	527		30,000.00	56.93 FRI	Effective	Retail		8,602.00	Direct	1 yr
bittic         withic				ů			0	(								6 yrs
BADP         Solar         Solar <th< td=""><td></td><td></td><td></td><td>°.</td><td>-</td><td></td><td>-</td><td></td><td></td><td></td><td></td><td></td><td>75 000 00</td><td> ,</td><td></td><td></td></th<>				°.	-		-						75 000 00	,		
Shifty         Name         Name        Name        Name <t< td=""><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td><td>(</td><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td></t<>			-					(					-			
Shorp         Watch         Shorp         Shorp <t< td=""><td></td><td></td><td></td><td>-</td><td></td><td></td><td>0</td><td>(</td><td></td><td></td><td></td><td></td><td>17,352.00</td><td></td><td></td><td></td></t<>				-			0	(					17,352.00			
where         where <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>265</td><td>(</td><td></td><td></td><td>ů</td><td></td><td>3,840.00</td><td></td><td></td><td></td></t<>							265	(			ů		3,840.00			
Section         Normal         Norma							0	(			Asking				-	
District         District         Shalp							569	(								25 yrs
Displic         <							470						00.000.00			10 yrs
Image         Image <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>(</td><td></td><td></td><td></td><td></td><td>22,920.00</td><td>600.00</td><td></td><td>10 yrs 15 yrs</td></t<>								(					22,920.00	600.00		10 yrs 15 yrs
Shorthy         <				ů			040	(					9.800.00	550.00		10 110
10000         100000        10000        10000 <th< td=""><td></td><td></td><td>-</td><td></td><td>-</td><td></td><td>Ű</td><td></td><td></td><td></td><td></td><td></td><td>0,000.00</td><td>000.00</td><td></td><td>1</td></th<>			-		-		Ű						0,000.00	000.00		1
Discole         <			166 Warstone Ln	Birmingham					15,500.00	39.85	Achieved	Retail			Direct	
BASEN         BORDAL         BORDAL         Diray         Diray        <				-												
SMADD         Image         SMADD         SMADD <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>,</td><td></td><td></td><td></td><td></td><td>0.040.00</td><td>400.00</td><td></td><td>10</td></t<>								,					0.040.00	400.00		10
Instant         <							0	(					9,840.00	400.00		10 yrs 3 yrs
District         Solution         Biologie         Solution					-		621	(					11.136.75			5 913
SUCION         SUCION        SUCION<															-	5 yrs
911%20191%201.91%1mp291mm2m91%20141%091%200 <td>03/2019</td> <td>22/03/2019</td> <td>419 Witton Rd</td> <td>Birmingham</td> <td>GRND</td> <td>276</td> <td>227</td> <td>(</td> <td>10,500.00</td> <td>38.04 FRI</td> <td>Asking</td> <td>Retail</td> <td></td> <td></td> <td>Direct</td> <td></td>	03/2019	22/03/2019	419 Witton Rd	Birmingham	GRND	276	227	(	10,500.00	38.04 FRI	Asking	Retail			Direct	
NMXXVIIIINMXVIIIIINMXVIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII					-	-		(			ů		3,253.80			
checkercheckerdescription<			-				-	(			-					
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1932/91     05/2019     07.79 Aurily Sold     06.00     0.49900     0.49900     0.49900     0.49900     0.49900     0.400000     0.400000     0.400000     0.400000     0.400000 <td< td=""><td></td><td></td><td></td><td>-</td><td></td><td></td><td>0</td><td>(</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>				-			0	(								
DBYORDBit Washine LamInterpandBit Washine LamBit	03/2019	11/05/2019	77-79 Alum Rock Rd	Birmingham	GRND	270	0	(	9,600.00	35.56	Asking	Retail			Direct	
1980/2000407 Binnyhan BardShino ConfindOHON608/0608/0608/0618/0808/				ů	-											1 yr
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212020         5120200         752000        752000        752000<											ů					6 yrs
240000         100000        100000        100000 </td <td></td> <td>08/02/2019</td> <td></td> <td>Sutton Coldfield</td> <td></td> <td></td> <td></td> <td>(</td> <td>14,500.00</td> <td>33.88</td> <td>Asking</td> <td>Retail</td> <td></td> <td></td> <td>Direct</td> <td></td>		08/02/2019		Sutton Coldfield				(	14,500.00	33.88	Asking	Retail			Direct	
1010201     14.5 Park Main     Wankin     Wankin     Berngham     GR00     5.5 B     S.5 B <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>816</td><td></td><td></td><td></td><td></td><td></td><td>9,243.75</td><td></td><td></td><td>10 yrs</td></td<>							816						9,243.75			10 yrs
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25652019       26652019       26652019       26652019       26652019       26652019       26652019       26652019       274gh Standar Ad       Birmingham       GRND       460       0       0       15,0000       3.0       Aking       Relai       0       0       10000       0       0       0       0.0000       0       0.0000       0       0.0000       0       0.0000       0       0.0000       0       0.0000       0       0.0000       0       0.0000       0       0.0000       0       0.0000       0       0.0000       0       0.0000       0.0000       0       0.0000       0.0000       0       0       0.0000       0       0       0.0000       0       0       0.0000       0       0       0.0000       0       0.0000       0       0       0.0000       0       0       0.0000       0       0       0.0000       0       0       0.0000       0       0       0.0000       0       0       0       0.0000       0       0       0       0.0000       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0				<b>v</b>												5 yrs
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04032010108 Hagey MailHalesoweH				<b>°</b>			484	(								6 mos
01/01/019         Ohl/mill Nopping Centre         Dudiy         ORND         1.000         0         Abinered         Retail         0         0         0         Direct           2003/0216         03/0/0218         1 Church SL         Molverhamphan         GRND         220         20         6.600.00         30.00         Asking         Retail         1.0200         Direct           2003/0219         2004/0219         1691 High SL         Solhull         GRND         2213         2213         6.600.00         29.93 FRI         Asking         Retail         1.0200         Direct           2003/0219         1691 High SL         Solhull         GRND         2.128         0         6.600.00         2.953 FRI         Asking         Retail         1.0200         Direct           5040/2019         1505/2019         7 Apaen Way         Wolverhamphan         GRND         1.629         1.437         0         48.600.00         2.947 FRI         Asking         Retail         1.000         Direct         Direct           01/11/2018         65/11/2018         7 Apaen Way         Birmingham         GRND         4.49         0         0         43.800.00         2.947 FRI         Asking         Retail         0         0	03/2019			Halesowen	GRND	890	890	(		30.90 FRI						10 yrs
03/10/2018         03/10/2018         1. Durch St.         Wolverhampton         GRND         220         0         66/00 0         30.00         Asking         Retail         (1.00)         Direct           2003/2019         2303/2019         304 Warwk Rd         Birmingham         GRND         228         230         48         Asking         Retail         (1.00)         0							515				-		7,200.00			
2303201923032019304 Warwick RdBirminghamGRND2482436448,500.0029.38FRIAskingRetailComComDirect2604/20191601 High StSolibuilGRND2,1292,129063.08,712.68,67																
28/04/201928/04/2019161 High StSolikuliGRND77.0556012,500.0029.66FRIAskingRelailComposition77.080.0010.10.00Direct05/08/201914.116 Colmore RowBirminghamGRND2,129063.086.7129.63FRIAskingRelailCompositionDirect05/08/20197 Aspen WayWolverhamptonGRND506014.950.0029.55IRAskingRelailCompositionDirect01/11/201805/12/201885 snallbrookBirminghamGRND16.291.437048.000.0029.47FRIAskingRelailCompositionDirect09/10/201809/11/201872 Aumock RdBirminghamGRND44.490012.200.0029.47RLAskingRelailCompositionAskingRelailCompositionDirect10/11/201819/11/201874 Abridy GasBirminghamGRND44.47Composition12.500.0029.47RLAskingRelailCompositionAskingRelailCompositionDirect10/11/201910/11/201974 Abridy Rd SBirminghamGRND49.400Composition29.27IROAskingRelailCompositionAskingRelailCompositionDirect10/01/201910/01/201948 Wildru CentreWolverhamptonGRND46.40CompositionAskingRelailCompositionAskingRelail <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>(</td><td></td><td></td><td></td><td></td><td>1,700.90</td><td></td><td></td><td>5 1/20</td></t<>								(					1,700.90			5 1/20
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09/10/201808/11/2018722 Alum Rock RdBirminghamGRND4490013,200.029.40AskingRetail000<	04/2019	15/05/2019	7 Aspen Way	Wolverhampton		506			14,950.00	29.55 IRI						
19/11/201819/11/20186-7 Walmley CloseSutton ColdfieldGRND44271012,500.029.27IROAchievedRetail104,380.40Direct10/01/2019734 Brisch Rd SBirminghamGRND9101026,500.0029.12FRIAshingRetail10.1213,015.00Direct25/02/201925/02/201948 Wulfun CentreWolvenhamptonGRND648018,855.1529.10FRIEffectiveRetail1061,74.50Direct13/09/2018370 Birmingham RdSuton ColdfieldGRND6440018,855.1529.10FRIAchievedRetail1061,74.50Direct11/01/201907/01/201954 Boldmere RdSuton ColdfieldGRND44439314,000.0028.93FRIAchievedRetail1010Direct12/07/201911/08/2019379-389 Birmingham RdSuton ColdfieldGRND5860016,950.0028.92IROAshingRetail1010Direct29/04/201929/04/201977-79 Alum Rock RdBirminghamGRND225006,500.0028.89AshingRetail1010Direct29/04/201929/04/201977-79 Alum Rock RdBirminghamGRND27027016,950.0028.89AshingRetail1010Direct21/01/20198 Wolverhampton RdOldburyGRND10,040 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1,437</td> <td>(</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>10 yrs</td>							1,437	(								10 yrs
10/1/201974 Bristol Ad SBirminghamGRNDGP91091026/02/0126/02/01FAIAsingRetailRetail91010,01.00Direct25/02/201925/02/201948 Wulfru CentreWolvenAmptonGRNDGRND6480018,855.529.10FRIEffectiveRetail660018,855.529.10FRIAsingRetail66000 <t< td=""><td></td><td></td><td></td><td></td><td></td><td>-</td><td>0</td><td>(</td><td></td><td></td><td>-</td><td></td><td>1000 10</td><td></td><td></td><td>E ymg</td></t<>						-	0	(			-		1000 10			E ymg
25/02/201925/02/201948 Wulfrun CentreWolverhamptonGRND66480018,855.1529.10FRIEffectiveRetail101010Direct18/09/2018370 Birmingham RdSutton ColdfieldGRND6604117,500.0028.97IROAchievedRetail66174.50Direct07/01/201954 Boldmere RdSutton ColdfieldGRND48439314,000.0028.93FRIAskingRetail1Direct12/07/201911/08/2019379-389 Birmingham RdSutton ColdfieldGRND5860014,900.0028.93FRIAskingRetail1Direct29/04/201929/05/20197-8 Farmers FoldWolverhamptonGRND2250006,500.0028.89AskingRetail1DirectDirect21/01/201925/04/201977-9 Alum Rock RdBirminghamGRND270017.799.5028.89EffectiveRetail1DirectDirect25/04/201925/04/201977-9 Alum Rock RdBirminghamGRND270010028.09EffectiveRetail1DirectDirect25/04/201925/04/201977-9 Alum Rock RdBirminghamGRND27000027.9928.89EffectiveRetail1DirectDirect25/04/201925/04/2019100-00028.0928.80AskingRetail001.99			-													5 yrs
18/09/2018370 Birmingham RdSutton ColdfieldGRND60010017,500.0028.97IROAchievedRetail61,74.50Direct07/01/201954 Boldmere RdSutton ColdfieldGRND48439314,000.0028.93FRIAchievedRetail00Direct12/07/201911/08/2019379-389 Birmingham RdSutton ColdfieldGRND5860016,950.0028.92IROAskingRetail00Direct29/04/201929/05/20197.8 Farmers FoldWolverhamptonGRND2250006,500.0028.89Retail00Direct25/04/20197.79 Alum Rock RdBirminghamGRND27007,799.5028.89EffectiveRetail011,999.50Direct21/01/201921/01/20198 Wolverhampton RdOldburyGRND10,00410,00428.908.89EffectiveRetail011,999.50Sigment25/04/201925/04/201910 Robin Hood LnBirminghamGRND10,00410,00428.908.89BirdingRetail011,999.50Sigment25/04/201925/04/201910 Robin Hood LnBirminghamGRND10,0040028.908.89BirdingRetail011,999.50AskingRetail011,999.50Asking1011,999.5010AskingRetail0010,999.5010							0	(					13,015.00			5 yrs
07/01/201907/01/201954 Boldmere RdSutton ColdfieldGRND64 Bel9914 (00.0028.03FRIAchievedRetail91<													6,174.50			5 yrs
29/04/201929/05/20197-8 Farmers FoldWolverhamptonGRNDC205006,500.028.89AskingRetail0000Direct25/04/201925/04/201977-9 Alum Rock RdBirninghamGRNDCAPO7.799.5028.89EffectiveRetail00DirectDirect21/01/201921/01/20198 Wolverhampton RdOlduryGRND10.0010.0029.000.0028.81AskingRetail011.999.50Assignment25/03/2019190 Robin Hood LnBirminghamGRND5500015.792.0028.81KeingRetail00	01/2019				GRND	484	393			28.93 FRI						3 yrs
25/04/201925/04/201977.9 Alum Rock RdBirninghamGRNDC200C2007.79.5028.89EffectiveRetailControlDirect21/01/20198 Wolverhampton RdOldburyGRND1.0041.004029.000.0028.88AskingRetail1.0041.099.50Assignment25/03/2019190 Robin Hood LnBirninghamGRNDGSND0015.792.0228.71FRIEffectiveRetail000 <td></td> <td></td> <td><u> </u></td> <td></td> <td></td> <td></td> <td>0</td> <td>(</td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td>			<u> </u>				0	(			-					
21/01/2019       21/01/2019       8 Wolverhampton Rd       Oldbury       GRND       1,004       1,004       0       29,000.00       28.88       Asking       Retail       1,099.00       Assignment         25/03/2019       25/03/2019       190 Robin Hood Ln       Birmingham       GRND       GSND       0       0       15,792.02       28.71       FRI       Effective       Retail       0       0       Direct         29/10/2018       28/11/2018       184B Chester Rd       Sutton Coldfield       GRND       478       0       0       13,500.00       28.24       Asking       Retail       0       0       Direct							0	(			-					<u> </u>
25/03/2019         190 Robin Hood Ln         Birmingham         GRND         650         0         15,792.02         28.71         FRI         Effective         Retail         Image: Constraint of the constraint of							4 004						11 000			1 yr
29/10/2018 28/11/2018 184B Chester Rd Sutton Coldfield GRND 478 0 0 13,500.00 28.24 Asking Retail Direct				,			1,004	(					11,999.50		ů.	8 yrs
							0									0 913
ייסטביט די איזאינע דער איז איז איז איז איזערער איז איז איזערער איזערער איז איזערער איז איזערער איזערערער איזערער איזערערער איזערער איזערער איזערערער איזערערערער איזערערערערער איזערערערער איזערערערערערערערערערערערערערערערערערערער		15/02/2019	23 Bridge St	Walsall	GRND	711	711	(	20,000.00	28.13	Asking	Retail	8,124.75		Direct	

26/04/2019	26/04/2019	4 Station Rd	Solihull	GRND,1-2	1,356	766		38,057.65	28.07	Effective	Retail	
27/02/2019	27/02/2019	2-4 Chestnut Walk	Birmingham	GRND	442	248		12,260.32	27.74 IRI	Effective	Retail	
21/09/2018	21/09/2018	High St	West Bromwich	GRND	1,200	210		32,724.31	27.27	Effective	Retail	
25/07/2019	24/08/2019	11 Finchfield Road West	Wolverhampton	GRND	552	552	0	15,000.00	27.17	Asking	Retail	
03/04/2019	03/04/2019	269 Alcester Road South	Birmingham	GRND	460			12,500.00	27.17 FRI	Asking	Retail	
01/01/2019	01/01/2019	160 Old Oscott Ln	Birmingham	GRND	328			8,840.00	26.95	Effective	Retail	
01/05/2019	01/05/2019	2D Wake Green Rd	Birmingham	GRND	862			23,000.00	26.68	Achieved	Retail	
18/09/2019	18/10/2019	17-19 Bridge St	Walsall	GRND	1,133	0	0	30,000.00	26.48	Asking	Retail	
19/02/2019	21/03/2019	2 Beeches Walk	Sutton Coldfield	GRND	685	685	0	18,000.00	26.28 FRI	Asking	Retail	
14/04/2019	14/04/2019	2 Woodbridge Rd	Birmingham	GRND	767	538		20,000.00	26.08	Asking	Retail	
02/10/2018	01/11/2018	Mulberry Walk	Sutton Coldfield	GRND	2,675	2,666		69,550.00	26.00 FRI	Effective	Retail	
08/04/2019	08/05/2019	2-4 Warren Farm Rd	Kingstanding	GRND	694			18,000.00	25.94	Asking	Retail	
20/10/2018	19/11/2018	79 Bull St	Birmingham	GRND,1	1,354	784		35,000.00	25.85	Asking	Retail	
21/09/2018	21/09/2018	201 Ombersley Rd	Birmingham	GRND	330	0	0	8,399.75	25.45	Effective	Retail	
13/05/2019	13/05/2019	26 Waterfront Walk	Birmingham	GRND	730	-		18,477.90	25.31 FRI	Effective	Retail	
31/05/2019	03/07/2019	219 Hawthorn Rd	Birmingham	GRND	524	0	0	13,250.00	25.29	Asking	Retail	
01/06/2019	01/06/2019	254 Ladypool Rd	Birmingham	GRND	619	485	0	15,600.00	25.20 FRI	Asking	Retail	
17/12/2018	17/12/2018	Merridale Rd	Wolverhampton	GRND	397	U	U	10,000.00	25.19 FRI	Asking	Retail	
01/07/2019	01/07/2019	Mulberry Walk	Sutton Coldfield	GRND	1,293	500		32,500.00	25.14 FRI	Achieved	Retail	
14/04/2019	14/04/2019	4 Woodbridge Rd	Birmingham	GRND GRND	803	536	0	20,000.00	24.91	Asking	Retail Retail	
01/01/2019	01/01/2019	21 Alcester Rd S	Birmingham		1,050	1,050 427	U	26,000.00	24.76 FRI	Asking		
31/10/2018 01/12/2018	31/10/2018 11/01/2019	3 Market St 608 Coventry Rd	Stourbridge Birmingham	GRND GRND	427 505	427		10,500.00 12,393.16	24.59 FRI 24.54	Asking Effective	Retail Retail	
03/05/2019	03/05/2019	77-79 Alum Rock Rd	Birmingham	GRND	270			6,599.84	24.34	Effective	Retail	
18/10/2018	18/10/2018	36 Vyse St	Birmingham	GRND,Unk	614	425		15,000.00	24.43 IRI	Asking	Retail	
27/08/2019	26/09/2019	22 Queen St	Wolverhampton	GRND	617	617	0	15,000.00	24.45 114	Asking	Retail	
01/01/2019	01/01/2019	2-6 Chestnut Walk	Birmingham	GRND	344	237	0	8,337.09	24.24 IRI	Effective	Retail	
02/04/2019	02/04/2019	37 Avery Rd	Birmingham	GRND	547	547	0	13,250.00	24.22 FRI	Asking	Retail	
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	
08/07/2019	03/08/2019	95 Spencer St	Birmingham	GRND	828	828		20,000.00	24.15	Asking	Retail	
02/01/2019	01/02/2019	Birmingham Rd	Sutton Coldfield	GRND	1,252			30,000.00	23.96 FRI	Achieved	Retail	
30/11/2018	30/11/2018	68 Digbeth	Birmingham	GRND	315	315	0	7,500.00	23.81	Asking	Retail	
26/06/2019	26/07/2019	52 Great Bridge	Tipton	GRND	381	381	0	8,999.81	23.62 FRI	Effective	Retail	
15/01/2019	15/01/2019	2180-2184 Coventry Rd	Birmingham	GRND	937			22,000.00	23.48	Asking	Retail	
23/09/2019	23/10/2019	Craig Croft	Birmingham	GRND	750	750	0	17,500.00	23.33 FRI	Asking	Retail	
01/01/2019	01/01/2019	583 Stratford	Birmingham	GRND	697	697		16,200.00	23.24	Achieved	Retail	
17/12/2018	17/12/2018	836 Stratford Rd	Birmingham	GRND	922			21,066.42	22.85	Effective	Office/Retail	
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	
15/01/2019	15/01/2019	991 Kingsbury Rd	Birmingham	GRND	5,797			131,084.08	22.61	Effective	Retail	
01/06/2019	01/06/2019	2 Walsall	Birmingham	GRND	3,649			82,500.00	22.61	Effective	Retail	
09/11/2018	09/11/2018	100 Watson Rd	Birmingham	GRND	1,200			27,052.44	22.54 FRI	Effective	Retail	
01/05/2019	01/05/2019	8 High St	Wednesfield	GRND	671	671	0	15,000.00	22.35 FRI	Asking	Retail	
01/11/2018	02/12/2018	2 Limes Ct	Wolverhampton	GRND	543	0	0	12,000.00	22.10 FRI	Achieved	Retail	
31/10/2018	31/10/2018	435 Stratford Rd	Solihull	GRND	2,100	500		45,273.32	21.56 FRI	Effective	Retail	
08/03/2019	08/03/2019	954 Walsall Rd	Great Barr	GRND	590	590	0	12,671.98	21.48 FRI	Effective	Retail	
04/09/2018	04/09/2018	394 Brimingham Rd	Sutton Coldfield	GRND,MEZZ	354	232		7,500.00	21.19	Achieved	Retail	
25/12/2018	25/12/2018	Oldbury Ringway	Oldbury	GRND	10,600			224,081.37	21.14	Effective	Retail	
15/10/2018 02/09/2018	15/10/2018 02/10/2018	6 Kingsfield Rd 3 Limes Ct	Birmingham Wolverhampton	GRND GRND	530 527	527		11,181.54 11,000.00	21.10 FRI 20.87 FRI	Effective Achieved	Retail Retail	<u> </u>
01/05/2019	02/06/2019			GRND	317	317	0		20.87 FRI 20.82 FRI		Retail	
02/01/2019	02/08/2019	6 Coton Ln 4 Olton Rd	Birmingham Solihull	GRND	544	0	0	6,599.97 11,313.38	20.80 IRO	Effective	Retail	
28/06/2019	28/06/2019	258 Stafford St	Walsall	GRND	385	0	0	8,000.00	20.80 IRO 20.78 FRI	Achieved	Retail	
15/01/2019	15/01/2019	2-3 Princes Sq	Wolverhampton	BSMT,GRND	700	479	0	14,500.00	20.70	Asking	Retail	
01/04/2019	01/05/2019	166 Warstone Ln	Birmingham	GRND	1,450	410		30,000.00	20.69	Achieved	Retail	
31/10/2018	30/11/2018	36 High St	Wolverhampton	GRND	485	0	0	10,000.00	20.62 FRI	Achieved	Retail	
23/09/2019	23/10/2019	276 Church Rd	Birmingham	GRND	488	488	0	10,000.00	20.49	Asking	Retail	
04/03/2019	04/03/2019	75 Bridge St	Walsall	GRND	732	0	0	15,000.00	20.49	Achieved	Retail	
03/05/2019	03/05/2019	Reservoir Rd	Birmingham	GRND	865	0	0	17,500.00	20.23	Asking	Retail	
15/10/2018	15/10/2018	9 Institute Rd	Kings Heath	GRND	773	773		15,556.37	20.12 FRI	Effective	Retail	
01/10/2018	01/10/2018	27 Dudley St	Dudley	GRND	870			17,500.00	20.11	Asking	Retail	
05/10/2018	05/10/2018	120 Vyse St	Birmingham	GRND	1,819			36,512.90	20.07 FRI	Effective	Retail	
23/10/2018	23/10/2018	29A Manor Park Rd	Birmingham	GRND	650			13,005.68	20.01 FRI	Effective	Retail	
17/06/2019	17/06/2019	Newhall St	Birmingham	GRND	1,000			20,000.00	20.00 FRI	Achieved	Retail	
12/02/2019	12/02/2019	15 High St	Walsall	GRND	365	325		7,200.00	19.73 FRI	Asking	Retail	
15/01/2019	15/02/2019	331 Bearwood Rd	Smethwick	GRND	404	0	0	7,950.00	19.68 FRI	Asking	Retail	
19/07/2019	18/08/2019	104 Lawnswood Rd	Stourbridge	GRND	764	736		15,000.00	19.63 FRI	Asking	Retail	<u>↓</u>
01/06/2019	01/06/2019	Mell Sq	Solihull	GRND,1	5,100	2,600	0	99,999.95	19.61 FRI	Effective	Retail	<u>↓</u>
27/11/2018	30/11/2018	48A Union St	Wednesbury	GRND	771	0.710		14,999.97	19.46 FRI	Effective	Retail	
01/06/2019	01/06/2019	Hurst St	Birmingham	GRND GRND	2,746	2,746	0	53,400.00	19.45 FRI	Effective	Retail	
06/05/2019 13/10/2018	16/06/2019 14/11/2018	292 Allum Rock Rd 1340 Stratford Rd	Birmingham Birmingham	GRND	270 630	U	0	5,219.82 12,000.00	19.33 IRI 19.05 FRI	Effective Asking	Retail Retail	
29/05/2019	03/07/2019	313-315 Bearwood Rd		GRND	841	0		12,000.00	19.05 FRI 19.02 FRI	-	Retail	
03/06/2019	03/06/2019	51 High St	Smethwick Halesowen	GRND	793	793	0	16,000.00	19.02 FRI 18.85 FRI	Asking Asking	Retail	
19/10/2018	18/11/2018	271 Alcester Rd S	Birmingham	GRND	793	193	0	14,000.00	18.82	Asking	Retail	+ +
11/09/2018	11/09/2018	11 Timberley Ln	Birmingham	GRND	881	881	0	16,425.11	18.64	Effective	Retail	
24/10/2018	24/11/2018	1285 Bristol Rd S	Birmingham	GRND	470	001	-	8,750.00	18.62	Asking	Retail	
04/02/2019	04/02/2019	C Poplar Way	Solihull	GRND	2,616	0		48,362.66	18.49 FRI	Effective	Retail	
15/01/2019	15/01/2019	24 Hateley Dr	Wolverhampton	GRND	652	652	0	12,000.00	18.40 FRI	Asking	Retail	
22/09/2018	22/09/2018	22 Union St	Wednesbury	GRND,1	615	194	0	11,313.40	18.40 FRI	Effective	Retail	
11/09/2018	11/09/2018	Washwood Heath Rd	Birmingham	GRND	1,150	1,085		21,037.06	18.29 FRI	Effective	Retail	
01/11/2018	01/12/2018	23 Watford Rd	Birmingham	GRND	1,075	.,200		19,500.00	18.14 IRI	Effective	Retail	
05/10/2018	05/10/2018	120 Vyse St	Birmingham	GRND	2,000			36,104.48	18.05 FRI	Effective	Retail	
12/09/2018	12/10/2018	82 Smallbrook Queensway	Birmingham	BSMT,GRND	1,339	621		24,000.00	17.92 FRI	Asking	Retail	
14/09/2018	14/09/2018	Churchill Shopping Centre	Dudley	GRND	1,400			24,999.75	17.86	Effective	Retail	
12/04/2019	12/04/2019	326-328 Ladypool Rd	Birmingham	GRND	1,761	0	0	31,199.44	17.72	Effective	Retail	
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	
25/02/2019	01/05/2019	1086 Stratford Rd	Birmingham	GRND	912	0	0	15,600.00	17.11	Asking	Retail	
04/03/2019	04/03/2019	82 Blackhalve Ln	Wolverhampton	1st	328	0	0	5,599.93	17.07 FRI	Effective	Retail	
	26/06/2019	Great Western Arcade	Birmingham	GRND	3,173	1,065	0	53,999.79	17.02 FRI	Effective	Retail	
26/06/2019		162 Yarningale Rd	Birmingham	GRND	355	330	25	6,000.00	16.90 FRI	Asking	Retail	
26/06/2019 03/12/2018	03/12/2018	-	-	0.0010						= "	- · · ·	
26/06/2019 03/12/2018 02/01/2019	01/02/2019	Birmingham Rd	Sutton Coldfield	GRND	1,126	1,126		19,000.00	16.87 FRI	Effective	Retail	
26/06/2019 03/12/2018 02/01/2019 01/05/2019	01/02/2019 01/05/2019	Birmingham Rd Park Central	Sutton Coldfield Birmingham	GRND	4,742	1,126 4,742	0	80,000.00	16.87 FRI	Asking	Retail	
26/06/2019 03/12/2018 02/01/2019	01/02/2019	Birmingham Rd	Sutton Coldfield				0					

17,880.00		Direct	20 yrs
	3,866.00	Direct	5 yrs
		Direct	10 yrs
		Direct	-
2,064.00		Direct	
,		Direct	6 yrs
		Direct	20 yrs
		Direct	20 9.0
7,456.00		Assignment	
7,450.00			
	2 000 00	Direct	40
	3,999.00		10 yrs
11.010.00		Direct	
14,913.00		Direct	-
		Direct	3 yrs
7,320.00		Direct	5 yrs
		Direct	3 yrs
		Direct	5 yrs
		Direct	
		Direct	10 yrs
		Direct	
8,880.00		Direct	3 yrs
4,333.80		Direct	
		Direct	6 yrs
		Direct	1 yr
2,070.60		Direct	
		Direct	
	3,000.00	Direct	5 yrs
3,840.00		Direct	5 yrs
25,866.00	6,000.00	Direct	
		Direct	
	3,393.00		
2,612.90	0,000.00	Direct	
2,012.00		Direct	3 vrs
11,640.00		Sublease	3 yrs
11,040.00		Direct	10 yrs
		Direct	.5 515
5,149.25		Direct	15 100
9,840.00		Direct	15 yrs
9,640.00			10 yrs
		Direct	10 yrs
		Direct	20 yrs
		Direct	20 yrs
5,009.00		Direct	
4,683.50		Direct	3 yrs
		Direct	10 yrs
7,080.00	1,316.00	Direct	5 yrs
2,889.20		Direct	5 yrs
		Direct	10 yrs
1,488.00		Direct	5 yrs
4,608.00		Direct	3 yrs
		Direct	3 yrs
4,732.80		Direct	5 yrs
		Direct	
6,945.50		Direct	
		Direct	
		Direct	3 yrs
4,215.50		Direct	
		Direct	3 yrs
		Direct	3 yrs
9,320.00		Direct	5 yrs
4,970.00		Direct	- )
1,01 0.00		Direct	9 yrs 11 mos
		Direct	10 yrs
		Direct	5 yrs
1,664.00		Direct	
2,702.80		Direct	
4,272.00		Direct	
4,212.00		Direct	10 yrs
5,242.50			•
	17 000 00	Direct	7 yrs
18,640.00	17,232.00		10 yrs
0.040.00		Direct	3 yrs
3,216.00		Direct	
5,880.00		Direct	<b>5</b>
		Direct	5 yrs
2,665.00		Direct	_
7,455.00	2,463.00		5 yrs
		Direct	
		Direct	10 yrs
2,104.00		Direct	
		Direct	5 yrs
9,229.37	270,512.00		10 yrs
		Direct	10 yrs
		Direct	
7,518.25	1,250.00	Direct	-
	8,403.00		10 yrs
		Direct	5 yrs
27,547.00	16,000.00		1 yr
,		Assignment	
		Direct	3 yrs
	16,484.00		15 yrs
1,281.80	10,404.00	Direct	2 yrs
	0.444.00		
7,456.00	b,444.00	Sublease	20 yrs
		Direct	15 yrs
		Direct	
		Disc at	
2,376.00		Direct	

01/09/2018	01/10/2018	Lower Hall Ln	Walsall	GRND	1,500	1,500	0	25,000.00	16.67	Asking	Retail	
01/01/2019	01/01/2019	242 High St	Dudley	BSMT,GRND	469			7,800.00	16.63	Effective	Retail	
05/11/2018	05/11/2018	Birmingham Rd	Sutton Coldfield	GRND	892	892		14,782.30	16.57 FRI	Effective	Retail	
07/02/2019	07/02/2019	7 Timberley Ln	Birmingham	GRND,1	886	584		14,546.98	16.42 FRI	Effective	Retail	
01/06/2019	01/06/2019	Broad St	Birmingham	GRND	7,336	7,336	0	120,000.00	16.36 FRI	Effective	Retail	
14/08/2019	14/08/2019	26 Market Pl	Walsall	GRND	337	337	0	5,499.82	16.32	Effective	Retail	
27/08/2019	27/08/2019	22 Frederick St	Birmingham	BSMT,GRND	1,228	928		20,000.00	16.29	Asking	Retail	
22/02/2019	22/03/2019	261 Oldbury Rd	Rowley Regis	GRND	463	463	0	7,500.00	16.20 FRI	Achieved	Retail	
01/10/2018	01/10/2018	170 High St	Birmingham	GRND,1	1,550	450	0	25,000.00	16.13	Achieved	Retail	
03/10/2018	02/11/2018	High St	Birmingham	GRND	3,148			50,709.54	16.11 FRI	Effective	Retail	
06/02/2019	17/04/2019	2224 Coventry Rd	Birmingham	GRND	1,245	1,245	0	20,000.00	16.06 FRI	Asking	Retail	
05/10/2018	04/11/2018	324 Ladypool Rd	Birmingham	GRND	753	0	0	12,000.00	15.94	Asking	Retail	
12/10/2018	21/11/2018	19 Kettlehouse Rd	Birmingham	GRND	472	0	0	7,500.00	15.89 FRI	Achieved	Retail	
21/11/2018	21/12/2018	115-117 Hurst St 14B-14C Birmingham Rd	Birmingham Sutton Coldfield	GRND GRND	1,047	1,047	0	16,500.00 28,500.00	15.76 15.63	Asking	Retail Retail	
19/02/2019 01/11/2018	21/03/2019 01/11/2018	Walsall Rd	Birmingham	GRND	2,240	2.240	0	35,000.00	15.63 FRI	Asking Asking	Retail	
05/07/2019	13/09/2019	333 Chester Rd	Birmingham	GRND	897	2,240	0	13,999.86	15.61	Effective	Retail	+
28/11/2018	26/02/2019	Upper Conybere St	Birmingham	GRND	19,870	19,870		310,000.00	15.60	Asking	Retail	
01/11/2018	01/11/2018	297 Vicarage Rd	Birmingham	GRND	500	0	0	7,800.00	15.60	Achieved	Retail	
21/11/2018	04/01/2019	24 Shaftmoor Ln	Birmingham	GRND	550	0	0	8,400.00	15.27	Asking	Retail	
24/10/2018	25/12/2019	Bristol Rd S	Northfield	GRND,1	1,442			21,999.69	15.26	Effective	Retail	
11/01/2019	10/02/2019	482 Stafford Rd	Wolverhampton	GRND	553	0	0	8,350.00	15.10 FRI	Asking	Retail	
03/09/2018	05/10/2018	43 Formans Rd	Birmingham	GRND	500	0	0	7,500.00	15.00	Asking	Retail	
01/04/2019	01/04/2019	1 Axletree Way	Wednesbury	GRND,1	102,348			1,535,000.00	15.00	Effective	Retail	
15/03/2019	14/04/2019	Coventry Rd	Birmingham	GRND	1,302	1,302	0	19,500.00	14.98 FRI	Asking	Retail	
09/10/2018	09/10/2018	220 Ladywood Middleway	Birmingham	GRND	90,835			1,354,989.23	14.92	Effective	Retail	
10/09/2018	10/10/2018	8a Mill Ln	Solihull	GRND	1,010	1,010	0	15,000.00	14.85 FRI	Asking	Retail	
27/02/2019	27/02/2019	Dudley Rd	Kingswinford	GRND	900	1,000		13,310.16	14.79	Effective	Retail	
03/01/2019	06/02/2019	30 High St	Walsall	GRND	644	644	0	9,500.00	14.75 FRI	Asking	Retail	
03/10/2018	03/10/2018	1-3 Castle Bromwich Shopping Centre	Birmingham	1st	1,330			19,616.67	14.75 FRI	Effective	Retail	_ <b>_</b>
22/03/2019	22/03/2019	5 Barnett Ln	Kingswinford	GRND	448			6,600.00	14.73 FRI	Asking	Retail	
09/01/2019	09/01/2019	High St	West Bromwich	GRND	1,358	0.400		19,999.69	14.73	Effective	Retail	+
01/04/2019 01/10/2018	01/05/2019 01/10/2018	9-10 Bennetts HI 68-70 Dalton St	Birmingham Birmingham	BSMT,GRND GRND	4,422	2,193 851		65,000.00 12,500.00	14.70 FRI 14.69 FRI	Achieved Asking	Retail Retail	+
22/03/2019	22/03/2019	8 Bush Rd	-	GRND	409	100	U	6,000.00	14.67	-	Retail	
01/12/2018	01/12/2018	578 Bearwood Rd	Dudley Smethwick	GRND	854			12,500.00	14.64 FRI	Asking Achieved	Retail	
08/07/2019	08/07/2019	15 High St	Walsall	GRND	328	0	0	4,799.95	14.63 FRI	Effective	Retail	
25/07/2019	24/08/2019	20 Chapel Ash	Wolverhampton	GRND	582	582	0	8,500.00	14.60 FRI	Asking	Retail	+
01/04/2019	01/04/2019	124 Ladypool Rd	Birmingham	GRND	589	002		8,400.00	14.26	Asking	Retail	
16/11/2018	16/11/2018	Fort Pky	Birmingham	GRND	1,496			21,015.80	14.05 FRI	Effective	Retail	
08/10/2018	08/11/2018	46 Dads Ln	Birmingham	GRND	645	0	0	9,000.00	13.95 FRI	Asking	Retail	
01/11/2018	01/11/2018	218 New John St W	Birmingham	GRND	415	415	0	5,750.00	13.86 FRI	Asking	Retail	
29/08/2019	11/10/2019	7 New St	Dudley	GRND	376	376	0	5,199.91	13.83 FRI	Effective	Retail	
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	
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	
05/09/2018	05/10/2018	Phoenix Rd	Wolverhampton	GRND	481	0	0	6,500.00	13.51	Asking	Retail	
01/07/2019	01/07/2019	56 Northampton St	Birmingham	GRND	600	0	0	8,000.00	13.33 FRI	Asking	Retail	
06/02/2019	08/03/2019	2c Ashtree Rd	Oldbury	GRND	450			5,939.92	13.20 FRI	Effective	Retail	
05/08/2019	02/01/2020	100 Watson Rd	Birmingham	GRND	38,896	38,896	0	512,000.00	13.16	Asking	Retail	1!
23/06/2019	23/06/2019	38 Upper Dean St	Birmingham	GRND	5,347			69,755.70	13.05 FRI	Effective	Retail	
15/04/2019	15/05/2019	17 Darlington St	Wolverhampton	GRND	1,150	600	550	15,000.00	13.04 FRI	Asking	Retail	_
25/09/2018	24/11/2018	67 High St	Birmingham	GRND	1,735	1,735	0	22,500.00	12.97 FRI	Asking	Retail	
19/12/2018	18/01/2019	21 Streetly Rd	Birmingham	GRND	579	0	0	7,499.81	12.95 FRI	Effective	Retail	
01/09/2018	01/09/2018	37 Vyse St 12 Leighswood Rd	Birmingham	GRND GRND	1,081 619	0	0	14,000.00	12.95	Asking	Retail	
22/10/2018 24/10/2018	05/12/2018 24/10/2018	25 High St	Walsall Birmingham	BSMT,GRND,1-2	1,771	U	U	7,999.93 22,799.64	12.92 FRI 12.87 FRI	Effective	Retail	
01/11/2018	08/03/2019	91-93 High St	Brierley Hill	GRND	506	0	0	6,500.00	12.85 IRO	Achieved	Retail	
28/09/2018	28/09/2018	100 Crosswells Rd	Oldbury	GRND	500	0	0	6,400.67	12.80 FRI	Effective	Retail	+
08/11/2018	08/11/2018	983 Tyburn Rd	Birmingham	GRND	706	0	0	9,001.50	12.75 FRI	Achieved	Office/Retail	
30/11/2018	01/12/2018	86 Church St	Bilston	GRND	1,961	1,961	0	25,000.00	12.75 FRI	Asking	Retail	
03/07/2019	02/08/2019	218 High St	Birmingham	GRND	1,298	.,	-	16,500.00	12.71 FRI	Asking	Retail	
17/09/2018	17/09/2018	3 Birmingham St	Oldbury	GRND	905	745		11,500.00	12.71 IRO	Asking	Retail	1
20/09/2018	20/09/2018	202 Edward Rd	Birmingham	GRND	425	425		5,399.83	12.71 FRI	Effective	Retail	
08/08/2019	05/09/2019	1406-1408 Pershore Rd	Birmingham	GRND	670	650		8,500.00	12.69 FRI	Asking	Retail	
08/12/2018	07/01/2019	10 Boldmere Rd	Sutton Coldfield	GRND,1-2	1,117			14,000.00	12.53 FRI	Achieved	Retail	
22/05/2019	22/05/2019	56 Northampton St	Birmingham	GRND	1,200	0	0	15,000.00	12.50	Asking	Retail	
11/11/2018	11/11/2018	107 High St	Birmingham	GRND	851	708		10,636.70	12.50 FRI	Effective	Retail	
24/03/2019	29/05/2019	Green Ln	Walsall	GRND	4,042	4,042	0	50,000.00	12.37	Asking	Retail	
16/09/2019	16/10/2019	Littleton St W	Walsall	GRND	1,504	1,504		18,500.00	12.30 FRI	Asking	Retail	_ <b>_</b>
18/02/2019							0	11,999.87	12.27 FRI	Effective	Retail	
	25/02/2019	89 Swan Ln	Stourbridge	GRND	978	0				A - L		
01/05/2019	01/05/2019	11 Hollybank Rd	Birmingham	GRND	409	334	75	5,000.00	12.22	Asking	Retail	
01/05/2019 16/11/2018	01/05/2019 14/12/2018	11 Hollybank Rd 104 High St	Birmingham Brierley Hill	GRND GRND	409 822		75	5,000.00 10,000.00	12.22 12.17 FRI	Asking	Retail	
01/05/2019 16/11/2018 01/09/2018	01/05/2019 14/12/2018 01/10/2018	11 Hollybank Rd 104 High St 422 Kingstanding Rd	Birmingham Brierley Hill Birmingham	GRND GRND GRND	409 822 1,198	334 471		5,000.00 10,000.00 14,567.19	12.22 12.17 FRI 12.16 FRI	Asking Effective	Retail Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019	01/05/2019 14/12/2018 01/10/2018 01/03/2019	11 Hollybank Rd 104 High St 422 Kingstanding Rd 997-999 Tyburn Rd	Birmingham Brierley Hill Birmingham Birmingham	GRND GRND GRND GRND	409 822 1,198 987	334 471 0	0	5,000.00 10,000.00 14,567.19 12,000.00	12.22 12.17 FRI 12.16 FRI 12.16	Asking Effective Asking	Retail Retail Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019 18/12/2018	01/05/2019 14/12/2018 01/10/2018 01/03/2019 18/12/2019	11 Hollybank Rd 104 High St 422 Kingstanding Rd	Birmingham Brierley Hill Birmingham	GRND GRND GRND	409 822 1,198	334 471	0	5,000.00 10,000.00 14,567.19	12.22 12.17 FRI 12.16 FRI	Asking Effective Asking Effective	Retail Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019 18/12/2018 03/12/2018	01/05/2019 14/12/2018 01/10/2018 01/03/2019 18/12/2019 03/12/2018	11 Hollybank Rd 104 High St 422 Kingstanding Rd 997-999 Tyburn Rd 3 Hampton Walk 68 Victoria St	Birmingham Brierley Hill Birmingham Birmingham Wolverhampton Wolverhampton	GRND GRND GRND GRND GRND GRND	409 822 1,198 987 576 1,647	334 471 0 576	0	5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00	12.22 12.17 FRI 12.16 FRI 12.16 12.15 FRI 12.14 IRO	Asking Effective Asking Effective Asking	Retail Retail Retail Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019 18/12/2018	01/05/2019 14/12/2018 01/10/2018 01/03/2019 18/12/2019	11 Hollybank Rd 104 High St 422 Kingstanding Rd 997-999 Tyburn Rd 3 Hampton Walk	Birmingham Brierley Hill Birmingham Birmingham Wolverhampton	GRND GRND GRND GRND GRND	409 822 1,198 987 576	334 471 0 576	0	5,000.00 10,000.00 14,567.19 12,000.00 6,999.77	12.22 12.17 FRI 12.16 FRI 12.16 12.15 FRI	Asking Effective Asking Effective	Retail Retail Retail Retail Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019 18/12/2018 03/12/2018 15/11/2018	01/05/2019 14/12/2018 01/10/2018 01/03/2019 18/12/2019 03/12/2018 15/11/2018	11 Hollybank Rd 104 High St 422 Kingstanding Rd 997-999 Tyburn Rd 3 Hampton Walk 68 Victoria St Bristol Rd S	Birmingham Brierley Hill Birmingham Birmingham Wolverhampton Wolverhampton Northfield	GRND GRND GRND GRND GRND GRND BSMT,GRND	409 822 1,198 987 576 1,647 2,680	334 471 0 576 0	0 0 0	5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00 32,499.34	12.22 12.17 FRI 12.16 FRI 12.16 12.15 FRI 12.14 IRO 12.13	Asking Effective Asking Effective Asking Effective	Retail Retail Retail Retail Retail Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019 18/12/2018 03/12/2018 15/11/2018 26/04/2019	01/05/2019 14/12/2018 01/10/2018 01/03/2019 18/12/2019 03/12/2018 15/11/2018 26/04/2019	11 Hollybank Rd         104 High St         422 Kingstanding Rd         997-999 Tyburn Rd         3 Hampton Walk         68 Victoria St         Bristol Rd S         121-123 Parade	Birmingham Brierley Hill Birmingham Birmingham Wolverhampton Wolverhampton Northfield Sutton Coldfield	GRND GRND GRND GRND GRND GRND BSMT,GRND 1st	409 822 1,198 987 576 1,647 2,680 3,302	334 471 0 576 0 3,302	0 0 0 0	5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00 32,499.34 40,000.00	12.22 12.17 FRI 12.16 FRI 12.15 FRI 12.14 IRO 12.13 12.13 12.11	Asking Effective Asking Effective Asking Effective Asking	Retail Retail Retail Retail Retail Retail Retail	
01/05/2019 16/11/2018 01/03/2019 18/12/2018 03/12/2018 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/10/2018 11/06/2019	01/05/2019 14/12/2018 01/03/2019 18/12/2019 03/12/2019 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/10/2018 11/07/2019	11 Hollybank Rd 104 High St 422 Kingstanding Rd 997-999 Tyburn Rd 3 Hampton Walk 68 Victoria St Bristol Rd S 121-123 Parade Church Walk	Birmingham Brierley Hill Birmingham Birmingham Wolverhampton Wolverhampton Northfield Sutton Coldfield Dudley Wolverhampton Birmingham	GRND	409 822 1,198 987 576 1,647 2,680 3,302 1,500 602 1,026	334 471 0 576 0 3,302 0 0 602 590	0 0 0 0 0	5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00 32,499.34 40,000.00 17,999.95 7,200.00 12,260.46	12.22 12.17 FRI 12.16 FRI 12.15 FRI 12.14 IRO 12.13 12.11 12.00 FRI 11.96 FRI 11.95 FRI	Asking Effective Asking Effective Asking Effective Asking Effective	Retail Retail Retail Retail Retail Retail Retail Retail Retail	
01/05/2019 16/11/2018 01/03/2019 18/12/2018 03/12/2018 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/10/2018 11/06/2019 01/11/2018	01/05/2019 14/12/2018 01/03/2019 18/12/2019 03/12/2019 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/10/2018 11/07/2019 01/11/2018	11 Hollybank Rd         104 High St         422 Kingstanding Rd         997-999 Tyburn Rd         3 Hampton Walk         68 Victoria St         Bristol Rd S         121-123 Parade         Church Walk         26A Snow HI         2C Addison Rd         66 Oxley Moor Rd	Birmingham Brierley Hill Birmingham Birmingham Wolverhampton Wolverhampton Northfield Sutton Coldfield Dudley Wolverhampton Birmingham Wolverhampton	GRND GRND GRND GRND GRND GRND 1st GRND GRND GRND GRND GRND	409 822 1,198 987 576 1,647 2,680 3,302 1,500 602 1,026 713	334 471 0 576 0 3,302 0 602 590 713	0 0 0 0 0	5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00 32,499.34 40,000.00 17,999.95 7,200.00 12,260.46 8,500.00	12.22 12.17 FRI 12.16 FRI 12.16 FRI 12.15 FRI 12.14 IRO 12.13 12.11 12.00 FRI 11.96 FRI 11.95 FRI 11.92 FRI	Asking Effective Asking Effective Asking Effective Asking Effective Achieved Effective Achieved	Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019 18/12/2018 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/07/2019 01/10/2018 11/06/2019 01/11/2018 01/06/2019	01/05/2019 14/12/2018 01/10/2018 01/03/2019 18/12/2019 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/07/2019 01/10/2018 11/07/2019 01/11/2018 01/06/2019	11 Hollybank Rd         104 High St         422 Kingstanding Rd         997-999 Tyburn Rd         3 Hampton Walk         68 Victoria St         Bristol Rd S         121-123 Parade         Church Walk         26A Snow HI         2C Addison Rd         66 Oxley Moor Rd         67 High St	Birmingham Brierley Hill Birmingham Birmingham Wolverhampton Northfield Sutton Coldfield Dudley Wolverhampton Birmingham Wolverhampton Brownhills	GRND           GRND           GRND           GRND           GRND           BSMT,GRND           1st           GRND           GRND           GRND           GRND           GRND           GRND           GRND           GRND           GRND,1           GRND           GRND           GRND	409 822 1,198 987 576 1,647 2,680 3,302 1,500 602 1,026 7,13 2,366	334 471 0 576 0 3,302 0 0 602 590	0 0 0 0 0	5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00 32,499.34 40,000.00 17,999.95 7,200.00 12,260.46 8,500.00 28,161.00	12.22 12.17 FRI 12.16 FRI 12.15 FRI 12.14 IRO 12.13 12.11 12.00 FRI 11.96 FRI 11.92 FRI 11.90	Asking Effective Asking Effective Asking Effective Asking Effective Achieved Effective Achieved Asking	Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019 18/12/2018 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/01/2018 11/06/2019 01/10/2018 01/06/2019 29/11/2018	01/05/2019 14/12/2018 01/10/2018 01/03/2019 18/12/2019 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/07/2019 01/10/2018 11/07/2019 01/11/2018	11 Hollybank Rd         104 High St         422 Kingstanding Rd         997-999 Tyburn Rd         3 Hampton Walk         68 Victoria St         Bristol Rd S         121-123 Parade         Church Walk         26A Snow HI         2C Addison Rd         66 Oxley Moor Rd         67 High St         195-199 High St	Birmingham Brierley Hill Birmingham Wolverhampton Wolverhampton Northfield Sutton Coldfield Dudley Wolverhampton Birmingham Wolverhampton Brownhills West Bromwich	GRND           GRND, 1           GRND, 1	409 822 1,198 987 576 1,647 2,680 3,302 1,500 602 1,026 713 2,2366 1,603	334 471 0 576 0 3,302 0 602 590 713 2,366	0 0 0 0 0 0 0	5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00 32,499.34 40,000.00 17,999.95 7,200.00 12,260.46 8,500.00 28,161.00 19,000.00	12.22 12.17 FRI 12.16 FRI 12.15 FRI 12.14 IRO 12.13 12.11 12.00 FRI 11.96 FRI 11.95 FRI 11.90 11.85	Asking Effective Asking Effective Asking Effective Asking Effective Achieved Achieved Asking Achieved	Retail	
01/05/2019 16/11/2018 01/03/2019 18/12/2018 03/12/2018 03/12/2018 15/11/2018 15/11/2018 01/07/2019 01/07/2019 01/10/2018 11/06/2019 01/10/2018 16/11/2018 16/11/2018	01/05/2019 14/12/2018 01/10/2018 01/03/2019 18/12/2019 03/12/2018 15/11/2018 15/11/2018 26/04/2019 01/07/2019 01/07/2019 01/10/2018 11/07/2019 01/06/2019 29/11/2018 16/11/2018	11 Hollybank Rd         104 High St         422 Kingstanding Rd         997-999 Tyburn Rd         3 Hampton Walk         68 Victoria St         Bristol Rd S         121-123 Parade         Church Walk         26A Snow HI         2C Addison Rd         66 Oxley Moor Rd         67 High St         Unit 10 Birmingham Rd	Birmingham Brierley Hill Birmingham Birmingham Wolverhampton Northfield Sutton Coldfield Dudley Wolverhampton Birmingham Wolverhampton Brownhills West Bromwich Sutton Coldfield	GRND           GRND,1           GRND,1           GRND,1           GRND	409 822 1,198 987 576 1,647 2,680 3,302 1,500 602 1,026 713 2,366 1,603 1,603 796	334 471 0 576 0 3,302 0 602 590 713 2,366 796	0 0 0 0 0 0 0 0	5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00 32,499.34 40,000.00 17,999.95 7,200.00 12,260.46 8,500.00 28,161.00 19,000.00 9,427.84	12.22 12.17 FRI 12.16 FRI 12.16 FRI 12.15 FRI 12.14 IRO 12.13 12.11 12.00 FRI 11.96 FRI 11.95 FRI 11.92 FRI 11.90 11.85 11.84 FRI	Asking Effective Asking Effective Asking Effective Asking Effective Achieved Achieved Asking Achieved Effective	Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019 18/12/2018 03/12/2018 15/11/2018 15/11/2018 01/07/2019 01/07/2019 01/10/2018 01/10/2019 01/10/2019 01/10/2018 01/06/2019 29/11/2018 02/07/2019	01/05/2019 14/12/2018 01/10/2018 01/03/2019 03/12/2019 03/12/2018 15/11/2018 15/11/2018 01/07/2019 01/10/2019 01/10/2018 01/10/2019 01/11/2018 01/06/2019 01/12018 01/08/2019	11 Hollybank Rd         104 High St         422 Kingstanding Rd         997-999 Tyburn Rd         3 Hampton Walk         68 Victoria St         Bristol Rd S         121-123 Parade         Church Walk         26A Snow HI         2C Addison Rd         66 Oxley Moor Rd         67 High St         Unit 10 Birmingham Rd         33 Upper High St	Birmingham Brierley Hill Birmingham Birmingham Wolverhampton Northfield Sutton Coldfield Dudley Wolverhampton Birmingham Wolverhampton Brownhills West Bromwich Sutton Coldfield Wednesbury	GRND GRND GRND GRND GRND GRND 1st GRND GRND GRND GRND GRND GRND,1 GRND GRND GRND GRND GRND	409 822 1,198 987 576 1,647 2,680 3,302 1,500 602 1,026 7,13 2,366 1,603 7,966 5,512	334 471 0 576 0 3,302 0 602 590 713 2,366 796 0	0 0 0 0 0 0 0 0 0	5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00 32,499.34 40,000.00 17,999.95 7,200.00 12,260.46 8,500.00 28,161.00 19,000.00 9,427.84 6,000.00	12.22 12.17 FRI 12.16 FRI 12.16 FRI 12.15 FRI 12.14 IRO 12.13 12.11 12.00 FRI 11.96 FRI 11.95 FRI 11.92 FRI 11.90 11.85 11.84 FRI 11.72	Asking Effective Asking Effective Asking Effective Asking Effective Achieved Effective Achieved Effective Achieved Effective Achieved	Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019 18/12/2018 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/07/2019 01/11/2018 01/06/2019 29/11/2018 16/11/2018 16/11/2018 02/07/2019 01/07/2019	01/05/2019 14/12/2018 01/10/2018 01/10/2018 01/03/2019 18/12/2019 03/12/2018 15/11/2018 15/11/2018 26/04/2019 01/07/2019 01/10/2018 01/06/2019 29/11/2018 16/11/2018 16/11/2018 01/06/2019 01/07/2019 01/07/2019	11 Hollybank Rd         104 High St         422 Kingstanding Rd         997-999 Tyburn Rd         3 Hampton Walk         68 Victoria St         Bristol Rd S         121-123 Parade         Church Walk         26A Snow HI         2C Addison Rd         66 Oxley Moor Rd         67 High St         195-199 High St         Unit 10 Birmingham Rd         33 Upper High St         101-125 Grove Ln	Birmingham Brierley Hill Birmingham Birmingham Wolverhampton Northfield Sutton Coldfield Dudley Wolverhampton Birmingham Wolverhampton Brownhills West Bromwich Sutton Coldfield Wednesbury Birmingham	GRND GRND GRND GRND GRND BSMT,GRND 1st GRND GRND GRND,1 GRND GRND,1 GRND GRND,1 GRND GRND GRND GRND GRND GRND	409 822 1,198 987 576 1,647 2,680 3,302 1,500 602 1,026 7,13 2,366 1,603 7,96 1,603 7,96 5,556	334 471 0 576 0 3,302 0 602 590 713 2,366 796 0 556	0 0 0 0 0 0 0 0	5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00 32,499.34 40,000.00 17,999.95 7,200.00 12,260.46 8,500.00 28,161.00 19,000.00 9,427.84 6,000.00 6,500.00	12.22 12.17 FRI 12.16 FRI 12.15 FRI 12.15 FRI 12.13 12.11 12.00 FRI 11.96 FRI 11.95 FRI 11.90 11.85 11.84 FRI 11.72 11.69	Asking Effective Asking Effective Asking Effective Asking Effective Achieved Effective Achieved Asking Achieved Effective Achieved Asking	Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019 18/12/2018 03/12/2018 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/10/2018 11/06/2019 29/11/2018 16/11/2018 16/11/2018	01/05/2019 14/12/2018 01/10/2018 01/10/2018 01/10/2019 18/12/2019 03/12/2019 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/10/2018 01/06/2019 29/11/2018 01/08/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019	11 Hollybank Rd         104 High St         422 Kingstanding Rd         997-999 Tyburn Rd         3 Hampton Walk         68 Victoria St         Bristol Rd S         121-123 Parade         Church Walk         26A Snow HI         2C Addison Rd         66 Oxley Moor Rd         67 High St         195-199 High St         Unit 10 Birmingham Rd         33 Upper High St         101-125 Grove Ln         20 Brigfield Rd	Birmingham Brierley Hill Birmingham Wolverhampton Wolverhampton Northfield Sutton Coldfield Dudley Wolverhampton Birmingham Wolverhampton Brownhills West Bromwich Sutton Coldfield Wednesbury Birmingham	GRND GRND GRND GRND GRND GRND 1st GRND GRND GRND,1 GRND GRND GRND GRND GRND GRND GRND GRND	409 822 1,198 987 576 1,647 2,680 3,302 1,500 602 1,1500 602 1,1026 713 2,2366 1,603 796 512 5566 463	334 471 0 576 0 3,302 0 602 590 713 2,366 796 0 556 317		5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00 32,499.34 40,000.00 17,999.95 7,200.00 12,260.46 8,500.00 28,161.00 19,000.00 9,427.84 6,000.00 6,500.00 5,400.00	12.22 12.17 FRI 12.16 FRI 12.16 FRI 12.15 FRI 12.14 IRO 12.13 12.11 12.00 FRI 11.96 FRI 11.96 FRI 11.92 FRI 11.90 11.85 11.84 FRI 11.72 11.69 11.66	Asking Effective Asking Effective Asking Effective Asking Effective Achieved Achieved Asking Achieved Asking Achieved Asking Achieved	Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019 18/12/2018 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/10/2018 11/06/2019 01/10/2018 16/11/2018 16/11/2018 02/07/2019 01/01/2019 01/11/2018 21/11/2018	01/05/2019 14/12/2018 01/10/2018 01/10/2018 03/12/2019 03/12/2019 03/12/2018 15/11/2018 15/11/2018 01/07/2019 01/10/2019 01/10/2019 01/07/2019 01/02/2019 29/11/2018 16/11/2018 01/08/2019 01/07/2019 01/10/2019 01/10/2019 01/10/2019 01/11/2018 21/12/2018	11 Hollybank Rd         104 High St         422 Kingstanding Rd         997-999 Tyburn Rd         3 Hampton Walk         68 Victoria St         Bristol Rd S         121-123 Parade         Church Walk         26A Snow HI         2C Addison Rd         66 Oxley Moor Rd         67 High St         Unit 10 Birmingham Rd         33 Upper High St         101-125 Grove Ln         20 Brigfield Rd         119-121 Hurst St	Birmingham Brierley Hill Birmingham Wolverhampton Wolverhampton Northfield Sutton Coldfield Dudley Wolverhampton Birmingham Wolverhampton Brownhills West Bromwich Sutton Coldfield Wednesbury Birmingham Birmingham	GRND           GRND,1           GRND	409 822 1,198 987 576 1,647 2,880 3,302 1,500 602 1,026 713 2,366 1,603 796 512 556 463 2,450	334 471 0 576 0 3,302 0 602 590 713 2,366 796 0 556 317 2,450	0 0 0 0 0 0 0 0 0	5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00 32,499.34 40,000.00 17,999.95 7,200.00 12,260.46 8,500.00 28,161.00 19,000.00 9,427.84 6,000.00 6,500.00 5,400.00	12.22 12.17 FRI 12.16 FRI 12.16 FRI 12.15 FRI 12.14 IRO 12.13 12.11 12.00 FRI 11.96 FRI 11.95 FRI 11.90 11.85 11.84 FRI 11.72 11.69 11.63	Asking Effective Asking Effective Asking Effective Asking Effective Achieved Achieved Asking Achieved Asking Achieved Asking Achieved Asking	Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019 18/12/2018 03/12/2018 15/11/2018 15/11/2018 26/04/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019	01/05/2019 14/12/2018 01/10/2018 01/10/2018 01/03/2019 18/12/2019 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/10/2018 01/06/2019 01/11/2018 01/06/2019 01/07/2019 01/07/2019 01/07/2019	11 Hollybank Rd         104 High St         422 Kingstanding Rd         997-999 Tyburn Rd         3 Hampton Walk         68 Victoria St         Bristol Rd S         121-123 Parade         Church Walk         26A Snow HI         2C Addison Rd         66 Oxley Moor Rd         67 High St         Unit 10 Birmingham Rd         33 Upper High St         101-125 Grove Ln         20 Brigfield Rd         113-121 Hurst St         540 Hob Moor Rd	Birmingham Brierley Hill Birmingham Brrningham Wolverhampton Northfield Sutton Coldfield Dudley Wolverhampton Birmingham Wolverhampton Brownhills West Bromwich Sutton Coldfield Wednesbury Birmingham Birmingham	GRND GRND GRND GRND GRND GRND BSMT,GRND 1st GRND GRND,1 GRND GRND GRND GRND GRND GRND GRND GRND	409 822 1,198 987 576 1,647 2,680 3,302 1,500 602 1,026 1,026 1,026 1,026 1,026 5,12 5,566 4,63 2,450 8,67	334 471 0 576 0 3,302 0 602 590 713 2,366 796 0 556 317		5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00 32,499.34 40,000.00 17,999.95 7,200.00 12,260.46 8,500.00 28,161.00 19,000.00 9,427.84 6,000.00 6,500.00 5,400.00 28,500.00 10,000.00	12.22 12.17 FRI 12.16 FRI 12.15 FRI 12.15 FRI 12.13 12.11 12.00 FRI 11.95 FRI 11.92 FRI 11.90 11.85 11.84 FRI 11.72 11.69 11.63 11.63 FRI	Asking Effective Asking Effective Asking Effective Asking Effective Achieved Achieved Achieved Achieved Achieved Achieved Achieved Asking Achieved Asking	Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019 18/12/2018 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/07/2019 01/11/2018 01/06/2019 29/11/2018 16/11/2018 16/11/2018 02/07/2019 01/07/2019 01/07/2019 01/07/2019 28/01/2019 28/01/2019	01/05/2019 14/12/2018 01/10/2018 01/10/2018 01/10/2019 18/12/2019 03/12/2019 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/10/2018 11/07/2019 01/11/2018 16/11/2018 10/106/2019 01/07/2019 01/07/2019 01/07/2019 28/01/2019 28/01/2019	11 Hollybank Rd         104 High St         422 Kingstanding Rd         997-999 Tyburn Rd         3 Hampton Walk         68 Victoria St         Bristol Rd S         121-123 Parade         Church Walk         26A Snow HI         2C Addison Rd         66 Oxley Moor Rd         67 High St         195-199 High St         101-125 Grove Ln         20 Brigfield Rd         119-121 Hurst St         540 Hob Moor Rd         Waterfront E	Birmingham Brierley Hill Birmingham Birmingham Wolverhampton Northfield Sutton Coldfield Dudley Wolverhampton Birmingham Wolverhampton Brownhills West Bromwich Sutton Coldfield Wednesbury Birmingham Birmingham Birmingham Birmingham	GRND           GRND           GRND           GRND           GRND           GRND           BSMT,GRND           1st           GRND,GRND           GRND,GRND           GRND,GRND           GRND,GRND,GRND,GRND,GRND           GRND,GRND           GRND,GRND           GRND           GRND	409 822 1,198 987 576 1,647 2,680 3,302 1,500 602 1,026 7,13 2,366 1,603 7,96 5,12 5,556 4,63 2,450 8,677 5,73	334 471 0 576 0 3,302 0 602 590 713 2,366 796 0 556 317 2,450 425		5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00 32,499.34 40,000.00 17,999.95 7,200.00 12,260.46 8,500.00 28,161.00 19,000.00 9,427.84 6,000.00 6,500.00 5,400.00 10,000.00 6,600.00	12.22 12.17 FRI 12.16 FRI 12.16 FRI 12.15 FRI 12.14 IRO 12.13 12.11 12.00 FRI 11.96 FRI 11.92 FRI 11.90 11.85 11.84 FRI 11.72 11.69 11.63 11.53 FRI 11.52 FRI	Asking Effective Asking Effective Asking Effective Asking Effective Achieved Achieved Achieved Achieved Achieved Asking Achieved Asking Achieved Asking Achieved	Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019 18/12/2018 03/12/2018 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/07/2019 01/01/2018 16/101/2018 16/101/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019 06/08/2019	01/05/2019 14/12/2018 01/10/2018 01/10/2018 01/10/2019 18/12/2019 03/12/2019 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/11/2018 01/06/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019 01/07/2019 06/08/2019	11 Hollybank Rd         104 High St         422 Kingstanding Rd         997-999 Tyburn Rd         3 Hampton Walk         68 Victoria St         Bristol Rd S         121-123 Parade         Church Walk         26A Snow HI         2C Addison Rd         66 Oxley Moor Rd         67 High St         103 Upper High St         101-125 Grove Ln         20 Brigfield Rd         119-121 Hurst St         540 Hob Moor Rd         Waterfront E         7 High St	Birmingham Brierley Hill Birmingham Birmingham Wolverhampton Wolverhampton Northfield Sutton Coldfield Dudley Wolverhampton Birmingham Wolverhampton Brownhills West Bromwich Sutton Coldfield Wednesbury Birmingham Birmingham Birmingham Birmingham	GRND           GRND,1           GRND           GRND           GRND           GRND           GRND           GRND           GRND           GRND           GRND           GRND,1           GRND           GRND           GRND           GRND           GRND           GRND           GRND           GRND           GRND	409 822 1,198 987 576 1,647 2,680 3,302 (1,500 602 1,500 602 1,026 713 2,366 3,713 2,366 3,713 2,366 4,603 7,96 5,516 4,603 4,603 8,677 3,573 6,133	334 471 0 576 0 3,302 0 602 590 713 2,366 796 0 556 317 2,450		5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00 32,499.34 40,000.00 17,999.95 7,200.00 12,260.46 8,500.00 28,161.00 19,000.00 9,427.84 6,000.00 5,400.00 28,500.00 10,000.00 6,600.00 6,6999.87	12.22 12.17 FRI 12.16 FRI 12.16 FRI 12.15 FRI 12.14 IRO 12.13 12.11 12.00 FRI 11.96 FRI 11.96 FRI 11.92 FRI 11.90 11.85 11.84 FRI 11.72 11.69 11.66 11.63 11.53 FRI 11.52 FRI 11.42 FRI	Asking Effective Asking Effective Asking Effective Asking Effective Achieved Achieved Asking Achieved Asking Achieved Asking Achieved Asking Achieved Effective	Retail         Retail	
01/05/2019 16/11/2018 01/09/2018 01/03/2019 18/12/2018 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/07/2019 01/11/2018 01/06/2019 29/11/2018 16/11/2018 16/11/2018 02/07/2019 01/07/2019 01/07/2019 01/07/2019 28/01/2019 28/01/2019	01/05/2019 14/12/2018 01/10/2018 01/10/2018 01/10/2019 18/12/2019 03/12/2019 03/12/2018 15/11/2018 26/04/2019 01/07/2019 01/10/2018 11/07/2019 01/11/2018 16/11/2018 10/106/2019 01/07/2019 01/07/2019 01/07/2019 28/01/2019 28/01/2019	11 Hollybank Rd         104 High St         422 Kingstanding Rd         997-999 Tyburn Rd         3 Hampton Walk         68 Victoria St         Bristol Rd S         121-123 Parade         Church Walk         26A Snow HI         2C Addison Rd         66 Oxley Moor Rd         67 High St         195-199 High St         101-125 Grove Ln         20 Brigfield Rd         119-121 Hurst St         540 Hob Moor Rd         Waterfront E	Birmingham Brierley Hill Birmingham Birmingham Wolverhampton Northfield Sutton Coldfield Dudley Wolverhampton Birmingham Wolverhampton Brownhills West Bromwich Sutton Coldfield Wednesbury Birmingham Birmingham Birmingham Birmingham	GRND           GRND           GRND           GRND           GRND           GRND           BSMT,GRND           1st           GRND,GRND           GRND,GRND           GRND,GRND           GRND,GRND,GRND,GRND,GRND           GRND,GRND           GRND,GRND           GRND           GRND	409 822 1,198 987 576 1,647 2,680 3,302 1,500 602 1,026 7,13 2,366 1,603 7,96 5,12 5,556 4,63 2,450 8,677 5,73	334 471 0 576 0 3,302 0 602 590 713 2,366 796 0 556 317 2,450 425		5,000.00 10,000.00 14,567.19 12,000.00 6,999.77 20,000.00 32,499.34 40,000.00 17,999.95 7,200.00 12,260.46 8,500.00 28,161.00 19,000.00 9,427.84 6,000.00 6,500.00 5,400.00 10,000.00 6,600.00	12.22 12.17 FRI 12.16 FRI 12.16 FRI 12.15 FRI 12.14 IRO 12.13 12.11 12.00 FRI 11.96 FRI 11.92 FRI 11.90 11.85 11.84 FRI 11.72 11.69 11.63 11.53 FRI 11.52 FRI	Asking Effective Asking Effective Asking Effective Asking Effective Achieved Achieved Achieved Achieved Achieved Asking Achieved Asking Achieved Asking Achieved	Retail	

Direct         3ys           0         Direct         3ys           6,720.00         2,286.00         Direct         3ys           6,720.00         2,000.00         Direct         6,978.00           4,385.10         Direct         6,978.00         Direct           2,200.00         Direct         5,978.00         15,978.00           8,076.22         A.383gnment         15,978.00         Direct           6,055.00         Direct         3,978.00         Direct         14,979.00           6,055.00         Direct         3,978.00         Direct         14,979.00           6,055.00         Direct         3,978.00         Direct         19,978.00           11,417.00         Direct         3,978.00         Direct         2,978.00           Direct         2,978.00         Direct         19,979.00         Direct         19,978.00           11,414.00         Direct         10,978.00         Direct         19,978.00         Direct         19,978.00           36,465.00         1,250.00         Direct         19,978.00         Direct         19,978.00           13,064.50         4,566.00         Direct         5,978.00         Direct         2,978.00				
5010.00         2.417.00         Sublease         5 yrs           6,720.00         20.000.00         Direct         3 yrs           6,720.00         20.000.00         Direct         5           4,283.10         Direct         5         yrs           2,200.00         Direct         5 yrs         18           8,382.20         4,328.00         Direct         5 yrs           8,076.22         Assignment         -         -           8,076.25         Assignment         -         -           8,076.26         Assignment         -         -           6,076.00         Direct         1         -           6,076.00         Direct         1         -           0         Direct         1         -         -           11,417.00         Direct         1         yrs         -           0         Direct         1         yrs         -           0         Direct         1         yrs         -           0         Direct         1         yrs         -           1,416.00         Direct         1         yrs         -           1,416.00         Direct			Direct	
6.720.00         22.860.00         Direct         6           66.720.00         Direct         6         yrs           4.383.10         Direct         5         yrs           2.200.00         Direct         5         yrs           8.382.50         Direct         5         yrs           8.767.25         Assignment         15         yrs           0.0767.26         Assignment         1         11.417.00         Direct         1           11.417.00         Direct         2         yrs         1         1.147.00         Direct         2         1           0.056.00         Direct         2         yrs         1         1.0178         1         1         1.97.97         1         1.0178         1         1.97.97         1         1.97.97         1         1.97.97         1         1.97.97         1         1.97.97         1         1.97.97         1         1.97.97         1         1.97.97         1         1.97.97         1         1.97.97         1         1.97.97         1         1.97.97         1         1.97.97         1         1.97.97         1         1.97.97         1         1.97.97         1         1.97.97				
66.72.00         20.00.00         Direct         6 yrs           4.83.10         Direct         6 yrs           2.800.00         Direct         5 yrs           18,073.75         4.328.00         Direct         5 yrs           18,073.75         4.328.00         Direct         15 yrs           8,076.25         Assignment         Direct         15 yrs           0.050.00         Direct         14 yrs         14 yrs           11,417.00         Direct         1 yrs         14 yrs           0.050.01         Direct         2 yrs         15 yrs           0.050.01         Direct         2 yrs         15 yrs           0.050.01         Direct         1 yrs         15 yrs           0.050.01         Direct         1 yrs         1 yrs           0.050.01         Direct         1 yrs         1 yrs           1.416.00         Direct         1 yrs         1 yrs           1.416.00         Direct         2 yrs         1 yrs           1.416.00         Direct         1 yrs         1 yrs           1.416.00         Direct         2 yrs         1 yrs           1.416.00         Direct         1 yrs         1 yrs </td <td></td> <td></td> <td></td> <td></td>				
Direct         6 yrs           4.283.10         Direct         5 yrs           2.802.00         Direct         5 yrs           8.982.50         Direct         5 yrs           8.075.25         Assignment         15 yrs           8.075.25         Assignment         11 yrs           6.005.00         Direct         10 yrs           0.005.00         Direct         10 yrs           11.417.00         Direct         2 yrs           0.0107.01         Direct         10 yrs           0.0107.01         Direct         10 yrs           1.14.10.00         Direct         10 yrs           3.6.165.00         1.200.00         Direct           1.3.064.50         4.560.00         Direct         5 yrs           2.982.00         Direct         5 yrs           1.440.00         Direct         5 yrs           1.440.00         Direct         5 yrs           2.982.00         Direct         5 yrs				3 yrs
4.283.10         Direct         5 yrs           2.200.00         Direct         5 yrs           8.382.50         Direct         5 yrs           8.076.25         Assignment         15 yrs           8.076.25         Assignment         11           0.076.00         Direct         10           11.417.00         Direct         10 yrs           0.07641         10 yrs         10           0.07641         10 yrs         11           0.07641         10 yrs         11           0.07641         2 yrs         11           0.07641         10 yrs         11           0.07641         15 yrs         11           0.07641         15 yrs         11           0.07641         15 yrs         11           0.07641         15 yrs         11           13.064.50         4.596.00         Direct         5 yrs           13.064.50         1.944.741.00         5 yrs         12           14.60.0         Direct         5 yrs         14           14.10.0         Direct         5 yrs         15           14.10.0         Direct         5 yrs           14.41.0.0         Direc	66,720.00	20,000.00		
2.200.00         Direct         5 yrs           8.382.20         Direct         5 yrs           8.076.25         Assignment         Assignment           0         Direct         15 yrs           6.005.00         Direct         1           11.417.00         Direct         10 yrs           0         Direct         2 yrs           0         Direct         10 yrs           38,165.00         1.250.00         Direct           13.064.50         4.565.00         Direct         5 yrs           1410.00         Direct         5 yrs           1,416.00         Direct         5 yrs           2,282.00         Direct         5 yrs           0         Direct         5 yrs           1,416.00         Direct         5 yrs           0         Direct         5 yrs           1,416.00         Direct         5 yrs           0         Direct	4 000 40			6 yrs
8.82.50         Direct         5 yrs           19.103.75         4.328.00         Fored           8.076.25         Assignment         Isys           8.076.25         Assignment         Isys           6.005.00         Direct         Isys           6.005.00         Direct         Isys           11.417.00         Direct         10 yrs           Direct         2 yrs         Direct         2 yrs           Direct         2 yrs         Direct         15 yrs           Direct         15 yrs         Direct         15 yrs           1.141.00         Direct         15 yrs         15 yrs           3.6.165.00         1.260.00         Direct         15 yrs           4.566.80         Direct         5 yrs         4 5 yrs           4.5745.00         Direct         2 yrs         11 yrs           3.064.50         Direct         2 yrs         11 yrs           1.416.00         Direct         5 yrs         15 yrs           4.5745.00         Direct         5 yrs         15 yrs           1.416.00         Direct         5 yrs         15 yrs           1.416.00         Direct         5 yrs				
19.103.75         4.328.00         Direct         15 yrs           8.076.25         Assignment         0           0.055.00         Direct         0           11.417.00         Direct         10 yrs           0.055.00         Direct         10 yrs           0.01000         Jorect         10 yrs           0.01000         Jorect         2 yrs           0.010000         Jorect         2 yrs           0.010000         Jorect         2 yrs           0.010000         Jorect         10 yrs           36.165.00         1.250.00         Direct         15 yrs           1.1.1.1.00         Direct         5 yrs         Jorect         5 yrs           3.064.50         4.596.00         Direct         5 yrs         Jorect				<b>5</b>
8,076.26         Assignment           0         Direct           6,005.00         Direct           11,417.00         Direct           0         Direct           11,417.00         Direct           0         Direct           1,14.100         Direct           1,59.50         Direct           1,616.00         1,250.00           0         Direct           4,566.80         Direct           2,928.00         Direct           4,574.50.0         Direct           4,574.50.0         Direct           1,416.00         Direct<		4 000 00		
Assignment           0.Freed           6,005.00           Direct           11,417.00           Direct           11,417.00           Direct           0.Freet           0.Freet           11,417.00           Direct           0.Freet           0.Freet           0.Freet           11,141.00           Direct           11,1415.00           Direct           11,1415.00           Direct           11,1415.00           Direct           11,1415.00		4,328.00		15 yrs
Direct         Direct           6,005.00         Direct         Intert           11,417.00         Direct         10 yrs           Direct         10 yrs         Direct         3 yrs           Direct         2 yrs         Direct         2 yrs           Direct         2 yrs         Direct         15 yrs           Direct         15 yrs         Direct         10 yrs           1,14.10,0         Direct         10 yrs         15 yrs           3.6,165.00         1,250.00         Direct         15 yrs           4,566.80         Direct         5 yrs         2,922.00           2,922.00         Direct         5 yrs         14 10.00         Direct           4,5745.00         Direct         5 yrs         14 10.00         Direct         14 10.00           Direct         Direct         14 10.00         Direct         <	8,076.25			
6,005.00         Direct           11,417.00         Direct         10 yrs           11,417.00         Direct         10 yrs           Direct         2 yrs           Direct         10 yrs           4,566.00         1.2000           1,14.10.00         Direct           13,064.50         4,596.00           1,280.00         Direct           2,328.00         Direct           2,328.00         Direct           2,456.00         1,944.741.00           Direct         2 yrs           1,416.00         Direct           Direct         5 yrs           2,290.70         Direct           Direct         5 yrs           1,410.00         Direct           1,410.00         Direct           1,410.00         Direct           2,300.70         Direct           1,410.00         Direct           1,410.00         Direct           1,499.88         Direct				
Assignment           11,417.00         Direct         10 yrs           Direct         3 yrs           Direct         3 yrs           Direct         2 yrs           Direct         2 yrs           Direct         15 yrs           Direct         15 yrs           Direct         15 yrs           Direct         15 yrs           Direct         10 yrs           36,165.00         1.250.00           Direct         5 yrs           4,566.80         0           13,064.50         4,596.00           2,282.00         Direct           45,745.00         Direct           45,745.00         Direct           1416.00         Direct           0         Direct           2,928.00         Direct           1416.00         Direct           1416.00         Direct           1416.00         Direct           2,928.00         Direct           1,447.41.00         Direct           2,987.00         Direct           2,898.70         Direct           1,992.71         Direct           1,992.72         Direct				
11,417.00         Direct         10 yrs           Direct         3 yrs           Direct         2 yrs           Direct         2 yrs           Direct         2 yrs           Direct         5 yrs           Direct         5 yrs           Direct         16 yrs           1,141.00         Direct           10 yrs         10 yrs           36,165.00         1.250.00           1,3064.50         4.595.60           A566.80         Direct           13,064.50         4.595.00           Direct         5 yrs           2,928.00         1.944.741.00         5 yrs           A566.80         Direct           Direct         5 yrs           Direct         5 yrs           1,416.00         Direct           Direct         5 yrs           Direct         5 yrs           1,416.00         Direct           2,908.70         Direct           1,499.27         Direct           1,949.27         Direct           1,341.00         Direct           1,343.00         Direct           1,343.00         Direct <t< td=""><td>6,005.00</td><td></td><td></td><td></td></t<>	6,005.00			
Direct         10 yrs           Direct         3 yrs           Direct         2 yrs           Direct         5 yrs           Direct         2 yrs           Direct         2 yrs           Direct         10 yrs           1.141.00         Direct         10 yrs           36,165.00         1.250.00         Direct         15 yrs           4.566.80         Direct         5 yrs           1.3.064.50         Direct         5 yrs           4.5745.00         Direct         5 yrs           4.5745.00         Direct         5 yrs           1.416.00         Direct         5 yrs           Direct         5 yrs         Direct           1.416.00         Direct         5 yrs           Direct         5 yrs         Direct           2.928.00         Direct         10 yrs           2.908.70         Direct         10 yrs           2.908.70         Direct         5 yrs           1.490.27         Direct         15 yrs           2.785.20         Direct         5 yrs           15.2712.00         263.792.00         Assignment           3.2784.50         3.928.00	44.447.00			
Direct         Jyrs           Direct         2 yrs           Direct         10 yrs           1,141.00         Direct           10 yrs         10 yrs           36,165.00         1,250.00           Direct         15 yrs           4,566.80         Direct           6,168.00         1,944,741.00           5 yrs         5 yrs           1,416.00         Direct           Direct         5 yrs           1,416.00         Direct           0 Direct         5 yrs           1,410.00         Direct           0 Direct         5 yrs           1,410.00         Direct           0 Direct         5 yrs           1,499.27         Direct           1,499.27         Direct           1,499.27         Direct           1,898.88         Direct           1,898.88         Direct           1,899.20         Direct           1,890.2792.00         Ayrs           1,890.289.00         Direct	11,417.00			10
Direct         3 yrs           Direct         2 yrs           Direct         5 yrs           Direct         2 yrs           Direct         2 yrs           Direct         2 yrs           1,141.00         10 yrs           36,165.00         1,250.00           Direct         15 yrs           13,044.50         4,556.80           Direct         5 yrs           13,044.50         4,556.00           Direct         5 yrs           2,928.00         Direct           4,574.50         Direct           4,574.50         Direct           4,574.50         Direct           1,416.00         Direct           0         Direct           1,416.00         Direct           1,416.00         Direct           1,499.27         Direct           1,499.27         Direct           1,499.27         Direct           1,591.50         Direct           1,592.50         9,915.00           1,593.50         Direct           1,593.72         Direct           1,593.72         Direct           1,593.72         Direct </td <td></td> <td></td> <td></td> <td>10 yrs</td>				10 yrs
Direct         2 yrs           Direct         5 yrs           Direct         2 yrs           Direct         2 yrs           Direct         15 yrs           1.141.00         Direct           10 prest         15 yrs           36.165.00         1.250.00           Direct         15 yrs           4.566.80         Direct           2.928.00         Direct           5 yrs         5 yrs           2.928.00         Direct           5 yrs         5 yrs           1.416.00         Direct           0 Direct         5 yrs           1.416.00         Direct           0 Direct         5 yrs           1.416.00         Direct           0 Direct         5 yrs           1.416.00         Direct           1.416.00         Direct           1.416.00         Direct           1.416.00         Direct           1.4199.27         Direct           1.499.27         Direct           1.499.27         Direct           1.499.27         Direct           1.499.27         Direct           1.808.80         Direct <td></td> <td></td> <td></td> <td>0</td>				0
Direct         5 yrs           Direct         2 yrs           Direct         15 yrs           1.14.10.00 Direct         10 yrs           36.165.00         1.250.00 Direct           13.064.50         4.596.80           13.064.50         4.595.00 Direct           13.064.50         4.595.00 Direct           5 yrs         5 yrs           2.928.00         Direct           2.928.00         Direct           4.57.45.00         Direct           4.57.45.00         Direct           2.928.00         Direct           1.416.00         Direct           2.98.70         Direct           2.278.20         Direct           1.499.27         Direct           1.341.00         677.00           1.888.8         Direct           2.783.20         Designment           3.2784.50         3.928.00				
Direct         2 yrs           Direct         15 yrs           1141.00         Direct         10 yrs           Direct         10 yrs           36,165.00         1,250.00         Direct           13,064.50         4,556.80         Direct           2,928.00         Direct         5 yrs           2,928.00         Direct         5 yrs           2,928.00         Direct         5 yrs           45,745.00         Direct         5 yrs           Direct         2 yrs         1,416.00           Direct         5 yrs         0           Direct         10 yrs         2,987.00           Direct         10 yrs         0           2,987.00         Direct         5 yrs           1,449.27         Direct         5 yrs           2,783.20         Direct         5 yrs           150.212.00         283,792.00         Ayrs           150.212.00         283,792.00         5 yrs           150.212.00         283,792.00         5 yrs           150.212.00         283,792.00         5 yrs           150.212.00         283,792.00         5 yrs           150.212.00         283,990.01				
Direct         2 yrs           Direct         15 yrs           1,141.00         Direct         10 yrs           36,165.00         1,250.00         Direct           13,064.50         1,500.00         Direct           13,064.50         4,566.80         Direct           13,064.50         4,566.80         Direct           2,928.00         Direct         5 yrs           6,168.00         1,944,741.00         5 yrs           6,168.00         1,944,741.00         5 yrs           1,416.00         Direct         5 yrs           Direct         5 yrs         0           Direct         5 yrs         0           Direct         10 yrs         0           2,908.70         Direct         10 yrs           2,783.20         Direct         5 yrs           1,492.71         Direct         5 yrs           1,804.88         Direct         5 yrs           1,804.88         Direct         5 yrs           1,802.88         Direct         4 yrs           1,803.00         Direct         5 yrs           1,804.80         Direct         5 yrs           1,800.00         Direct				5 yrs
Direct         15 yrs           1,141.00         Direct         10 yrs           36,165.00         1,250.00         Direct           13,064.50         4,566.80         Direct           13,064.50         4,595.00         Direct           5,755.00         Direct         5 yrs           2,928.00         Direct         2 yrs           1,416.00         Direct         2 yrs           1,416.00         Direct         5 yrs           0         Direct         5 yrs           1,416.00         Direct         5 yrs           0         Direct         5 yrs           1,416.00         Direct         5 yrs           0         Direct         5 yrs           1,416.00         Direct         5 yrs           1,499.27         Direct         10 yrs           2,298.00         Direct         15 yrs           1,499.27         Direct         5 yrs           1,499.27         Direct         15 yrs           1,499.27         Direct         15 yrs           1,898.88         Direct         15 yrs           1,898.20         Astano         Direct           1,898.20				0
1,141.00         Direct         10 yrs           Direct         10 yrs           36,165.00         1,250.00         Direct           13,064.50         4,568.60         Direct           13,064.50         4,568.60         Direct           6,168.00         1,944,741.00         5 yrs           45,745.00         Direct         2 yrs           1,416.00         Direct         5 yrs           0         Direct         5 yrs           1,416.00         Direct         6 yrs           0         Direct         5 yrs           0         Direct         10 yrs           2,908.70         Direct         10 yrs           2,266.00         Direct         5 yrs           1,499.27         Direct         5 yrs           1,341.00         OPrect         15 yrs           1,341.00         Direct         15 yrs           1,341.00         Direct         15 yrs           1,898.88         Direct         4 yrs           14,413.00         1,900.00         Direct         4 yrs           14,413.00         1,900.00         Direct         4 yrs           1,898.80         Direct         5 yrs <td></td> <td></td> <td></td> <td></td>				
Direct         10 yrs           36,165.00         1,250.00         Direct           13,064.50         4,556.80         Direct           13,064.50         4,5550.00         Direct           2,928.00         1,944,741.00         5 yrs           6,168.00         1,944,741.00         5 yrs           4,574.500         Direct         2 yrs           1,416.00         Direct         6 yrs           0         Direct         5 yrs           1,416.00         Direct         6 yrs           0         Direct         10 yrs           2,908.70         Direct         10 yrs           2,908.70         Direct         5 yrs           1,499.27         Direct         15 yrs           2,783.20         Direct         15 yrs           1,341.00         Direct         5 yrs           1,341.00         Direct         15 yrs           1,321.20         263.792.00         Asignment           32,784.50         3.928.00         Direct           1,413.00         1,190.00         Direct           1,414.30         1,190.00         Direct           2,989.00         Direct         5 yrs				
36,165.00         1,250.00         Direct         15 yrs           13,064.50         4,595.00         Direct         5 yrs           2,928.00         0         Direct         5 yrs           2,928.00         1,944,741.00         5 yrs         5 yrs           6,168.00         1,944,741.00         5 yrs         5 yrs           1,416.00         Direct         2 yrs         1           1,416.00         Direct         6 yrs         1           0         Direct         5 yrs         1           2,908.70         Direct         10 yrs         1           2,266.00         Direct         5 yrs         1           1,499.27         Direct         5 yrs         1           1,341.00         Direct         5 yrs         1           1,888.88         Direct         5 yrs         1           1,898.88         Direct         4 yrs         1           14,413.00         1,190.00         Direct         4 yrs           14,413.00         1,90.00         Direct         5 yrs           2,989.00         Direct         5 yrs         1           14,413.00         Direct         5 yrs         1		1,141.00		,
Direct         15 yrs           4,566.80         Direct         5           13,064.50         4,595.00         Direct           6,168.00         1,944,741.00         5 yrs           45,745.00         Direct         2           1,416.00         Direct         5 yrs           1,416.00         Direct         5 yrs           Direct         5 yrs           Direct         5 yrs           Direct         6 yrs           Direct         10 yrs           2,908.70         Direct           1,499.27         Direct           1,499.27         Direct           1,341.00         Direct           1,341.00         Direct           1,898.88         Direct           1,892.80         Darect           1,892.80         Darect           1,900.00         Direct           1,944.100         1,190.00           1,910.00         Direct           2,989.00         Direct           111.00         Direct           2,989.00         Direct           111.00         Direct           1,800.00         Direct           1,800.00         Direct<	00 405 00	1 050 00		10 yrs
4,566.80         Direct         5 yrs           13,064.50         4,595.00         Direct         5 yrs           2,928.00         Direct         5 yrs           6,168.00         1,944,741.00         5 yrs           1,416.00         Direct         2 yrs           1,416.00         Direct         5 yrs           0         Direct         5 yrs           1,416.00         Direct         5 yrs           0         Direct         10 yrs           2,908.70         Direct         5 yrs           1,499.27         Direct         5 yrs           2,783.20         Direct         5 yrs           1,341.00         Direct         5 yrs           1,898.88         Direct         5 yrs           1,892.88         Direct         4 yrs           11,493.00         1,190.00         Direct           2,989.00         Direct         4 yrs           11,400.00         Direct         5 yrs           11,41.30         1,190.00         Direct         5 yrs           11,41.30         1,190.00         Direct         5 yrs           11,41.41.00         Direct         5 yrs         Direct         5 yrs<	30,165.00	1,250.00		15 1/20
13.064.50         4,595.00         Direct         5 yrs           2.928.00         Direct         5           45,745.00         Direct         2 yrs           1,416.00         Direct         5 yrs           0         Direct         5 yrs           0         Direct         6 yrs           0         Direct         10 yrs           2.908.70         Direct         10 yrs           2.908.70         Direct         15 yrs           2.286.00         Direct         5 yrs           2.783.20         Direct         15 yrs           1.341.00         Direct         5 yrs           1.342.00         Direct         5 yrs           1.898.88         Direct         5 yrs           1.999.270         Direct         4 yrs           1.44.13.00         1,190.00         Direct           2.989.00         Direct         5 yrs           1.44.413.00         1,190.00         Direct           1.989.88.00         Direct         5 yrs           0         Direct         5 yrs           1.980.00         Direct         5 yrs           1.980.00         Direct         5 yrs	1 500 00			15 yrs
2,928.00         Direct         5 yrs           6,168.00         1,944,741.00         5 yrs           45,745.00         Direct         2 yrs           1,416.00         Direct         5 yrs           0         Direct         6 yrs           0         Direct         6 yrs           0         Direct         10 yrs           2,908.70         Direct         10 yrs           2,908.70         Direct         5 yrs           2,268.00         Direct         5 yrs           2,783.20         Direct         5 yrs           1,341.00         67.700         Direct           1,808.88         Direct         5 yrs           150.212.00         263.792.00         Assignment           32,784.50         3.928.00         Direct         4 yrs           14,413.00         1,190.00         Direct         4 yrs           111.00         Direct         5 yrs         10 yrs           3,688.00         Direct         5 yrs         10 yrs           3,168.80         Direct         5 yrs         10 yrs           3,504.00         Direct         5 yrs         10 yrs           3,504.00         Direct <td></td> <td></td> <td></td> <td></td>				
6.168.00         1,944,741.00         5 yrs           44,745.00         Direct         2 yrs           1,416.00         Direct         5 yrs           1,416.00         Direct         5 yrs           0         Direct         5 yrs           0         Direct         6 yrs           0         Direct         10 yrs           2,908.70         Direct         10 yrs           2,266.00         Direct         5 yrs           2,273.20         Direct         5 yrs           1,341.00         677.00         Direct           1,341.00         677.00         Direct           1,898.88         Direct         15 yrs           150.212.00         263.792.00         Assignment           32,784.50         3,928.00         Direct           1,800.00         Direct         4 yrs           14,413.00         1,190.00         Direct           1,800.00         Direct         5 yrs           11.00         Direct         5 yrs           3,168.80         Direct         5 yrs           3,168.80         Direct         5 yrs           3,504.00         Direct         5 yrs		4,595.00		ວ yrs
45,745.00         Direct         2 yrs           1,416.00         Direct         5 yrs           Direct         5 yrs           Direct         6 yrs           Direct         6 yrs           Direct         10 yrs           2,908.70         Direct           1,499.27         Direct           2,266.00         9,915.00           9,915.00         Direct           1,341.00         Direct           150.212.00         283.782.00           Assignment         32.784.50           3,2784.50         3,928.00           Direct         4 yrs           14,41.30         1,190.00           Direct         5 yrs           2,989.00         Direct         5 yrs           11.000         Direct         5 yrs           11.800.00         Direct         5 yrs			Direct	<b>5</b>
Direct         2 yrs           1,416.00         Direct         5 yrs           Direct         6 yrs           Direct         6 yrs           Direct         10 yrs           2,908.70         Direct           1.499.27         Direct           2,266.00         9,915.00           2,278.20         Direct           1,341.00         0 Direct           1,341.00         0 Direct           1,341.00         0 Direct           1,389.88         Direct           1,389.80         Direct           1,389.80         Direct           2,989.00         Direct           14,413.00         1,190.00           1,140.00         Direct           2,989.00         Direct           1,880.86         Direct           1,800.00         Direct           1,975         Direct           3,		1,944,741.00	Direct	o yrs
1,416.00         Direct         5 yrs           Direct         6 yrs           Direct         6 yrs           Direct         6 yrs           Direct         10 yrs           2,908.70         Direct           1,499.27         Direct           2,255.00         Direct           2,783.20         Direct           1,341.00         Direct           13,841.88         Direct           13,841.00         Direct           13,841.00         Assignment           32,784.50         3,928.00           14,413.00         1,190.00           14,413.00         1,190.00           14,413.00         1,190.00           14,413.00         1,190.00           111.00         Direct           2,989.00         Direct           11,413.00         1,100           11,000         Direct           14,413.00         1,100           11,000         Direct           14,810.00         Direct           14,800.00         Direct           13,419.00         Direct           13,419.00         Direct           13,419.00         Direct	45,745.00			0
Direct         5 yrs           Direct         6 yrs           Direct         6 yrs           Direct         10 yrs           Direct         10 yrs           2,908.70         Direct           1,499.27         Direct           2,256.00         Direct           2,783.20         Direct           1,341.00         Direct           677.00         Direct           1,898.88         Direct           1,898.88         Direct           1,898.88         Direct           1,898.88         Direct           1,898.80         Direct           1,898.80         Direct           1,898.80         Direct           1,898.80         Direct           1,898.80         Direct           1,898.80         Direct           1,890.00         Direct           1,800.00         Direct           1,800.00         Direct           1,800.00         Direct           1,800.00         Direct           1,860.00         Direct           3,168.80         Direct           1,366.00         Direct           3,812.00         Direct				2 yrs
Direct         6 yrs           Direct         Direct           Direct         10 yrs           2,908.70         Direct           14.99.27         Direct           2,256.00         Direct           9,915.00         Direct           1,341.00         Direct           1,341.00         Direct           1,341.00         Direct           1,896.88         Direct           150,212.00         263,792.00           Assignment         32,784.50           3,2784.50         3,928.00           Direct         4 yrs           14,413.00         1,190.00           Direct         5 yrs           14,413.00         1,190.00           Direct         5 yrs           14,413.00         1,190.00           Direct         5 yrs           Direct         3 yrs           3,168.80         Direct           Direct         10 yrs           3,504.00         Direct           10,7750         Direct <td>1,416.00</td> <td></td> <td></td> <td>-</td>	1,416.00			-
Direct         Direct           Direct         10 yrs           2,908.70         Direct           1,499.27         Direct           2,256.00         Direct           2,783.20         Direct           1,341.00         Direct           677.00         Direct           1,341.00         Direct           5.783.20         Direct           1,341.00         Otrect           1,398.88         Direct           1,398.88         Direct           1,302.72.00         263.792.00           2,783.20         Direct           1,302.00         Assignment           3,27.84.50         3,928.00           1,190.00         Direct           2,989.00         Direct           1,190.00         Direct           2,989.00         Direct           1,190.00         Direct           3,168.80         Direct           1,380.00         Direct           3,168.80         Direct           3,168.80         Direct           3,168.80         Direct           3,168.80         Direct           1,396.00         Direct           3,746.80				
Direct         Direct           2:908.70         Direct           14.99.27         Direct           2:256.00         Direct           9.915.00         Direct           1.341.00         Direct           1341.00         Direct           677.00         Direct           1.898.88         Direct           18.988.88         Direct           150.212.00         263.792.00           Assignment         2.783.20           14.413.00         1,190.00           14.413.00         1,190.00           Direct         4 yrs           14.413.00         1,190.00           111.00         Direct           2,989.00         Direct           111.00         Direct           14.413.00         1,190.00           Direct         5 yrs           111.00         Direct           14.413.00         Direct           14.413.00         Direct           14.413.00         Direct           14.800.00         Direct           14.800.00         Direct           3.788.80         Direct           13.618.80         Direct           14.900 <td></td> <td></td> <td></td> <td>6 yrs</td>				6 yrs
Direct         10 yrs           1.499.27         Direct           2,256.00         Direct           9,915.00         Direct           1.341.00         Direct           1.341.00         Direct           1.341.00         Direct           1.341.00         Direct           1.898.88         Direct           150.212.00         263.792.00           2.784.50         3.928.00           Direct         4 yrs           14.413.00         1,190.00           1.989.00         Direct           4 yrs         111.00           2,989.00         Direct           14.413.00         1,190.00           Direct         5 yrs           0         Direct           3,988.00         Direct           13.419.00         Direct           13.419.00         Direct           3,168.80         Direct           3,168.80         Direct           3,168.80         Direct           13.419.00         Direct           13.419.00         Direct           13.419.00         Direct           13.766.80         Direct           10.777.50				
2,008.70         Direct           1,499.27         Direct           2,256.00         Direct           9,915.00         Direct           1,341.00         Direct           1,341.00         Direct           1,998.88         Direct           1,998.88         Direct           150,212.00         263,792.00           2,784.50         3,928.00           14,413.00         1,190.00           1,190.00         Direct           2,989.00         Direct           111.00         Direct           2,989.00         Direct           111.00         Direct           0         Direct           1,800.00         Direct           0         Direct           13,419.00         Direct           13,419.00         Direct           13,419.00         Direct           13,612.00         Direct           10,777.50         Direct           10,777.50         Direct           129.00         Direct           3,746.80         Direct           1,296.00         Direct           1,386.00         Direct           1,398.00 <td< td=""><td></td><td></td><td></td><td></td></td<>				
1,499.27         Direct         5 yrs           2,256.00         Direct         5 yrs           9,915.00         Direct         15 yrs           1,341.00         Direct         1           677.00         Direct         1           1,898.88         Direct         5 yrs           150.212.00         263,792.00         Assignment           32,784.50         3,928.00         Direct         4 yrs           14,413.00         1,190.00         Direct         4 yrs           14,413.00         1,190.00         Direct         5 yrs           0         111.00         Direct         5 yrs           111.00         Direct         5 yrs         1           0         Direct         5 yrs         1           0         Direct         5 yrs         1           3,168.80         Direct         10 yrs         1           3,168.80         Direct         3 yrs         3           3,612.00         Direct         3 yrs         3           10,777.50         Direct         5 yrs         1           10,777.50         Direct         5 yrs         1           129.00         Direct				10 yrs
2,256.00         Direct         5 yrs           2,783.20         Direct         15 yrs           1,341.00         Direct         1           1,341.00         Direct         5 yrs           1,898.88         Direct         5 yrs           150.212.00         263.792.00         Assignment           32,784.50         3,928.00         Direct         4 yrs           14,413.00         1,190.00         Direct         4 yrs           14,413.00         1,190.00         Direct         5 yrs           111.00         Direct         5 yrs           111.00         Direct         5 yrs           111.00         Direct         5 yrs           111.00         Direct         5 yrs           13,419.00         Direct         5 yrs           3,168.80         Direct         10 yrs           13,419.00         Direct         10 yrs           3,512.00         Direct         10 yrs           13,419.00         Direct         10 yrs           13,419.00         Direct         10 yrs           13,419.00         Direct         10 yrs           13,419.00         Direct         10 yrs           <				
9,915.00         Direct         15 yrs           2,783.20         Direct         1           1,341.00         Direct         5 yrs           1,898.88         Direct         5 yrs           150,212.00         263,792.00         Assignment           32,784.50         3,928.00         Direct         15 yrs           14,413.00         1,190.00         Direct         4 yrs           14,413.00         1,190.00         Direct         5 yrs           111.00         Direct         5 yrs           111.00         Direct         5 yrs           111.00         Direct         5 yrs           111.00         Direct         5 yrs           13,419.00         Direct         10 yrs           3,168.80         Direct         3 yrs           3,612.00         Direct         3 yrs           13,419.00         Direct         3 yrs           3,504.00         Direct         3 yrs           10,777.50         Direct         5 yrs           10,777.50         Direct         5 yrs           1,296.00         Direct         5 yrs           1,296.00         Direct         5 yrs           1,29				
2,783.20         Direct           1,341.00         Direct           677.00         Direct           1,898.88         Direct         5 yrs           150,212.00         263,792.00         Assignment           32,784.50         3,928.00         Direct         4 yrs           14,413.00         1,190.00         Direct         4 yrs           111.00         Direct         5 yrs           111.00         Direct         5 yrs           111.00         Direct         5 yrs           18,800.00         Direct         5 yrs           13,419.00         Direct         10 yrs           3,168.80         Direct         10 yrs           3,612.00         Direct         3 yrs           10,777.50         Direct         5 yrs           10,777.50         Direct         5 yrs           129.00         Direct         5 yrs           1,366.00         Direct         5 yrs           1,366.00         Direct         5 yrs           1,366.00         Direct         5 yrs           1,366.00         Direct         5 yrs           10,777.50         Direct         5 yrs           10,385	2,256.00			
1,341.00         Direct           1,898.88         Direct         5 yrs           150,212.00         263,792.00         Assignment           32,784.50         3,928.00         Direct         4 yrs           14,413.00         1,190.00         Direct         4 yrs           14,413.00         1,190.00         Direct         4 yrs           111.00         Direct         5 yrs         1           13,468.80         Direct         10 yrs         1           3,168.80         Direct         3 yrs         3           3,612.00         Direct         3 yrs         3           3,504.00         Direct         3 yrs         1           10,777.50         Direct         5 yrs         1           10,777.50         Direct         5 yrs         1           129.00         Direct         5 yrs         1           1,296.00         Direct         5 yrs         1 <td></td> <td>9,915.00</td> <td></td> <td>15 yrs</td>		9,915.00		15 yrs
677.00         Direct         5 yrs           150,212.00         263,792.00         Assignment           32,784.50         3,928.00         Direct         15 yrs           14,413.00         1,190.00         Direct         4 yrs           14,413.00         1,190.00         Direct         4 yrs           2,989.00         Direct         5 yrs         1           111.00         Direct         5 yrs         1           1,800.00         Direct         5 yrs         1           0         Direct         5 yrs         1           3,168.80         Direct         3 yrs         3,168.80           0         Direct         3 yrs         3,612.00           0         Direct         3 yrs         3,512.00           0         Direct         3 yrs         3,512.00           0         Direct         3 yrs         3,512.00           10,777.50         Direct         5 yrs           11,296.00         Direct         5 yrs           1,296.00         Direct         7 yrs           1,296.00         Direct         7 yrs           1,296.00         Direct         5 yrs           1,3,746.80 <td></td> <td></td> <td></td> <td></td>				
1,898.88         Direct         5 yrs           150,212.00         263,792.00         Assignment           32,784.50         3,928.00         Direct         4 yrs           14,413.00         1,190.00         Direct         4 yrs           14,413.00         1,190.00         Direct         4 yrs           111.00         Direct         5 yrs         1           14,00.00         Direct         5 yrs         1           1,800.00         Direct         5 yrs         1           1,800.00         Direct         5 yrs         1           3,168.80         Direct         5 yrs         1           3,168.80         Direct         5 yrs         1           3,612.00         Direct         3 yrs         3           3,612.00         Direct         3 yrs         3           3,504.00         Direct         3 yrs         3           10,777.50         Direct         5 yrs         1           129.00         Direct         5 yrs         1           1,286.00         Direct         7 yrs         1           129.60         Direct         5 yrs         1           1,1286.00         Direct	1,341.00			
150,212.00         263,792.00         Assignment           32,784.50         3,928.00         Direct         15 yrs           14,413.00         1,190.00         Direct         4 yrs           14,413.00         1,190.00         Direct         4 yrs           14,413.00         1,190.00         Direct         4 yrs           14,413.00         1,190.00         Direct         5 yrs           110.00         Direct         5 yrs         5 yrs           1800.00         Direct         5 yrs         5 yrs           13,419.00         Direct         5 yrs         5 yrs           3,612.00         Direct         3 yrs         3 yrs           3,504.00         Direct         5 yrs           10,777.50         Direct         5 yrs           11,296.00         Direct         5 yrs           3,746.80         Direct         7 yrs           1,296.00         Direct         3 yrs           3,746.80         Direct         5 yrs           1,296.00         Direct         5 yrs           1,296.00         Direct         5 yrs           1,3980.00         Direct         5 yrs           10,385.00         Direct </td <td></td> <td>677.00</td> <td></td> <td>_</td>		677.00		_
32,784.50         3,928.00         Direct         15 yrs           0         Direct         4 yrs           14,413.00         1,190.00         Direct         4 yrs           111.00         Direct         4 yrs         111.00           111.00         Direct         5 yrs         111.00         Direct         5 yrs           0         Direct         5 yrs         10 yrs         111.00         Direct         5 yrs           0         Direct         5 yrs         10 yrs         11.41.00         10 yrs           3,168.80         Direct         10 yrs         13.419.00         Direct         5 yrs           3,612.00         Direct         3 yrs         3.512.00         Direct         10 yrs           3,504.00         Direct         1 yrs         13.419.00         Direct         10 yrs           10,777.50         Direct         3 yrs         10 yrs         10 yrs         10 yrs           1,296.00         Direct         5 yrs         10 yrs         10 yrs         10 yrs           1,296.00         Direct         7 yrs         10 yrs         10 yrs         10 yrs         10 yrs           1,296.00         Direct         5 yrs				5 yrs
Direct         4 yrs           14,413.00         1,190.00         Direct           2,989.00         Direct         4 yrs           111.00         Direct         5 yrs           Direct         5 yrs         0           Direct         5 yrs         0           Direct         5 yrs         0           Direct         3 yrs         3,168.80           Direct         10 yrs         13,419.00           Direct         5 yrs         3,880.00           Direct         3 yrs         3,612.00           Direct         3 yrs         3,504.00           Direct         3 yrs         3,504.00           Direct         1,366.00         Direct           Direct         5 yrs           Direct         3 yrs           3,746.80         Direct         3 yrs           Direct         3 yrs           1,296.00         Direct         3 yrs           Direct         5 yrs         3 yrs           1,380.00         Direct		263,792.00		
14,413.00         1,190.00         Direct         4 yrs           111.00         Direct         4 yrs           111.00         Direct         5 yrs           Direct         5 yrs         5 yrs           Direct         6 yrs         5 yrs           Direct         1 grs         3 yrs           3,168.80         Direct         10 yrs           13,419.00         Direct         5 yrs           8,880.00         Direct         3 yrs           3,612.00         Direct         3 yrs           3,504.00         Direct         3 yrs           13,66.00         Direct         1 yrs           1,366.00         Direct         5 yrs           10,777.50         Direct         5 yrs           Direct         5 yrs         1 29:00           1,296.00         Direct         3 yrs           1,296.00         Direct         7 yrs           Direct         3 yrs         1 yrs           5,144.64         Direct         3 yrs           Direct         5 yrs         1 yrs           13,980.00         Direct         5 yrs           13,980.00         Direct         5 yrs				
2,989.00         Direct         4 yrs           111.00         Direct         5 yrs           1,800.00         Direct         5 yrs           Direct         5 yrs         5 yrs           Direct         5 yrs         6 yrs           Direct         3 yrs         3,168.80         Direct         10 yrs           3,148.80         Direct         5 yrs         5 yrs           3,612.00         Direct         3 yrs         3,612.00           Direct         3 yrs         3,504.00         Direct         3 yrs           3,504.00         Direct         5 yrs         1,366.00         Direct           10,777.50         Direct         5 yrs         1,296.00         Direct         5 yrs           1,296.00         Direct         3 yrs         5,144.64         Direct         7 yrs           Direct         7 yrs         Direct         5 yrs         10,385.00         Direct         5 yrs           13,980.00         Direct         5 yrs         5 yrs         10,385.00         Direct         5 yrs           13,980.00         Direct         5 yrs         5 yrs         3 yrs         Direct         5 yrs           10,385.00	32,784.50	3,928.00		
111.00         Direct         5 yrs           0         Direct         5 yrs           0         Direct         6 yrs           0         Direct         6 yrs           0         Direct         3 yrs           3,168.80         Direct         10 yrs           13,419.00         Direct         5 yrs           8,880.00         Direct         3 yrs           3,612.00         Direct         3 yrs           3,504.00         Direct         5 yrs           0         Direct         5 yrs           10,777.50         Direct         5 yrs           10,777.50         Direct         5 yrs           129.00         Direct         5 yrs           1,296.00         Direct         7 yrs           1,296.00         Direct         7 yrs           0         Direct         7 yrs           0         Direct         5 yrs           1,296.00         Direct         5 yrs           1,296.00         Direct         5 yrs           1,296.00         Direct         5 yrs           1,3980.00         Direct         5 yrs           13,980.00         Direct			Direct	
1,800.00         Direct         5 yrs           Direct         5 yrs         5 yrs           Direct         6 yrs         5 yrs           Direct         3 yrs         3 yrs           3,168.80         Direct         10 yrs           13,419.00         Direct         5 yrs           8,880.00         Direct         5 yrs           3,612.00         Direct         3 yrs           3,504.00         Direct         3 yrs           13,504.00         Direct         5 yrs           Direct         3 yrs         3 yrs           3,504.00         Direct         5 yrs           Direct         1,366.00         Direct           10,777.50         Direct         5 yrs           Direct         5 yrs         5 yrs           129.00         Direct         5 yrs           129.00         Direct         3 yrs           5,144.64         Direct         3 yrs           Direct         3 yrs         10 prect           5,475.50         Direct         3 yrs           Direct         5 yrs         13,980.00           Direct         5 yrs         5 yrs           13,980.00	14,413.00		Direct Direct	4 yrs
Direct         5 yrs           Direct         6 yrs           Direct         3 yrs           3,168.80         Direct         10 yrs           13,419.00         Direct         5 yrs           8,880.00         Direct         5 yrs           3,612.00         Direct         3 yrs           3,504.00         Direct         3 yrs           1,366.00         Direct         1           1,366.00         Direct         5 yrs           10,777.50         Direct         5 yrs           129.00         Direct         5 yrs           129.00         Direct         7 yrs           129.00         Direct         7 yrs           129.00         Direct         3 yrs           5,144.64         Direct         7 yrs           Direct         3 yrs         10 prect           5,475.50         Direct         5 yrs           13,980.00         Direct         5 yrs	14,413.00	1,190.00	Direct Direct	4 yrs
Direct         6 yrs           Direct         3 yrs           3,168.80         Direct         10 yrs           13,419.00         Direct         5 yrs           8,880.00         Direct         3 yrs           3,612.00         Direct         3 yrs           3,504.00         Direct         3 yrs           3,504.00         Direct         3 yrs           1,366.00         Direct         1           10,777.50         Direct         5 yrs           10,777.50         Direct         5 yrs           110,777.50         Direct         5 yrs           129.00         Direct         5 yrs           1,296.00         Direct         7 yrs           1,296.00         Direct         7 yrs           Direct         7 yrs         10 prect           5,144.64         Direct         7 yrs           Direct         5 yrs         13,980.00           Direct         5 yrs         13,980.00           Direct         5 yrs         10,385.00           Direct         5 yrs           10,385.00         Direct         5 yrs           13,980.00         Direct         5 yrs	14,413.00	1,190.00	Direct Direct Direct Direct	4 yrs 4 yrs
Direct         3 yrs           3,168.80         Direct         10 yrs           13,419.00         Direct         5 yrs           8,880.00         Direct         3 yrs           3,612.00         Direct         3 yrs           3,612.00         Direct         3 yrs           3,612.00         Direct         3 yrs           3,612.00         Direct         3 yrs           3,504.00         Direct         1           10,777.50         Direct         5 yrs           10,777.50         Direct         5 yrs           129.00         Direct         5 yrs           1,296.00         Direct         3 yrs           5,44.64         Direct         7 yrs           Direct         3 yrs         5 yrs           13,980.00         Direct         5 yrs           10,385.00         Direct         5 yrs           10,385.00         Direct         5 yrs           13,980.00         Direct         5 yrs           10,385.00         Direct         5 yrs           13,980.00         Direct         5 yrs           10,385.00         Direct         5 yrs           0         Direc	14,413.00	1,190.00	Direct Direct Direct Direct Direct	4 yrs 4 yrs 5 yrs
3,168.80         Direct         10 yrs           13,419.00         Direct         5 yrs           8,880.00         Direct         5           3,612.00         Direct         3 yrs           3,504.00         Direct         3 yrs           3,504.00         Direct         3 yrs           1,366.00         Direct         1           10,777.50         Direct         5 yrs           10,777.50         Direct         5 yrs           129.00         Direct         5 yrs           1,266.00         Direct         3 yrs           5,144.64         Direct         7 yrs           Direct         3 yrs         5 yrs           13,980.00         Direct         5 yrs           10,385.00         Direct         5 yrs           3,355.20         2,157.00         Sublease         5 yrs	14,413.00	1,190.00	Direct Direct Direct Direct Direct	4 yrs 4 yrs 5 yrs 5 yrs
13,419.00         Direct         5 yrs           8,880.00         Direct         3,612.00           Direct         3 yrs           3,504.00         Direct         3 yrs           1,366.00         Direct         1           1,366.00         Direct         5 yrs           10,777.50         Direct         5 yrs           10,777.50         Direct         5 yrs           129.00         Direct         5 yrs           1,286.00         Direct         7 yrs           1,286.00         Direct         7 yrs           Direct         7 yrs         0 Direct           5,144.64         Direct         7 yrs           Direct         3 yrs         5 yrs           13,980.00         Direct         5 yrs           13,980.00         Direct         5 yrs           10,385.00         Direct         5 yrs           13,980.00         Direct         5 yrs           13,980.00         Direct         5 yrs           10,385.00         Direct         5 yrs           10,385.00         Direct         5 yrs           3,355.20         2,157.00         Sublease         5 yrs	14,413.00	1,190.00	Direct Direct Direct Direct Direct Direct Direct	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs
8,880.00         Direct           3,612.00         Direct           3,612.00         Direct           0         Direct           3,504.00         Direct           1,366.00         Direct           1,366.00         Direct           10,777.50         Direct           10,777.50         Direct           10,777.50         Direct           129.00         Direct           3,746.80         Direct           3,746.80         Direct           1,296.00         Direct           5,144.64         Direct           0         Direct           5,475.50         Direct           10,385.00         Direct           10,385.00         Direct           10,385.00         Direct           10,385.00         Direct           4,368.00         Direct           10,385.00         Direct           4,368.00         Direct           5 yrs         Syrs           3,355.20         2,157.00           Sublease         5 yrs           3,355.20         2,157.00           Direct         3 yrs           Direct         3 yrs	14,413.00 2,989.00	1,190.00	Direct Direct Direct Direct Direct Direct Direct Direct	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs
3,612.00         Direct         3 yrs           3,504.00         Direct         3 yrs           3,504.00         Direct         1           1,366.00         Direct         5 yrs           10,777.50         Direct         5 yrs           10,777.50         Direct         5 yrs           110,777.50         Direct         5 yrs           129.00         Direct         5 yrs           1,296.00         Direct         3 yrs           5,744.64         Direct         7 yrs           Direct         3 yrs         5 yrs           5,475.50         Direct         3 yrs           Direct         5 yrs         10 yrs           10,385.00         Direct         5 yrs           Direct         5 yrs         5 yrs           2,016.00         2,157.00         Sublease         5 yrs           0         Direct         3 yrs         3 yrs           9,537.00         Direct         3	14,413.00 2,989.00 3,168.80	1,190.00	Direct Direct Direct Direct Direct Direct Direct Direct	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs
Direct         3 yrs           3,504.00         Direct           Direct         Direct           1,366.00         Direct           10,777.50         Direct           10,777.50         Direct           10,777.50         Direct           129.00         Direct           1,296.00         Direct           3,746.80         Direct           1,296.00         Direct           3,746.80         Direct           1,296.00         Direct           3,746.80         Direct           1,296.00         Direct           5,475.50         Direct           0         Direct           5,475.50         Direct<	14,413.00 2,989.00 3,168.80 13,419.00	1,190.00	Direct Direct Direct Direct Direct Direct Direct Direct Direct Direct	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs
3,504.00         Direct           1,366.00         Direct           1,366.00         Direct           10,777.50         Direct           129.00         Direct           3,746.80         Direct           1,296.00         Direct           3,746.80         Direct           3,746.80         Direct           3,746.80         Direct           3,746.80         Direct           3,746.80         Direct           5,144.64         Direct           0         Direct           5,475.50         Direct           0         Direct           5,475.50         Direct           5,475.50         Direct           5,475.50         Direct           0         Direct           5,475.50         Direct           5 yrs         3 yrs           0         Direct           5 yrs         5 yrs           10,385.00         Direct           4,368.00         Direct           0         Direct           4,368.00         Direct           0         Direct           3,355.20         2,157.00           0	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00	1,190.00	Direct Direct Direct Direct Direct Direct Direct Direct Direct Direct Direct	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs
Direct         Direct           1,366.00         Direct           10,777.50         Direct           Direct         5 yrs           129.00         Direct           3,746.80         Direct           5,144.64         Direct           0         Direct           5,475.50         Direct           0         Direct           5,475.50         Direct           0         Direct           10,385.00         Direct           10,385.00         Direct           10,385.00         Direct           4,368.00         Direct           4,368.00         Direct           0         Direct           4,368.00         Direct           0         Direct           3,355.20         2,157.00           Sublease         5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00	1,190.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs
1,366.00         Direct         5 yrs           10,777.50         Direct         5 yrs           129.00         Direct         5           3,746.80         Direct         5 yrs           1,290.00         Direct         3 yrs           5,144.64         Direct         7 yrs           Direct         3 yrs         5           5,475.50         Direct         3 yrs           Direct         3 yrs         5           13,980.00         Direct         5 yrs           0         Direct         5 yrs           10,385.00         Direct         3 yrs           0	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00	1,190.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs
10,777.50         Direct         5 yrs           0         Direct         129.00           1,296.00         Direct         5 yrs           1,296.00         Direct         3 yrs           5,144.64         Direct         7 yrs           0         Direct         3 yrs           5,475.50         Direct         3 yrs           0         Direct         3 yrs           13,980.00         Direct         5 yrs           13,980.00         Direct         5 yrs           10,385.00         Direct         5 yrs           10,385.00         Direct         5 yrs           13,980.00         Direct         5 yrs           14,368.00         Direct         5 yrs           0         Direct         3 yrs           0         Direct         3 yrs           0         D	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00	1,190.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs
Direct           129.00         Direct           3,746.80         Direct         5 yrs           1,296.00         Direct         3 yrs           5,144.64         Direct         7 yrs           Direct         7 yrs         0           5,475.50         Direct         3 yrs           Direct         3 yrs         0           13,980.00         Direct         5 yrs           10,385.00         Direct         5 yrs           10,385.00         Direct         5 yrs           10,385.00         Direct         5 yrs           Assignment         Direct         5 yrs           Assignment         Direct         5 yrs           Direct         3 yrs         0           Direct         3 yrs         0           0         Direct         3 yrs           0         Direct         3 yrs </td <td>14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00</td> <td>1,190.00 111.00 1,800.00</td> <td>Direct Direct Di</td> <td>4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs</td>	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00	1,190.00 111.00 1,800.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs
129.00         Direct         5 yrs           3,746.80         Direct         5 yrs           1,296.00         Direct         3 yrs           5,144.64         Direct         7 yrs           Direct         7 yrs         0           5,475.50         Direct         3 yrs           0         Direct         3 yrs           13,980.00         Direct         5 yrs           10,385.00         Direct         5 yrs           10,385.00         Direct         5 yrs           10,385.00         Direct         5 yrs           Assignment         Direct         5 yrs           Assignment         Direct         5 yrs           0         Direct         5 yrs           3,355.20         2,157.00         Sublease         5 yrs           0         Direct         3 yrs         0           0         Direct         3 yrs         0           9,537.00         Direct         5 yrs         3 yrs           0         Direct         3 yrs         0           0         Direct         3 yrs         0           0         Direct         3 yrs         0	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00	1,190.00 111.00 1,800.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 3 yrs
3,746.80       Direct       5 yrs         1,296.00       Direct       3 yrs         5,144.64       Direct       7 yrs         Direct       7 yrs       0         Direct       3 yrs       1         5,475.50       Direct       3 yrs         13,980.00       Direct       5 yrs         13,980.00       Direct       5 yrs         10,385.00       Direct       5 yrs         4,368.00       Direct       5 yrs         0       Direct       5 yrs         3,355.20       2,157.00       Sublease       5 yrs         0       Direct       3 yrs         0       Direct       3 yrs         0       Direct       3 yrs         0       Direct       5 yrs         0       Direct       3 yrs         0       Direct       3 yrs <td>14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00</td> <td>1,190.00 111.00 1,800.00</td> <td>Direct Direct Di</td> <td>4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 3 yrs</td>	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00	1,190.00 111.00 1,800.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 3 yrs
1,296.00         Direct         3 yrs           5,144.64         Direct         7 yrs           Direct         7 yrs           Direct         3 yrs           5,475.50         Direct         3 yrs           Direct         3 yrs           Direct         5 yrs           13,980.00         Direct         5 yrs           13,980.00         Direct         5 yrs           10,385.00         Direct         5 yrs           13,980.00         Direct         5 yrs           10,385.00         Direct         5 yrs           10,385.00         Direct         5 yrs           13,980.00         Direct         5 yrs           14,368.00         Direct         5 yrs           10,385.00         Direct         5 yrs           10,385.00         Direct         5 yrs           10,355.20         2,157.00         Sublease         5 yrs           10,197.01         Direct         3 yrs           10,197.02         Direct         3 yrs           10,197.01         Direct         3 yrs           10,197.02         Direct         3 yrs           10,197.02         Direct         3 yrs <td>14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00</td> <td>1,190.00 111.00 1,800.00 1,806.00</td> <td>Direct Direct Di</td> <td>4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 3 yrs</td>	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00	1,190.00 111.00 1,800.00 1,806.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 3 yrs
5,144.64         Direct         7 yrs           Direct         7 yrs           Direct         3 yrs           Direct         3 yrs           Direct         5 yrs           13,980.00         Direct           10,385.00         Direct           10,385.00         Direct           4,368.00         Direct           Direct         5 yrs           Assignment         Direct           Direct         5 yrs           3,355.20         2,157.00           Sublease         5 yrs           Direct         3 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50	1,190.00 111.00 1,800.00 1,806.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5 yrs 5 yrs
Direct         7 yrs           Direct         0           5,475.50         Direct           Direct         3 yrs           Direct         5           13,980.00         Direct           10,385.00         Direct           10,385.00         Direct           4,368.00         Direct           5 yrs         0           10 jrect         5 yrs           Assignment         0           Direct         5 yrs           3,355.20         2,157.00           Sublease         5 yrs           Direct         3 yrs           Direct         3 yrs           0         Direct           2,016.00         Direct           0         Direct           3 yrs         0           Direct         3 yrs           0         Direct           3 yrs         0           Direct         3 yrs           0         Direct           3 yrs         0           0         Direct         3 yrs           0         Direct         3 yrs           0         Direct         3 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 3,746.80	1,190.00 111.00 1,800.00 1,806.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5 yrs 5 yrs 5 yrs 5 yrs 5 yrs 5 yrs
Direct         3 yrs           5,475.50         Direct         3 yrs           Direct         5 yrs           13,980.00         Direct         5 yrs           10,385.00         Direct         5 yrs           10,385.00         Direct         5 yrs           10,385.00         Direct         5 yrs           10,385.00         Direct         5 yrs           A,368.00         Direct         5 yrs           Direct         5 yrs         5 yrs           Assignment         Direct         5 yrs           Direct         5 yrs         5 yrs           3,355.20         2,157.00         Sublease         5 yrs           Direct         3 yrs         5 yrs         5 yrs           Direct         3 yrs         5 yrs         5 yrs           Direct         3 yrs         5 yrs         5 yrs           Q,016.00         Direct         5 yrs         5 yrs           Direct         3 yrs         5 yrs         5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 3,746.80 1,296.00	1,190.00 111.00 1,800.00 1,806.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5 yrs 5 yrs 5 yrs 5 yrs 5 yrs 5 yrs
5,475.50         Direct         3 yrs           Direct         Direct         5 yrs           13,980.00         Direct         5 yrs           13,980.00         Direct         5 yrs           10,385.00         Direct         5 yrs           0         Direct         5 yrs           4,368.00         Direct         5 yrs           0         Direct         3 yrs           0         Direct         3 yrs           0         Direct         3 yrs           0         Direct         5 yrs           0         Direct         3 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 3,746.80 1,296.00	1,190.00 111.00 1,800.00 1,806.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5
Direct         5 yrs           13,980.00         Direct         5 yrs           10,385.00         Direct         5 yrs           Direct         5 yrs         5 yrs           4,368.00         Direct         5 yrs           Direct         5 yrs         5 yrs           Assignment         5 yrs         5 yrs           Direct         5 yrs         5 yrs           0 Direct         5 yrs         5 yrs           Direct         3 yrs         5 yrs           Direct         3 yrs         5 yrs           0 Direct         5 yrs         5 yrs           0 Direct         3 yrs         5 yrs           Direct         3 yrs         5 yrs           Direct         3 yrs         5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 3,746.80 1,296.00	1,190.00 111.00 1,800.00 1,806.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5
Direct         5 yrs           13,980.00         Direct           10,385.00         Direct           010,385.00         Direct           10,385.00         Direct           4,368.00         Direct           4,368.00         Direct           5 yrs         Direct           Assignment         Direct           Direct         5 yrs           3,355.20         2,157.00           Sublease         5 yrs           Direct         3 yrs           Direct         3 yrs           0 Direct         3 yrs           Direct         3 yrs           Direct         3 yrs           Direct         3 yrs	14,413.00 2,989.00 3,168.80 13,419.00 3,612.00 3,504.00 10,777.50 3,746.80 1,296.00 5,144.64	1,190.00 111.00 1,800.00 1,806.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5 yrs 5 yrs 5 yrs 7 yrs 7 yrs
13,980.00         Direct         5 yrs           10,385.00         Direct         5 yrs           4,368.00         Direct         5 yrs           4,368.00         Direct         5 yrs           Assignment         Direct         5 yrs           3,355.20         2,157.00         Sublease         5 yrs           Direct         3 yrs         Direct         3 yrs           9,537.00         Direct         5 yrs           Direct         3 yrs         5 yrs           0         Direct         3 yrs           9,537.00         Direct         5 yrs           0         Direct         3 yrs	14,413.00 2,989.00 3,168.80 13,419.00 3,612.00 3,504.00 10,777.50 3,746.80 1,296.00 5,144.64	1,190.00 111.00 1,800.00 1,806.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5 yrs 5 yrs 5 yrs 7 yrs 7 yrs
10,385.00         Direct         5 yrs           Direct         0         Direct         5 yrs           4,368.00         Direct         5 yrs         5 yrs           Direct         5 yrs         5 yrs         5 yrs           Assignment         0         Direct         5 yrs           3,355.20         2,157.00         Sublease         5 yrs           Direct         3 yrs         0         Direct         3 yrs           9,537.00         Direct         5 yrs         0         <	14,413.00 2,989.00 3,168.80 13,419.00 3,612.00 3,504.00 10,777.50 3,746.80 1,296.00 5,144.64	1,190.00 111.00 1,800.00 1,806.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5 yrs 5 yrs 5 yrs 7 yrs 3 yrs
Direct         5 yrs           4,368.00         Direct         5 yrs           Direct         5 yrs           Assignment         Direct         5 yrs           3,355.20         2,157.00         Sublease         5 yrs           Direct         3 yrs         Direct         3 yrs           9,537.00         Direct         5 yrs           Direct         3 yrs         5 yrs           0 Direct         3 yrs         5 yrs           0 Direct         3 yrs         5 yrs           0 Direct         5 yrs         5 yrs           Direct         3 yrs         5 yrs           Direct         5 yrs         5 yrs           Direct         3 yrs         5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 1,296.00 5,144.64 5,475.50	1,190.00 111.00 1,800.00 1,806.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5 yrs 5 yrs 5 yrs 7 yrs 3 yrs
4,368.00         Direct         5 yrs           Direct         5 yrs           Assignment           Direct         5 yrs           3,355.20         2,157.00           Sublease         5 yrs           Direct         3 yrs           Direct         3 yrs           9,537.00         Direct           2,016.00         Direct           Direct         3 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 1,296.00 5,144.64 5,475.50	1,190.00 111.00 1,800.00 1,800.00 1,366.00 129.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5 yrs 5 yrs 7 yrs 3 yrs 5
Direct     5 yrs       Assignment     Direct       0     5 yrs       3,355.20     2,157.00       2,157.00     Sublease       5 yrs     Direct       0     Direct       3 yrs     Direct       2,016.00     Direct       0     Direct       0     Direct       2,016.00     Direct       0     Direct       0     Direct       3 yrs       0     Direct       3 yrs       0     Direct       3 yrs       0     Direct       5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 1,296.00 5,144.64 5,475.50	1,190.00 111.00 1,800.00 1,800.00 1,366.00 129.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5 yrs 5 yrs 7 yrs 3 yrs 5
Assignment           Direct         5 yrs           3,355.20         2,157.00           Direct         5           Direct         3 yrs           Direct         3 yrs           9,537.00         Direct           2,016.00         Direct           Direct         3 yrs           Direct         3 yrs           Direct         5 yrs           Direct         5 yrs           Direct         3 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 3,746.80 1,296.00 5,144.64 5,475.50	1,190.00 111.00 1,800.00 1,800.00 1,366.00 129.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5 yrs 5 yrs 5 yrs 3 yrs 5
Direct         5 yrs           3,355.20         2,157.00         Sublease         5 yrs           Direct         3 yrs         Direct         3 yrs           9,537.00         Direct         5 yrs         5 yrs           2,016.00         Direct         5 yrs         5 yrs           Direct         3 yrs         5 yrs         5 yrs           Direct         5 yrs         5 yrs         5 yrs           Direct         5 yrs         5 yrs         5 yrs           Direct         3 yrs         5 yrs         5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 3,746.80 1,296.00 5,144.64 5,475.50	1,190.00 111.00 1,800.00 1,800.00 1,366.00 129.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5
3,355.20         2,157.00         Sublease         5 yrs           Direct         Direct         3 yrs           Direct         3 yrs           9,537.00         Direct           2,016.00         Direct           5 yrs         3 yrs           Direct         5 yrs           Direct         5 yrs           Direct         3 yrs           Direct         3 yrs           Direct         3 yrs           Direct         5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 3,746.80 1,296.00 5,144.64 5,475.50	1,190.00 111.00 1,800.00 1,800.00 1,366.00 129.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5
Direct     3 yrs       Direct     3 yrs       Direct     3 yrs       9,537.00     Direct       2,016.00     Direct       Direct     3 yrs       Direct     3 yrs       Direct     3 yrs       Direct     5 yrs       Direct     3 yrs       Direct     5 yrs       Direct     5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 3,746.80 1,296.00 5,144.64 5,475.50	1,190.00 111.00 1,800.00 1,800.00 1,366.00 129.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5
Direct     3 yrs       Direct     3 yrs       9,537.00     Direct       2,016.00     Direct       5 yrs       Direct     3 yrs       Direct     3 yrs       Direct     5 yrs       Direct     5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 3,746.80 1,296.00 5,144.64 5,475.50 13,980.00 4,368.00	1,190.00 111.00 1,800.00 1,800.00 1,800.00 1,800.00 129.00 129.00 10,385.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5 yrs 5 yrs 5 yrs 3 yrs 5
Direct     3 yrs       9,537.00     Direct       2,016.00     Direct       5 yrs       Direct     3 yrs       Direct     3 yrs       Direct     5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 3,746.80 1,296.00 5,144.64 5,475.50 13,980.00 4,368.00	1,190.00 111.00 1,800.00 1,800.00 1,800.00 1,800.00 129.00 129.00 10,385.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5 yrs 5 yrs 5 yrs 3 yrs 5
9,537.00         Direct         5 yrs           2,016.00         Direct         5 yrs           Direct         3 yrs           Direct         3 yrs           Direct         5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 3,746.80 1,296.00 5,144.64 5,475.50 13,980.00 4,368.00	1,190.00 111.00 1,800.00 1,800.00 1,800.00 1,800.00 129.00 129.00 10,385.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5 yrs 5 yrs 3 yrs 5
2,016.00         Direct         5 yrs           Direct         3 yrs           Direct         3 yrs           Direct         5 yrs           Direct         5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 3,746.80 1,296.00 5,144.64 5,475.50 13,980.00 4,368.00	1,190.00 111.00 1,800.00 1,800.00 1,800.00 1,800.00 129.00 129.00 10,385.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5 yrs 5 yrs 5 yrs 3 yrs 5
Direct 3 yrs Direct 3 yrs Direct 5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 3,746.80 1,296.00 5,144.64 5,475.50 13,980.00 4,368.00 3,355.20	1,190.00 111.00 1,800.00 1,800.00 1,800.00 1,800.00 129.00 129.00 10,385.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5 yrs 5 yrs 5 yrs 3 yrs 5
Direct 3 yrs Direct 5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 10,777.50 5,144.64 5,144.64 5,475.50 13,980.00 4,368.00 4,368.00 9,537.00	1,190.00 111.00 1,800.00 1,800.00 1,800.00 1,800.00 129.00 129.00 10,385.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5
Direct 5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 10,777.50 5,144.64 5,144.64 5,475.50 13,980.00 4,368.00 4,368.00 9,537.00	1,190.00 111.00 1,800.00 1,800.00 1,800.00 1,800.00 129.00 129.00 10,385.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5
	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 10,777.50 5,144.64 5,144.64 5,475.50 13,980.00 4,368.00 4,368.00 9,537.00	1,190.00 111.00 1,800.00 1,800.00 1,800.00 1,800.00 129.00 129.00 10,385.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5
5 yrs	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 10,777.50 5,144.64 5,144.64 5,475.50 13,980.00 4,368.00 4,368.00 9,537.00	1,190.00 111.00 1,800.00 1,800.00 1,800.00 1,800.00 129.00 129.00 10,385.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5
	14,413.00 2,989.00 3,168.80 13,419.00 8,880.00 3,612.00 3,504.00 10,777.50 10,777.50 5,144.64 5,144.64 5,475.50 13,980.00 4,368.00 4,368.00 9,537.00	1,190.00 111.00 1,800.00 1,800.00 1,800.00 1,800.00 129.00 129.00 10,385.00	Direct Di	4 yrs 4 yrs 5 yrs 5 yrs 5 yrs 6 yrs 3 yrs 10 yrs 5 yrs 3 yrs 5

29/01/2019	03/03/2019	1524 Kingsbury Rd	Birmingham	GRND	635	0	0	7,199.82	11.34 IRO	Effective	Retail	
29/10/2018	28/11/2018	30 Newton Rd	Birmingham	GRND	1,218	0	0		11.29 FRI	Achieved	Retail	
01/04/2019	02/05/2019	66-67 Darlington St	Wolverhampton	GRND	2,085	0	0		11.27 FRI	Effective	Retail	
01/08/2019	01/08/2019	10 King Edwards Rd	Birmingham	GRND	645	0	0	7,250.00	11.24	Asking	Retail	
01/09/2018	01/10/2018	98-100 High St	Brierley Hill	GRND	3,586			40,000.00	11.15 FRI	Asking	Retail	
01/07/2019	01/07/2019	Wulfrun Sq	Wolverhampton	GRND	1,303			14,500.00	11.13	Effective	Retail	
24/06/2019	24/06/2019	110 Brays Rd	Birmingham	GRND	428	428	0	4,740.00	11.07 FRI	Asking	Retail	
26/07/2019	26/07/2019	3 Woodbury Rd	Halesowen	GRND	588			6,500.00	11.05 FRI	Asking	Retail	
06/02/2019	08/02/2019	87-89 Park Rd	Walsall	GRND	908	4 005		9,999.77	11.01 FRI	Effective	Retail	
15/02/2019	15/02/2019	596 Bearwood Rd	Smethwick	GRND GRND	1,884 2,459	1,635	0	20,500.00	10.88 FRI 10.87	Asking	Retail Retail	
23/09/2019 26/09/2018	23/10/2019 26/09/2018	110 Castle Sq 1 Victoria Sq	Birmingham Birmingham	BSMT,GRND	2,459	7,576	U	26,718.00 120,267.17	10.87 10.86 FRI	Asking Effective	Retail	
18/02/2019	18/02/2019	30 Hagley Mall	Halesowen	GRND	7,370	4,700	1,325	79,998.43	10.85	Effective	Retail	
12/03/2019	12/03/2019	60 High St	Birmingham	GRND,1-2	1,751	849	1,020	19,000.00	10.85 FRI	Asking	Retail	
06/02/2019	08/03/2019	6 Woodbury Rd	Halesowen	GRND	600	600		6,500.00	10.83 FRI	Asking	Retail	
24/10/2018	24/11/2018	153 Yew Tree Ln	Birmingham	GRND	650	0	0	7,000.00	10.77 FRI	Asking	Retail	
20/11/2018	20/12/2018	70 High St	Halesowen	GRND,1	1,305	675		14,000.00	10.73	Asking	Retail	
01/09/2018	01/09/2018	749 Bristol Rd S	Birmingham	GRND	1,399	1,399	0	15,000.00	10.72 IRO	Asking	Retail	
02/10/2018	01/11/2018	231 High St	West Bromwich	GRND,1	2,479	1,605		26,500.00	10.69	Asking	Retail	
31/05/2019	05/07/2019	903 Aldridge Rd	Birmingham	GRND	900	900	0	9,599.93	10.67	Effective	Retail	
20/09/2018	19/11/2018	47-55 Bridge St	Walsall	GRND	8,439			90,000.00	10.66	Asking	Retail	
01/07/2019	01/07/2019	167 Sandon Rd	Smethwick	GRND,1	611	476		6,500.00	10.64 IRI	Effective	Retail	
22/03/2019	22/03/2019	82 Vyse St	Birmingham	GRND	1,229	0	0	13,000.00	10.58	Asking	Retail	
03/12/2018	03/12/2018	Pavillion, Golden Hillcock Rd	Birmingham Birmingham	GRND	711	0	0		10.55	Asking	Retail	
16/10/2018 02/03/2019	15/11/2018 01/04/2019	Timberley Ln 618-620 Bearwood Rd	Birmingham Smethwick	GRND,1 GRND	1,862 1,335	1,083		19,616.71 14,024.67	10.54 FRI 10.51 FRI	Effective	Retail Retail	
01/09/2018	01/09/2018	1 Lutley Grove	Birmingham	GRND	324	324	0	3,400.00	10.49 FRI	Asking	Retail	
04/04/2019	04/04/2019	Alcester Rd S	Birmingham	GRND	5,485	524	0	56,668.53	10.49 FRI 10.33 FRI	Effective	Retail	 +
01/02/2019	22/03/2019	2a-3 Bradrord St	Walsall	GRND,1	3,873	2,152	1,721	40,000.00	10.33 FRI	Asking	Retail	
07/02/2019	01/02/2020	Broad St	Birmingham	BSMT,GRND	25,543	_,	.,. 21	263,410.00	10.31	Achieved	Retail	1
08/04/2019	08/05/2019	74 Worcester St	Wolverhampton	GRND	779	0	0		10.27	Asking	Retail	
01/05/2019	01/05/2019	12 Unity PI	Oldbury	GRND	708	0	0	7,199.99	10.17 FRI	Effective	Retail	
05/04/2019	05/04/2019	38 Church St	Bilston	GRND	592			5,999.91	10.13	Effective	Retail	
30/04/2019	30/04/2019	Waterfront Way	Brierley Hill	GRND	2,961			30,000.00	10.13 FRI	Achieved	Retail	
30/05/2019	30/05/2019	149-151 High St	Birmingham	GRND,1	8,900			90,000.00	10.11 FRI	Achieved	Retail	
01/11/2018	01/11/2018	758 Kingstanding Rd	Birmingham	GRND	749	0	0	7,500.00	10.01	Asking	Retail	
31/01/2019	01/04/2019	High St	Stourbridge	GRND,2	7,894	3,947		78,000.00	9.88	Achieved	Retail	
11/04/2019	11/05/2019	135 High St	Birmingham	GRND,1	2,025	705		20,000.00	9.88 FRI	Asking	Retail	
29/10/2018 17/09/2019	29/10/2018 17/09/2019	293 Harborne Ln 143-145 Lichfield Rd	Birmingham Walsall	GRND,1 GRND	975	621	0	9,500.00 5,999.88	9.74 FRI 9.66 IRI	Asking	Retail Retail	
16/12/2018	15/01/2019	90-92 High St	Birmingham	GRND,1	4,106	1,977	U	39,500.00	9.62 FRI	Effective Asking	Retail	
14/02/2019	16/03/2019	2230 Coventry Rd	Birmingham	GRND,1	1,301	846		12,499.75	9.61 FRI	Effective	Retail	
01/04/2019	01/05/2019	14 Castle St	Dudley	GRND,1	2,363	1,292		22,500.00	9.52 FRI	Achieved	Retail	
27/02/2019	29/03/2019	63 High St	Bilston	GRND	807	0	0	7,500.00	9.29 FRI	Asking	Retail	
07/05/2019	07/05/2019	33 High St	Rowley Regis	GRND	811			7,500.00	9.25	Achieved	Retail	
23/11/2018	23/12/2018	55 High St	Dudley	GRND	1,894	1,894	0	17,500.00	9.24 FRI	Asking	Retail	
01/08/2019	01/08/2019	312 Stroud Ave	Willenhall	GRND	661	0	0	5,999.99	9.08 IRI	Effective	Retail	
15/07/2019	15/07/2019	5 High St	Brierley Hill	GRND	634	634	0		9.07 FRI	Effective	Retail	
02/09/2018	02/10/2018	94 High St	Wolverhampton	GRND	1,050	0	0	9,500.00	9.05 FRI	Achieved	Retail	
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	
15/03/2019	15/03/2019	High St	Cradley Heath	GRND	778			7,000.00	9.00	Achieved	Retail	
30/04/2019 01/05/2019	30/04/2019	Waterfront Way	Brierley Hill	GRND GRND	5,634	1 206	008	50,000.00	8.87	Achieved	Retail	
11/04/2019	01/05/2019 11/04/2019	79-81 Tile Cross Rd	Birmingham West Bromwich	GRND	7,631	1,296	998 0	66,389.39	8.72	Asking Effective	Retail	
20/11/2018	20/11/2018	High St 100 High St	West Bromwich	GRND	1,792	0	0	15,500.00	8.65 FRI	Achieved	Retail	
13/09/2018	13/09/2018	1 Greenwood	Birmingham	BSMT,GRND	2,454	0	0	21,170.95	8.63 FRI	Effective	Retail	
25/02/2019	25/02/2019	Westley St	Birmingham	GRND	8,077	0	0	68,999.76	8.54 FRI	Effective	Retail	
02/12/2018	01/01/2019	Churchill Shopping Centre	Dudley	GRND,1	2,138	776		18,200.00	8.51 FRI	Achieved	Retail	
01/12/2018	01/01/2019	192 Sutton New Rd	Birmingham	GRND	1,367	0	0	11,500.00	8.41	Achieved	Retail	
01/05/2019	01/05/2019	92 Edgewood Rd	Birmingham	GRND	637	395	242	5,300.00	8.32	Asking	Retail	
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	
29/03/2019	29/03/2019	257-258 Stafford St	Walsall	GRND	724	724		5,999.96	8.29 FRI	Effective	Retail	
04/04/2019	04/04/2019	High St	Cradley Heath	GRND	864			7,000.00	8.10 FRI	Achieved	Retail	
25/05/2019	24/06/2019	21 Hagley St	Halesowen	GRND,1-2	1,242	378		10,000.00	8.05 FRI	Asking	Retail	
01/04/2019	09/05/2019	63 High St	Walsall Cradley Heath	GRND	3,786	3,786	0	30,000.00	7.92 FRI	Asking	Retail	
05/02/2019	05/02/2019	High St 698 Stratford Pd	Cradley Heath Birmingham	GRND GRND	897 1,680	0	0	7,000.00	7.80 FRI 7.74	Achieved	Retail Retail	 +
28/05/2019 01/08/2019	27/06/2019 31/08/2019	698 Stratford Rd 45-47 High St	Walsall	GRND,1	2,595	1,300	U	13,000.00	7.71 FRI	Asking Asking	Retail	 
29/04/2019	01/06/2019	High St	West Bromwich	GRND, I	30,750	0	0		7.60 FRI	Effective	Retail	 +
26/10/2018	13/12/2018	The Haymarket	West Bronwich	GRND	600	0	0		7.50 FRI	Effective	Retail	+
01/09/2018	01/09/2018	113 Grove Ln	Harborne	GRND	467	253	214	3,500.00	7.49 FRI	Asking	Retail	1
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	
01/11/2018	01/12/2018	46 Birchills St	Walsall	GRND	1,181	1,181		8,580.00	7.27 FRI	Asking	Retail	
14/11/2018	14/12/2018	185-189 High St	Walsall	GRND	6,905			50,000.00	7.24	Achieved	Retail	
01/03/2019	01/03/2019	101 Aston Hall Rd	Birmingham	GRND	2,650	1,360	0	19,000.00	7.17	Effective	Retail	
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	1
15/10/2018	15/10/2018	High St	Cradley Heath	GRND	988			7,000.00	7.09	Achieved	Retail	
06/02/2019	08/03/2019	162 High St	Rowley Regis	GRND,1	2,297	1,149		15,996.00	6.96	Asking	Retail	
12/12/2018	10/02/2019	9 High St	Bilston	GRND,1	5,112	3,378		35,000.00	6.85 FRI	Asking	Retail	-
15/09/2018	15/10/2018	183 High St	Walsall	GRND,1-2 GRND	1,664	465		10,917.98 9,999.93	6.56 FRI	Effective	Retail Retail	 +
01/07/2019 15/03/2019	01/07/2019 15/03/2019	14 Birdcage 83 Soho Rd	Dudley Birmingham	GRND GRND,1	1,568 2,794	0	0	9,999.93	6.38	Effective	Retail	 +
01/05/2019	01/05/2019	9a Langley High St	Oldbury	GRND, I	1,900	0	0		6.32	Achieved	Retail	 +
17/09/2018	17/10/2018	139 Londonderry Ln	Smethwick	GRND	4,768	0	0	30,000.00	6.29	Achieved	Retail	 +
02/04/2019	02/05/2019	1-3 High St	Bilston	GRND,1	2,496	1,331		15,599.96	6.25 FRI	Effective	Retail	
01/04/2019	01/05/2019	3 Birdcage Walk	Dudley	GRND	1,452			8,400.00	5.79	Effective	Retail	1
16/07/2019	15/08/2019	1 Market Pl	Willenhall	BSMT,GRND,1-2	4,450	2,203	2,162	25,032.00	5.63 FRI	Asking	Retail	
01/11/2018	01/11/2018	High St	Cradley Heath	GRND	713			4,000.00	5.61	Achieved	Retail	
01/02/2019	01/02/2019	128 Alcester Rd	Birmingham	GRND,2-3	1,650			8,900.00	5.39	Achieved	Retail	
	15/12/2018	56-58 Constitution HI	Birmingham	2nd	1,840			9,600.16	5.22	Effective	Retail	
15/11/2018		0 Lan alay Llink Ot	Oldbury	GRND	1,166			6,000.00	5.15 IRI	Asking	Retail	
15/11/2018 01/02/2019	01/03/2019	8 Langley High St								ů		
15/11/2018 01/02/2019 01/07/2019	01/07/2019	Churchill Shopping Centre	Dudley	GRND	2,138			11,000.00	5.14	Achieved	Retail	
15/11/2018 01/02/2019						2,145		11,000.00 9,600.00 10,000.00	5.14 4.80 4.66 FRI	ů		

7,080.00			
7 080 00		Direct	1 yr
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1		Direct	5 yrs
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40.004.75			3 yrs
18,264.75		Direct	
		Direct	3 yrs
		Direct	15 yrs
1,584.00		Direct	
.,		Direct	3 yrs
0.077.00			
8,877.00		Direct	10 yrs
		Direct	
54,230.00	19,312.00	Direct	15 yrs
50,677.50		Direct	5 yrs
5,880.00		Direct	
1,538.00		Direct	
1,000.00		Direct	
7 407 00			
7,107.00		Direct	
6,776.00		Direct	
15,240.00		Direct	
		Direct	6 yrs
28,329.00		Direct	- )
20,323.00			0
		Direct	3 yrs
	3,780.00		
		Direct	
		Direct	5 yrs
14,910.00		Direct	
1,355.75		Direct	
	0 704 00		10 yrc
25,389.50	6,784.00		10 yrs
		Direct	
		Direct	
		Direct	
2.083.00		Direct	15 yrs
2,000.00		Direct	3 yrs
			5 yr 5
		Direct	1.0
		Direct	10 yrs
2,516.40		Direct	
49,300.00		Direct	
		Direct	6 yrs
0.400.00			0 yr 3
2,136.00		Direct	
		Direct	5 yrs
20,829.25		Direct	
5,082.00		Direct	5 yrs
11,955.25	11,425.00		
. 1,000.20	11,120.00	Direct	
		Direct	
9,437.00		Direct	
		Direct	6 yrs
		Direct	3 yrs
		Direct	3 yrs
4,920.00	1,268.00		0 1.0
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		Direct	5 yrs
		Direct	
9,120.50		Direct	3 yrs
		Direct	10 yrs
8,155.00		Direct	20 yrs
0,100.00		Direct	,
			10 yrs
32,131.00		Direct	15 yrs
11,215.75	6,723.00	Direct	
		Direct	15 yrs
2.304.00		Direct	5 yrs
34,541.50		Direct	10 yrs
7,080.00		Direct	5 yrs
		Direct	5 yrs
4,320.00		Direct	
15,568.00		Direct	10 yrs
		Direct	1 yr
		Direct	7 yrs
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10,800.00		Direct	0
28,261.00		Direct Sublease	9 yrs
		Direct Sublease Direct	9 yrs 5 yrs
28,261.00		Direct Sublease	
28,261.00 1,505.76		Direct Sublease Direct	5 yrs 2 yrs
28,261.00 1,505.76 20,357.00		Direct Sublease Direct Direct Direct	5 yrs
28,261.00 1,505.76		Direct Sublease Direct Direct	5 yrs 2 yrs
28,261.00 1,505.76 20,357.00		Direct Sublease Direct Direct Direct Direct	5 yrs 2 yrs 15 yrs
28,261.00 1,505.76 20,357.00 3,230.50		Direct Sublease Direct Direct Direct Direct Direct	5 yrs 2 yrs 15 yrs 5 yrs
28,261.00 1,505.76 20,357.00	7,283.00	Direct Sublease Direct Direct Direct Direct Direct	5 yrs 2 yrs 15 yrs
28,261.00 1,505.76 20,357.00 3,230.50	7,283.00	Direct Sublease Direct Direct Direct Direct Direct	5 yrs 2 yrs 15 yrs 5 yrs
28,261.00 1,505.76 20,357.00 3,230.50	7,283.00	Direct Sublease Direct Direct Direct Direct Direct Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00	7,283.00	Direct Sublease Direct Direct Direct Direct Direct Direct Direct Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00		Direct Sublease Direct Direct Direct Direct Direct Direct Direct Direct Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00		Direct Sublease Direct Direct Direct Direct Direct Direct Direct Direct Direct Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00		Direct Sublease Direct Direct Direct Direct Direct Direct Direct Direct Direct Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00		Direct Sublease Direct Direct Direct Direct Direct Direct Direct Direct Direct Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00		Direct Sublease Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs 2 yrs
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00 6,757.00		Direct Sublease Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs 2 yrs 5 yrs 5 yrs
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00 6,757.00 6,825.00		Direct Sublease Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs 2 yrs 5 yrs 6 yrs
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00 6,757.00 6,825.00 11,999.50	8,986.00	Direct Sublease Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs 2 yrs 5 yrs 6 yrs 5 yrs
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00 6,757.00 6,825.00 11,999.50 2,400.00		Direct Sublease Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs 2 yrs 5 yrs 6 yrs
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00 6,757.00 6,825.00 11,999.50	8,986.00	Direct Sublease Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs 2 yrs 5 yrs 6 yrs 5 yrs
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00 6,757.00 6,825.00 11,999.50 2,400.00	8,986.00	Direct Sublease Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs 2 yrs 5 yrs 6 yrs 5 yrs 2 yrs 5 yrs 2 yrs 5 yrs 2 yrs 5 yrs 2 yrs 2 yrs 5 yrs 2 yrs 2 yrs 2 yrs 5 yrs 2
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00 6,757.00 6,825.00 11,999.50 2,400.00	8,986.00	Direct Sublease Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs 2 yrs 5 yrs 6 yrs 5 yrs 1 yr 1 yr
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00 6,757.00 6,825.00 11,999.50 2,400.00 24,000.00	8,986.00	Direct Sublease Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs 2 yrs 5 yrs 6 yrs 5 yrs 2 yrs 5 yrs 1 yr 3 yrs 3 yrs 1
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00 6,757.00 6,825.00 11,999.50 2,400.00 24,000.00 3,216.00	8,986.00	Direct Sublease Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs 2 yrs 5 yrs 6 yrs 5 yrs 2 yrs 5 yrs 3 yrs 5 yrs
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00 6,757.00 6,825.00 11,999.50 2,400.00 24,000.00	8,986.00	Direct Sublease Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs 2 yrs 5 yrs 6 yrs 5 yrs 2 yrs 5 yrs 1 yr 1 yrs 1 y
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00 6,757.00 6,825.00 11,999.50 2,400.00 24,000.00 3,216.00	8,986.00	Direct Sublease Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs 2 yrs 5 yrs 6 yrs 5 yrs 2 yrs 5 yrs 3 yrs 5 yrs
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00 6,757.00 6,825.00 11,999.50 2,400.00 24,000.00 3,216.00	8,986.00	Direct Sublease Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs 2 yrs 5 yrs 6 yrs 5 yrs 2 yrs 5 yrs 1 yr 1 yrs 1 y
28,261.00 1,505.76 20,357.00 3,230.50 126,752.00 10,483.00 6,757.00 6,825.00 11,999.50 2,400.00 24,000.00 3,216.00	8,986.00	Direct Sublease Direct	5 yrs 2 yrs 15 yrs 5 yrs 20 yrs 1 yr 3 yrs 2 yrs 5 yrs 6 yrs 5 yrs 2 yrs 5 yrs 1 yr 1 yrs 1 y

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 25/09/2018	Start Date 01/11/2018	Address 9 Colmore Row	<b>City</b> Birmingham	Floor 2nd	Total SF Leased 3,000	Rent/SF/Yr 35.40	Service	Rent Type Effective	Use Office	Business Rates/SF/Yr	Service Charge	Lease Type	Term 2 yrs 2 mos
19/08/2019	19/08/2019	45 Church St	Birmingham	12th	2,917			Effective	Office			Direct	5 yrs
01/02/2019	01/02/2019	2 Cornwall St	Birmingham	3rd	8,164			Asking	Office		5.2	Direct	0 910
27/03/2019	01/06/2019	20 Colmore Circus Queensway	Birmingham	7th	23,380			Asking	Office	11.40		B Direct	
01/04/2019	01/04/2019	45 Church St	Birmingham	7th	2,247			Asking	Office	8.90		) Sublease	
11/09/2018	25/12/2018	Victoria Sq	Birmingham	2-3	39,342			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	4.7	5 Direct	
02/05/2019	01/06/2019	1 Newhall St	Birmingham	7th	2,791	27.50		Asking	Office		5.8	2 Direct	
01/02/2019	01/02/2019	8 Cherry St	Birmingham	11th	1,229	27.50	FRI	Asking	Office		7.1	0 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	5.2	Direct	
11/05/2019	10/06/2019	2 Cornwall St	Birmingham	3rd	4,503	26.50		Asking	Office	4.80	5.2	Direct	5 yrs
10/05/2019	09/06/2019	1 Newhall St	Birmingham	7th	3,600	26.50	FRI	Effective	Office		5.8	2 Direct	10 yrs
07/03/2019	06/04/2019	158 Edmund St	Birmingham	GRND	3,533			Asking	Office	10.54	4.7	5 Direct	
30/01/2019	15/02/2019	14 Waterloo St	Birmingham	GRND	707	25.00		Effective	Office	8.00	5.6	0 Direct	3 yrs
01/01/2019	01/01/2019	24 Bennetts HI	Birmingham	5th	2,502			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	7.4	0 Direct	
01/10/2018	01/10/2018	172 Edmund St	Birmingham	4th	1,439	24.50	FRI	Effective	Office	9.30	6.5	0 Direct	5 yrs
10/10/2018	10/10/2018	35 Bull St	Birmingham	7th	12,390			Effective	Office		4.7	0 Direct	10 yrs
02/02/2019	02/02/2019	10-15 Navigation St	Birmingham	4th	1,852			Asking	Office			Direct	
01/11/2018	30/11/2018	12-22 Newhall St	Birmingham	9th	4,693			Effective	Office	8.20		0 Direct	7 yrs
19/10/2018	01/11/2018	3 Edmund Gardens	Birmingham	3rd	780			Effective	Office	9.40	6.5	5 Direct	3 yrs
22/05/2019	21/06/2019	24 Bennetts HI	Birmingham	4th	1,540		1	Asking	Office			Direct	2 yrs
01/12/2018	01/01/2019	75-77 Colmore Row	Birmingham	3rd	2,520			Achieved	Office	9.84	5.0	0 Direct	
01/03/2019	01/03/2019	3 Colmore Circus Queensway	Birmingham	1st	10,917			Asking	Office			Direct	
13/02/2019	15/03/2019	14 Waterloo St	Birmingham	5th	1,468			Asking	Office	8.00		0 Direct	
30/01/2019	28/02/2019	14 Waterloo St	Birmingham	2nd	1,710			Asking	Office	8.00		0 Direct	
29/01/2019	28/02/2019	14 Waterloo St	Birmingham	GRND	1,001			Asking	Office	8.00	5.6	0 Direct	
27/09/2018	27/09/2018	126 Colmore Row	Birmingham	1st	1,075			Effective	Office			Direct	5 yrs
31/10/2018	30/11/2018	172 Edmund St	Birmingham	2nd	2,755			Effective	Office	9.30	6.5	0 Direct	10 yrs
01/07/2019	01/07/2019	39 Colmore Pl	Birmingham	4,6	4,369			Asking	Office			Direct	
11/03/2019	11/03/2019	39 Colmore Pl	Birmingham	2nd	2,723			Asking	Office			Direct	3 yrs
10/12/2018	17/12/2019	92-98 Colmore Row	Birmingham	2nd	2,700			Achieved	Office			Direct	5 yrs
17/10/2018	16/11/2018	39 Waterloo St	Birmingham	5th	775			Asking	Office	7.40	5.9	5 Direct	
12/10/2018	12/10/2018	35 Livery St	Birmingham	2nd	3,100			Effective	Office			Direct	5 yrs
01/06/2019	01/06/2019	19 Newhall St	Birmingham	2,MEZZ	7,140			Asking	Office			0 Direct	
15/10/2018	15/10/2018	8 Cherry St	Birmingham	11th	1,811			Achieved	Office	6.39	7.1	0 Direct	
01/06/2019	15/07/2019	151-165 Edmund St	Birmingham	3rd	5,214		1	Effective	Office			Direct	5 yrs
01/02/2019	01/02/2019	20 Colmore Circus Queensway	Birmingham	6th	23,378			Effective	Office	11.40	5.5	8 Direct	10 yrs
12/03/2019	11/04/2019	36 Bennetts HI	Birmingham	3rd	1,871			Effective	Office			Direct	5 yrs
13/06/2019	13/06/2019	60 Church St	Birmingham	4th	5,633			Effective	Office			Direct	7 yrs
26/02/2019	28/03/2019	36 Great Charles Street Queensway	Birmingham	3rd	1,253			Asking	Office			Direct	5 yrs
09/10/2018	09/10/2018	8 Cherry St	Birmingham	6th	4,608			Effective	Office	9.05		0 Direct	10 yrs
30/10/2018	30/11/2018	60 Church St	Birmingham	GRND	3,576			Effective	Office	8.16	6.5	0 Direct	5 yrs
15/07/2019	14/08/2019	39 Waterloo St	Birmingham	4th	913			Effective	Office			Direct	3 yrs
03/01/2019	02/03/2019	37A Waterloo St	Birmingham	3rd	1,934			Effective	Office	7.82		Direct	7 yrs
12/11/2018	12/11/2018	46 The Priory Queensway	Birmingham	10th	746			Asking	Office	6.24		5 Direct	
12/11/2018	08/04/2019	46 The Priory Queensway	Birmingham	7-8	11,500			Achieved	Office	4.70		5 Direct	
01/11/2018	14/11/2018	46 The Priory Queensway	Birmingham	5th	4,191			Asking	Office		4.9	5 Direct	5 yrs
03/06/2019	03/06/2019	60 Church St	Birmingham	7th	5,802			Effective	Office			Direct	5 yrs
23/11/2018	23/12/2018	38 Great Charles Street Queensway	Birmingham	2nd	1,298			Asking	Office	8.49		0 Direct	10
17/12/2018	17/12/2018	10 Temple St	Birmingham	1-2	7,589			Effective	Office	11.88		4 Direct	10 yrs
03/12/2018	03/12/2018	13A Cannon St	Birmingham	1-2	2,644			Asking	Office		0.4	5 Direct	0
11/10/2018	11/10/2018	5-7 Hill St	Birmingham	12th	3,102			Effective	Office			Direct	2 yrs 10 mos
25/04/2019	25/05/2019	13 Temple St	Birmingham	1st	3,176			Asking	Office	4.00	6.0	0 Direct	
20/09/2018	20/10/2018	50-54 High St	Birmingham	2nd	3,807			Asking	Office			Direct	0.100-
01/10/2018	11/12/2018	11 Newhall St	Birmingham	4th	3,711			Effective	Office	5.50	6.5	0 Direct	3 yrs
20/05/2019	19/06/2019	55-57 Newhall St	Birmingham	2nd	1,325			Asking	Office			Direct	
01/11/2018	01/11/2018	168 Corporation St	Birmingham	1st	191			Asking	Office			3 Direct	<b>F</b>
01/05/2019	01/05/2019	39 Corporation St	Birmingham	2nd	1,283			Asking	Office	4.07		1 Direct	5 yrs
01/11/2018	01/11/2018	175-177 Corporation St	Birmingham	GRND	1,071			Asking	Office			7 Direct	
01/10/2018	01/10/2018	39 Corporation St	Birmingham	4th	2,081			Asking	Office	3.48	4.0	1 Direct	
01/10/2018	01/10/2018	58-72 John Bright St	Birmingham	1,3	6,313			Asking	Office			Direct	
01/11/2018 28/01/2019	01/11/2018	Corporation St	Birmingham	3rd	851			Asking	Office		4.24	4 Direct	
28/01/2010	27/06/2019	24-28 Digbeth	Birmingham	LL,1-5	28,814	6.00	1	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		£/m2 gross	Internal flo	oor area			
(Maximum age of projects)	Mean	Lowest	Lower qua	artiles Median	Upper quartiles	Highest	Sample
New build							
282. Factories							
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
282.1 Advance factories							
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
282.12 Advance factories/offices - mixed facilities (class B1)							
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
282.2 Purpose built factories							
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
284. Warehouses/stores							
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
284.2 Purpose built							

warehouses/stores

# **BCIS**<sup>®</sup>



Building function		£/m2 gross	Internal floor area	a			
Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
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
320. Offices							
Generally (15)	1,805	933	1,327	1,715	2,172	4,572	107
Air-conditioned							
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
Not air-conditioned							
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
344. Hypermarkets, supermarkets							
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
345. Shops							
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
810.1 Estate housing							
Generally (15)	1,230	600	1,052	<mark>1,188</mark>	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				£/m² gross	internal floor area		
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
810.12 Estate housing semi detached							
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
810.13 Estate housing terraced							
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
816. Flats (apartments)							
Generally (15)	1,443	716	1,204	<mark>1,373</mark>	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	<mark>1,871</mark>	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				£/m² gross	internal floor area		
Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
New build							
282. Factories							
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
282.1 Advance factories							
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
282.12 Advance factories/offices - mixed facilities (class B1)							
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
282.2 Purpose built factories							
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
284. Warehouses/stores							
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

284.2 Purpose built

warehouses/stores

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Building function			£/m² gross in	nternal floor area			
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
Generally (15)	985	369	562	746	1,105	4,331	33
Up to 500m2 GFA (15)	2,148	613	1,269	1,802	2,723	4,331	5
500 to 2000m2 GFA (15)	821	443	599	747	936	1,496	14
Over 2000m2 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

2					Years 1						16 20	an	oor eas -				DC		-										
DID	INGHAM CITY COUNCIL				rears							pr	oposed qm)				includes			CIL (rate									
BIRI	INGRAM CITT COUNCIL											(5	400				SG			per sqm)					_				
		Gross	Net site		No of	No of		Resi cost G		SIA								Total resi											
Site ref	SITE NAME	Site area	area	Site coverage	Houses	Flats		Flats F		lats	Retail A1-/ Re	etail S'Mar B	1 B2 ind	Justri B8 stora	g C1 Hotel C2 res	si in: D1	D2	units		Retail A1- AF			32 industr Bl						Resi
1	1 unit scheme, low density, houses (GF)	0.0	0.0	100		1 -	1,188	-	93	-								1	93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2	8 unit scheme, medium density, houses (GF)	0.1				ε -	1,188	-	736	-								8	736	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3	14 unit scheme, medium density, houses	0.2		100	1		1,188	-	1,279	-								14	1,279	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
4	14 unit scheme, medium density, flats - 4 storeys	0.1		100%	-	14		1,373	-	1,174								14	1,174	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
5	15 unit scheme, high density, flats - 7 storeys (GF)	0.0		100%	-	15		1,630	-	1,251								15	1,257	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
6	20 unit scheme, low density, houses (GF)	0.6		1005	2		1,188	-	1,840	-								20	1,840	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
7	21 unit scheme, medium density, flats - 5 storeys	0.1		1005	-	21	1,188	1,373	-	1,760								21	1,760	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
8	28 unit scheme, medium density, flats - 3 storeys (GF)	0.3		1005		28		1,373	-	2,341								28	2,347	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
9	29 unit scheme, low density, houses (GF)	1.0	1.0	100	3	2 -	1,188	-	2,944	-								32	2,944	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
10	32 unit scheme, high density, flats - 4 storeys	0.0	0.0	1005	-	32	1,188	1,373	-	2,445								32	2,449	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
11	45 unit scheme, low density, houses (GF)	1.9	1.9	1005	4	e -	1,188	-	4,140	-								45	4,140	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
12	60 unit scheme, low density, houses (GF)	1.1	1.1	1005	6	C -	1,188	-	5,520									60	5,520	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
13	70 unit student scheme, studio flats - 4 storeys (GF)	0.1	0.1	1005		70	1,188	1,373	-	2,450								70	2,450	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
14	70 unit scheme, low density, houses (GF)	1.8	1.8	1005	7	с - <sup>`</sup>	1,188	-	6.440	-								70	6.440	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
15	89 unit scheme, low density - houses	2.5		100			1,188		8,188									89	8.188	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
16	94 unit scheme, high density, flats - 6 storeys	0.2		100		94		1.630	-	7,125								94	7,122	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
17	109 unit scheme, high density - flats - 7 storeys	0.2		100		105		1,630		8,258								109	8,258	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	, c
18	113 unit scheme, high density, flats - 7 storeys	0.2		100		113		1,630		8,561								113	8,561	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
19	133 unit scheme, high density, flats - 5 storeys	0.4		100		133		1,373	-	10.071								133	10.077	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
20		5.2		100	14		1,188	1,373		10,071								141		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
20	138 unit scheme, low density, houses (GF)	0.3		100	14	141		1.373	12,972	-								141	12,972 10.683	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	
	141 unit scheme, high density, flats - 5 storeys				-				-	10,683															0.00				
22	146 unit scheme, high density, flats - 5 storeys	0.4		1005	-	146		1,373	-	11,062								146	11,062	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
23	148 unit scheme, high density, flats - 6 storeys	0.2		1005	-	148		1,630	-	11,213								148	11,213	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	C
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	1.3		1005	-	154		1,373	-	10,148								154	10,146	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
25	208 unit scheme, high density, flats - 5 storeys	0.6		100%	-	208		1,373	-	15,755								208	15,759	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(
26	241 unit scheme, low density, houses (GF)	9.2		1005	24		1,188	-	22,172	-								241	22,172	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
27	304 unit scheme, high density, flats - 6 storeys	0.7		1005	-	304		1,630	-	23,032								304	23,032	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
28	334 unit scheme, high density, flats - 11 storeys	0.2		1005	-	334		1,630	-	21,612								334	21,612	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6
29	335 unit scheme, high density, flats - 6 storeys	1.4		1005	-	335		1,630	-	25,696								335	25,696	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6
30	357 unit student scheme, high density, studios - 4 storeys	0.8		100	-	357		1,373	-	12,495								357	12,495	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(
31	425 unit scheme, high density, flats - 10 storeys	0.9		1005	-	404		1,630	-	30,985								404	30,989	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(
32	481 unit scheme, high density, flats - 41 storeys	0.3	0.3	100	-	481	1,188	1,871	-	34,406								481	34,406	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(
33	650 unit scheme, medium density, houses	8.5	8.5	1005	65	с - ́	1,188	1	59,800	-								650	59,800	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
34	778 unit scheme, medium density, houses and flats - 3 storeys	4.2		1005		778	1,188	1,373	60,840	8,732								778	69,572	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Ó
35	826 unit scheme, high density, flats - 16 storeys	1.1		100'		826		1,630	-	67,392								826	67,392	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
36	Office scheme 1	1.0		100			1 185			. ,			56.000						,	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Ċ
37	Office scheme 2	1.0		100		-	1,188	-	-				42.000					-	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	č
38	Office scheme 3	1.0		100			1 186	-					20.000					-		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	i
39	Retail scheme 1	1.0		100			1 188				16.000		20,000							0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
40	Retail scheme 2	1.0		100		-	1 186	-		•	12.000							-		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
40 41	Retail scheme 2 (convenience)	1.0		100	-	-	1,100	-	-	-	12,000	500						-	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
41	Hotel scheme 1	1.0		100	-	-	1,100	-	-	-		3001			42.000			-	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
42 43	Hotel scheme 2	1.0		100*	-	-	1,100	-	-	-					42,000			-		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
43 44	Hotel scheme 2 Hotel scheme 3	1.0		1001		-	1,188	-	-	-					28,000			-	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	
				100*		-		-	-	-								-	-								0.00		
45	Industrial/warehouse scheme 1	1.0			-	-	1,188	1,487	-	-				5,50				-	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
46	Industrial/warehouse scheme 2	1.0		1005	-	-	1,188	1,487	-	-				5,00				-	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
47	Industrial/warehouse scheme 3	1.0	1.0	100	-	-	1,188	1,487	-	-				4,00	U			-	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0

BIRMING	HS106 (per sqm f	orcomme	ercial; per u	unit for resi	dential)				Rents								с	ap val	rields								n/a	a	Build costs				
Site ref	Retail A1-/ Reta	1 5 14 91		industri PV	storage C1 H	totol (	2 resi ins F	2001	Retail A1-AR	otol S'MaR1		Industri k	38 storage C	1 Hotol	2 resi ins D1	02		esi	Retail A1-AR	otoil S'Maki		82 industri E	W ctorogo .	1 Hotol	C2 resilins D1	)(	, ,	esi	Retail A1-A5 R	etail S'Ma 31		32 industri 88	ctoroco
1	20	20	20	20	20	20	20 20	1.500	526	225	301	105	105 storage c	400	300	250	250	4.500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%	.051	1.438	1.371	1.836	1.082	949
2	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
3	20	20	20	20	20	20	20	1,500	526	Z25	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
4	20	20 20	20	20 20	20 20	20 20	20 20	1,500 1,500	526 526	225 225	301 301	105 105	105 105	400 400	300 300	250 250	250 250	4,500 4,500	6.50% 6.50%	5.00% 5.00%	6.00% 6.00%	4.75% 4.75%	4.75% 4.75%	5.75% 5.75%	6.00%	7.00% 7.00%	7.00%		1,438 1.438	1,371	1,836 1.836	1,082	949 949
6	20	20	20	20	20	20	20	1,500	526	Z25	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
7	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
8	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
9	20 20	20	20 20	20	20	20	20 20	1,500	526 526	225 225	301	105	105	400	300	250 250	250 250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371 1.371	1,836	1,082	949 949
10	20	20 20	20	20 20	20 20	20 20	20	1,500 1,500	526	225 225	301 301	105 105	105 105	400 400	300 300	250	250	4,500 4,500	6.50% 6.50%	5.00% 5.00%	6.00% 6.00%	4.75% 4.75%	4.75% 4.75%	5.75% 5.75%	6.00%	7.00%	7.00%		1,438 1,438	1,371	1,836 1,836	1,082	949 949
12	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1.371	1.836	1.082	949
13	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
14	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
15	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
16	20	20 20	20 20	20 20	20 20	20 20	20 20	1,500 1,500	526 526	225 225	301 301	105 105	105 105	400 400	300 300	250 250	250 250	4,500 4,500	6.50% 6.50%	5.00% 5.00%	6.00% 6.00%	4.75% 4.75%	4.75% 4.75%	5.75% 5.75%	6.00%	7.00% 7.00%	7.00%		1,438 1.438	1,371 1.371	1,836 1,836	1,082 1.082	949 949
18	20	20	20	20	20	20	20	1,500	526	225 225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
19	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
20	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
21	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
22	20	20 20	20	20 20	20	20 20	20 20	1,500 1,500	526 526	225 225	301 301	105 105	105 105	400 400	300 300	250 250	250 250	4,500 4,500	6.50% 6.50%	5.00% 5.00%	6.00% 6.00%	4.75% 4.75%	4.75% 4.75%	5.75% 5.75%	6.00%	7.00% 7.00%	7.00%		1,438 1.438	1,371	1,836 1.836	1,082	949 949
23	20	20	20	20	20	20	20	1,500	526	225 225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
25	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
26	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
27	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
28 29	20	20 20	20	20 20	20	20 20	20 20	1,500 1,500	526 526	225 225	301 301	105 105	105 105	400 400	300 300	250 250	250 250	4,500 4,500	6.50% 6.50%	5.00% 5.00%	6.00% 6.00%	4.75% 4.75%	4.75% 4.75%	5.75% 5.75%	6.00%	7.00% 7.00%	7.00%		1,438 1.438	1,371	1,836 1.836	1,082	949 949
29	20	20	20	20	20	20	20	1,500	526	225 225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
31	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
32	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
33	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
34 35	20 20	20 20	20 20	20	20	20 20	20 20	1,500 1,500	526 526	225 225	301 301	105 105	105 105	400 400	300 300	250 250	250 250	4,500 4,500	6.50% 6.50%	5.00% 5.00%	6.00%	4.75% 4.75%	4.75% 4.75%	5.75% 5.75%	6.00%	7.00%	7.00%		1,438 1,438	1,371 1.371	1,836 1,836	1,082	949 949
36	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1.371	1.836	1.082	949
37	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
38	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
39	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
40	20 20	20 20	20 20	20 20	20 20	20 20	20 20	1,500 1,500	526 526	225 225	301 301	105 105	105 105	400 400	300 300	250 250	250 250	4,500 4,500	6.50% 6.50%	5.00% 5.00%	6.00% 6.00%	4.75% 4.75%	4.75% 4.75%	5.75% 5.75%	6.00%	7.00% 7.00%	7.00%		1,438 1,438	1,371 1.371	1,836 1.836	1,082 1.082	949 949
42	20	20	20	20	20	20	20	1,500	526	Z25	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
43	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
44	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
45	20	20	20	20	20	20	20	1,500	526	225	301	105	105	400	300	250	250	4,500	6.50%	5.00%	6.00%	4.75%	4.75%	5.75%	6.00%	7.00%	7.00%		1,438	1,371	1,836	1,082	949
46	20 20	20	20	20	20	20	20	1,500 1,500	526 526	225 225	301 301	105 105	105 105	400 400	300 300	250 250	250 250	4,500 4,500	6.50% 6.50%	5.00% 5.00%	6.00% 6.00%	4.75% 4.75%	4.75% 4.75%	5.75% 5.75%	6.00%	7.00%	7.00%		1,438 1,438	1,371 1.371	1,836 1.836	1,082	949 949
47	20	20	20	20	20	20	20	1,500	520	225	301	105	105	400	300	200	250	4,500	0.30%	5.00%	0.00%	4.75%	4./ 5%	5./5%	0.00%	7.00%	1.00%		1,438	1,3/1	1,630	1,082	949

1	84	89	90	91	92	93	98	120	122	123	124	125	126	131	132	133	134	135	136	137	138	139	140	141	152	153	156	15
																								Resi sales	Sales period	ı	% A	н
BIRMINGH	Net	to gross						в	Build start (QU	ARTERS)				Buil	ld period (C	UARTERS	š)							period (qtr	rs) start	On	-site AH rente	əd
				_				Total new																			_	
Site ref C	1 Hotel Ret					88 storage Re	isi f	floorspace	Retail A1-AReta		B2	industri B8 sto	orage Resi		ail A1-A Ret				storage C1			D2	Resi	Resi	Resi			
	1,949 1,949	85% 85%	85% 85%	85% 85%	100%	100% 100%	85% 85%	93 736	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4	2	6.0 6.0	0%	71%
	1,949	85%	85%	85%	100%	100%	85%	1.279	2	2	2	2	2	2	6	4 6	6	6	5	6	5	6	5	5	4	6.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	1,174	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6	4	8.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	1,257	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6	4	6.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	1,840	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6	4	6.0	35%	71%
	1,949 1,949	85%	85%	85% 85%	100% 100%	100% 100%	85%	1,760 2,347	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6	4	8.0 8.0	35% 35%	71%
	1,949	85% 85%	85% 85%	85%	100%	100%	85% 85%	2,347	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6	4	8.0 6.0	35%	71%
)	1,949	85%	85%	85%	100%	100%	85%	2,944 2,449	2	2	2	2	2	2	6	6	6	6	6	6	6	5	6	6	4	8.0	35%	71%
1	1,949	85%	85%	85%	100%	100%	85%	4,140	2	2	2	2	2	2	7	7	7	7	7	7	7	7	7	7	5	6.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	5,520	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8	6	6.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	2,450	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8	6	10.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	6,440	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8	6	6.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	8,188	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8		10.0 10.0	35% 35%	71%
	1,949 1,949	85% 85%	85% 85%	85% 85%	100% 100%	100% 100%	85% 85%	7,122	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8		10.0	35%	71% 71%
	1,949	85%	85%	85%	100%	100%	85%	8,561	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8		10.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	10.077	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8		10.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	12,972	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8	6	6.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	10,683	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8		10.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	11,062	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8		10.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	11,213	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8		10.0	35%	71%
	1,949 1,949	85% 85%	85% 85%	85% 85%	100% 100%	100%	75% 85%	10,146 15.759	2	2	2	2	2	2	10	8 10	10	8 10	10	8 10	10	10	10	8	8	10.0 8.0	35% 35%	71%
	1,949	85%	85%	85%	100%	100%	85%	22,172	2	2	2	2	2	2	10	10	10	10	10	10	10	10	10	10	7	6.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	23,032	2	2	2	2	2	2	10	10	10	10	10	10	10	10	10	10	7	8.0	35%	71%
	1,949	85%	85%	85%	100%	100%	75%	21,612	2	2	2	2	2	2	10	10	10	10	10	10	10	10	10	10	7	8.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	25,696	2	2	2	2	2	2	10	10	10	10	10	10	10	10	10	10	7	8.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	12,495	2	2	2	2	2	2	10 11	10	10	10	10	10	10	10	10	10	7	8.0	35%	71%
	1,949 1,949	85% 85%	85% 85%	85% 85%	100% 100%	100% 100%	75% 70%	30,989 34,406	2	2	2	2	2	2	11 12	11 12	11 12	11 12	11 12	11 12	11 12	11 12	11 12	11 12		8.0 10.0	35% 35%	71%
	1,949	85%	85%	85%	100%	100%	85%	59,800	2	2	2	2	2	2	12	12	12	12	12	12	12	12	12	12	11	6.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	69,572	2	2	2	2	2	2	18	18	18	18	18	18	18	18	18	18	14	6.0	35%	71%
	1,949	85%	85%	85%	100%	100%	75%	67,392	2	2	2	2	2	2	20	20	20	20	20	20	20	20	20	20		10.0	35%	71%
	1,949	85%	85%	85%	100%	100%	85%	56,000	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8	6	0.0	0%	71%
	1,949	85%	85%	85%	100%	100%	85%	42,000	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8	6	0.0	0%	71%
	1,949 1,949	85% 85%	85% 85%	85% 85%	100% 100%	100% 100%	85% 85%	20,000 16,000	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8	6	0.0	0% 0%	71%
	1,949	85%	85%	85%	100%	100%	85%	12,000	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	5	4	0.0	0%	71%
	1,949	85%	85%	85%	100%	100%	85%	5,000	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6	4	0.0	0%	71%
	1,949	85%	85%	85%	100%	100%	85%	42,000	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8	6	0.0	0%	71%
	1,949	85%	85%	85%	100%	100%	85%	28,000	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8	6	0.0	0%	71%
5	1,949	85%	85%	85%	100%	100%	85%	15,000	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8	6	0.0	0%	71%
	1,949 1,949	85% 85%	85% 85%	85% 85%	100%	100%	70% 70%	5,500 5.000	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4	2	0.0	0%	719
	1,949	85%	85%	85%	100%	100%	90%	4.000	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4	2	0.0	0%	712
	1,040	00/0	00/0	0070	.00%	10070	5576	4,000	2	2	2	-	-	2	4	*			-	4	4	~	-	-	-	0.0	0.10	7170



Appendix 6 - Appraisal results (present day)

Site ref	Site location	units E	3LV 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 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		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		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		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		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		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		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		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		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		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		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		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		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		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 sto	778	£1,270,000	-£12,453,178	-£14,968,037	-£15,809,664	-£16,651,292	-£17,492,920	-£18,334,548		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		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		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		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
L										·							

1 2 3	1 unit scheme, low density, houses (GF)					20%	30%	40%	50%	No Site location	0%	15%	20%	25%	30%	35%
3		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
-	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
	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	-£3,638,868	-£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	<b>£240</b>	£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		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 sto	778	£1,270,000	-£4,923,257	-£8,133,177	-£9,218,257	-£10,317,035	-£11,437,169	<u> </u>	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 £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       37     Office scheme 2	£0 £0	£0 £0	£0 £0	£0 £0	£0	£0 £0
37	Office scheme 2	-		-£17,220,914	-£17,220,914	-£17,220,914	-£17,220,914	-£17,220,914	-£17,220,914	37 Office scheme 2 38 Office scheme 3		£0 £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		£0			£0	£0	
39 40	Retail scheme 1	-	£1,270,000	£3,639,652	£3,639,652	£3,639,652 £2,729,738	£3,639,652	£3,639,652	£3,639,652	39     Retail scheme 1       40     Retail scheme 2	£148	£148	£148	£148 £122	£148	£148
	Retail scheme 2	-	£1,270,000	£2,729,738	£2,729,738	, .,	£2,729,738	£2,729,738	£2,729,738		£122	£122	£122	£122 £642	£122	£122 £642
41 42	Retail scheme 3 (convenience) Hotel scheme 1	-	£1,270,000 £1,270,000	£4,477,687 £7,278,036	£4,477,687 £7,278,036	£4,477,687 £7.278.036	£4,477,687 £7,278,036	£4,477,687 £7,278,036	£4,477,687 £7,278,036	41     Retail scheme 3 (convenience)       42     Hotel scheme 1	£642 £143	£642 £143	£642 £143	£642 £143	£642 £143	£642 £143
42	Hotel scheme 2	-	£1,270,000 £1.270.000	£7,278,036 £4,852,025	£1,278,036 £4.852.025	£1,278,036 £4,852,025	£1,278,036 £4.852.025	£1,278,036 £4.852.025	£1,278,036 £4.852.025	42 Hotel scheme 1 43 Hotel scheme 2	£143 £128	£143 £128	£143 £128	£143 £128	£143 £128	£143 £128
43	Hotel scheme 3		£1,270,000 £1,270,000	£4,852,025 £2,599,299	£4,852,025 £2,599,299	£4,852,025 £2,599,299	£4,852,025 £2,599,299	£4,852,025 £2,599,299	£4,852,025 £2,599,299	43 Hotel scheme 2 44 Hotel scheme 3		£128	£128 £89	£128 £89	£128 £89	£128 £89
44	Industrial/warehouse scheme 1	-	£1,270,000 £1,000,000	£2,599,299 £1,872,701	£2,599,299 £1.872.701	£2,599,299 £1.872.701	£2,599,299 £1.872.701	£2,599,299 £1,872,701	£2,599,299 £1.872.701	44 Hotel scheme 3 45 Industrial/warehouse scheme 1	£89 £159	£89 £159	£89 £159	£89 £159		£89 £159
45 46	Industrial/warehouse scheme 1	-	£1,000,000 £1,000,000	£1,872,701 £1,702,456	£1,872,701 £1,702,456	£1,872,701 £1,702,456	£1,872,701 £1,702,456	£1,872,701 £1,702,456	£1,872,701 £1,702,456	45 Industrial/warehouse scheme 1 46 Industrial/warehouse scheme 2	£159 £140	£159 £140	£159 £140	£159 £140	£159 £140	£159 £140
46 47	Industrial/warehouse scheme 2	-	£1,000,000 £1.000.000	£1,702,456 £1.361.964	£1,702,456 £1.361.964	£1,702,456 £1.361.964	£1,702,456 £1.361.964	£1,702,456 £1.361.964	£1,702,456 £1.361.964	40 Industrial/warehouse scheme 2 47 Industrial/warehouse scheme 3	£140 £90	£140 £90	£140 £90	£140 £90	£140 £90	£140 £90
47		-	£1,000,000	£1,301,904	£1,301,904	£1,301,904	£1,301,904	£1,301,904	£1,301,904	47 Industrial/Wateriouse scheme 5	290	£90	290	290	290	290

1 2 3	1 unit scheme, low density, houses (GF)				10%	20%	30%	40%	50%	No Site location	0%	15%	20%	25%	30%	35%
	Turnic scheme, low density, houses (OF)	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
3	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
5	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		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	, ,	33 650 unit scheme, medium density, houses	£437	£312	£271	£229	£188	£146
34	778 unit scheme, medium density, houses and flats - 3 sto	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       37     Office scheme 2	£0 £0	£0 £0	£0 £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 38 Office scheme 3		£0 £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		£0			£0	£0	
<u>39</u> 40	Retail scheme 1	-	£1,270,000	£3,639,652	£3,639,652	£3,639,652 £2,729,738	£3,639,652	£3,639,652	£3,639,652	39     Retail scheme 1       40     Retail scheme 2	£148	£148	£148	£148 £122	£148	£148
40	Retail scheme 2 Retail scheme 3 (convenience)	-	£1,270,000 £1,270,000	£2,729,738 £4.477.687	£2,729,738 £4.477.687	£2,729,738 £4.477.687	£2,729,738 £4.477.687	£2,729,738 £4.477.687	£2,729,738 £4,477,687	40 Retail scheme 2 41 Retail scheme 3 (convenience)	£122	£122 £642	£122 £642	£122 £642	£122 £642	£122 £642
41	Hotel scheme 1	-	£1,270,000 £1,270,000	£4,477,687 £7,278,036	£4,477,687 £7,278,036	£4,477,687 £7.278.036	£4,477,687 £7,278,036	£4,477,687 £7,278,036	£4,477,687 £7,278,036	41 Retail scheme 3 (convenience) 42 Hotel scheme 1	£642 £143	£042 £143	£642 £143	£642 £143	£642 £143	£642 £143
42	Hotel scheme 2	-	£1,270,000 £1,270,000	£7,278,036 £4,852,025	£7,278,036 £4.852.025	£1,278,036 £4,852,025	£1,278,036 £4.852.025	£1,278,036 £4.852.025	£1,278,036 £4.852.025	42 Hotel scheme 1 43 Hotel scheme 2	£143 £128	£143 £128	£143 £128	£143 £128	£143 £128	£143 £128
43	Hotel scheme 3		£1,270,000 £1,270,000	£4,852,025 £2,599,299	£4,852,025 £2,599,299	£4,852,025 £2,599,299	£4,852,025 £2,599,299	£4,852,025 £2,599,299	£4,852,025 £2,599,299	43 Hotel scheme 2 44 Hotel scheme 3		£128 £89	£128 £89	£128 £89	£128 £89	£128 £89
44	Industrial/warehouse scheme 1	-	£1,270,000 £1,000,000	£2,599,299 £1,872,701	£2,599,299 £1.872.701	£2,599,299 £1.872.701	£2,599,299 £1.872.701	£2,599,299 £1,872,701	£2,599,299 £1.872.701	44 Hotel scheme 3 45 Industrial/warehouse scheme 1	£89 £159	£89 £159	£89 £159	£89 £159	£89 £159	£89 £159
45	Industrial/warehouse scheme 1		£1,000,000 £1,000,000	£1,872,701 £1,702,456	£1,872,701 £1,702,456	£1,872,701 £1,702,456	£1,872,701 £1,702,456	£1,872,701 £1,702,456	£1,872,701 £1,702,456	45 Industrial/warehouse scheme 1 46 Industrial/warehouse scheme 2	£159 £140	£159 £140	£159 £140	£159 £140	£159 £140	£159 £140
40	Industrial/warehouse scheme 2	-	£1,000,000 £1.000.000	£1,702,456 £1,361,964	£1,702,456 £1.361.964	£1,702,456 £1.361.964	£1,702,456 £1.361.964	£1,702,456 £1.361.964	£1,702,456 £1.361.964	46 Industrial/warehouse scheme 2 47 Industrial/warehouse scheme 3	£140 £90	£140 £90	£140 £90	£140 £90	£140 £90	£140 £90
41		-	£1,000,000	LI,301,904	LI,301,904	£ 1,301,904	£1,301,904	£1,301,904	21,301,904		£90	<b>130</b>	290	290	£90	290

2 3 4 5 6 7 8 9 10	1 unit scheme, low density, houses (GF)         8 unit scheme, medium density, houses (GF)         14 unit scheme, medium density, houses         14 unit scheme, medium density, houses         14 unit scheme, medium density, flats - 4 storeys         15 unit scheme, high density, flats - 7 storeys (GF)         20 unit scheme, low density, houses (GF)         21 unit scheme, medium density, flats - 5 storeys         28 unit scheme, medium density, flats - 3 storeys (GF)         29 unit scheme, low density, houses (GF)         32 unit scheme, low density, flats - 4 storeys	1 8 14 15 20 21 28	BLV per ha           £250,000           £250,000           £1,270,000           £1,270,000           £250,000           £250,000           £250,000           £250,000	£61,917 £489,772 £836,682 £130,161 -£185,269	£61,917 £489,772 £702,930 £33,903	£61,917 £489,772 £658,347	£61,917 £489,772	£61,917 £489.772	50% £61,917	1 1 unit scheme, low density, houses (GF)	£900	15% £900	20% £900	25% £900	30% £900	35% £900
3 4 5 6 7 8 9 10	14 unit scheme, medium density, houses         14 unit scheme, medium density, flats - 4 storeys         15 unit scheme, high density, flats - 7 storeys (GF)         20 unit scheme, low density, houses (GF)         21 unit scheme, medium density, flats - 5 storeys         28 unit scheme, medium density, flats - 3 storeys (GF)         29 unit scheme, medium density, flats - 3 storeys (GF)         29 unit scheme, low density, houses (GF)	14 14 15 20 21	£1,270,000 £1,270,000 £250,000	£836,682 £130,161	£702,930		£489,772	£489 772	0400 770			0054				
3 4 5 6 7 8 9 10	14 unit scheme, medium density, houses         14 unit scheme, medium density, flats - 4 storeys         15 unit scheme, high density, flats - 7 storeys (GF)         20 unit scheme, low density, houses (GF)         21 unit scheme, medium density, flats - 5 storeys         28 unit scheme, medium density, flats - 3 storeys (GF)         29 unit scheme, medium density, flats - 3 storeys (GF)         29 unit scheme, low density, houses (GF)	14 15 20 21	£1,270,000 £250,000	£836,682 £130,161	£702,930	CCE0 247			£489,772	2 8 unit scheme, medium density, houses (GF)	£951	£951	£951	£951	£951	£951
5 6 7 8 9 10	15 unit scheme, high density, flats - 7 storeys (GF)         20 unit scheme, low density, houses (GF)         21 unit scheme, medium density, flats - 5 storeys         28 unit scheme, medium density, flats - 3 storeys (GF)         29 unit scheme, low density, houses (GF)	15 20 21	£250,000	£130,161	633 003	2000,047	£613,763	£569,180	£524,597	3 14 unit scheme, medium density, houses	£701	£540	£486	£433	£379	£326
5 6 7 8 9 10	15 unit scheme, high density, flats - 7 storeys (GF)         20 unit scheme, low density, houses (GF)         21 unit scheme, medium density, flats - 5 storeys         28 unit scheme, medium density, flats - 3 storeys (GF)         29 unit scheme, low density, houses (GF)	20 21	£250,000		£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
6 7 8 9 10	20 unit scheme, low density, houses (GF)21 unit scheme, medium density, flats - 5 storeys28 unit scheme, medium density, flats - 3 storeys (GF)29 unit scheme, low density, houses (GF)	21		-2100.203	-£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
7 8 9 10	21 unit scheme, medium density, flats - 5 storeys28 unit scheme, medium density, flats - 3 storeys (GF)29 unit scheme, low density, houses (GF)			£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
9 10	29 unit scheme, low density, houses (GF)	20	£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
10		20	£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
	32 unit scheme high density flats - 4 storevs	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
11		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
	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		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		28 334 unit scheme, high density, flats - 11 storeys	£0	£0	£0	£0	£0	£0
	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
	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£940,716	-£71,196	-£412,938	-£756,641	-£1,103,799		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
	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
	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	, ,	33 650 unit scheme, medium density, houses	£664	£513	£463	£413	£363	£313
	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	£9,438,734	£4,762,971	£3,201,630	£1,640,288	£67,999	1- 11	34 778 unit scheme, medium density, houses and flats - 3 storeys	£89	£0	£0	£0	£0	£0
	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
	Office scheme 1	-	£1,270,000	-£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
-	Office scheme 2	-	£1,270,000	-£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
	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
-	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
	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
	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
-	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
	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 E	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	<b>£28</b>	£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	<b>£26</b>	£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		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		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		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		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		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	, ,	33 650 unit scheme, medium density, houses	£890	£714	£655	£596	£537	£479
34	778 unit scheme, medium density, houses and flats - 3 sto	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	<b>£3</b>	-£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 -£22,961,218	-£28,064,755	-£29,813,462	35     826 unit scheme, high density, flats - 16 storeys       36     Office scheme 1	£0 £0	£0 £0	£0	£0 £0	£0	£0 £0
36	Office scheme 1	-	£1,270,000 £1,270,000	-£22,961,218	-£22,961,218	-£22,961,218		-£22,961,218	-£22,961,218	37 Office scheme 2	£0 £0	£0 £0	£0 £0	£0 £0	£0	£0 £0
37	Office scheme 2	-		-£17,220,914	-£17,220,914	-£17,220,914	-£17,220,914	-£17,220,914	-£17,220,914	37 Office scheme 2 38 Office scheme 3		£0 £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		£0			£0	£0	
39 40	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       40     Retail scheme 2	£148	£148	£148	£148 £122	£148	£148
40	Retail scheme 2 Retail scheme 3 (convenience)	-	£1,270,000 £1,270,000	£2,729,738 £4,477.687	£2,729,738 £4,477,687	£2,729,738 £4.477.687	£2,729,738 £4,477.687	£2,729,738 £4,477.687	£2,729,738 £4.477.687	40 Retail scheme 2 41 Retail scheme 3 (convenience)	£122 £642	£122 £642	£122 £642	£122 £642	£122 £642	£122 £642
41	Hotel scheme 1	-	£1,270,000 £1,270,000	£4,477,687 £7,278,036	£4,477,687 £7,278,036	£4,477,687 £7.278.036	£4,477,687 £7,278,036	£4,477,087 £7,278,036	£4,477,687 £7,278,036	41 Retail scheme 3 (convenience) 42 Hotel scheme 1	£642 £143	£642 £143	£642 £143	£642 £143	£642 £143	£642 £143
42	Hotel scheme 2	-	£1,270,000 £1,270,000	£7,278,036 £4,852,025	£1,278,036 £4.852.025	£1,278,036 £4.852.025	£1,278,036 £4.852.025	£1,278,036 £4.852.025	£1,278,036 £4.852.025	42 Hotel scheme 1 43 Hotel scheme 2	£143 £128	£143 £128	£143 £128	£143 £128	£143 £128	£143 £128
43	Hotel scheme 2 Hotel scheme 3		£1,270,000 £1,270,000	£4,852,025 £2,599,299	£4,852,025 £2,599,299	£4,852,025 £2,599,299	£4,852,025 £2,599,299	£4,852,025 £2,599,299	£4,852,025 £2,599,299	43 Hotel scheme 2 44 Hotel scheme 3		£128 £89	£128 £89	£128 £89	£128 £89	£128 £89
44	Industrial/warehouse scheme 1	-	£1,270,000 £1,000,000	£2,599,299 £1,872,701	£2,599,299 £1.872.701	£2,599,299 £1.872.701	£2,599,299 £1.872.701	£2,599,299 £1,872,701	£2,599,299 £1.872.701	44 Hotel scheme 3 45 Industrial/warehouse scheme 1	£89 £159	£89 £159	£89 £159	£89 £159	£89 £159	£89 £159
45	Industrial/warehouse scheme 2		£1,000,000 £1,000,000	£1,702,456	£1,702,456	£1,872,701 £1,702,456	£1,872,701 £1,702,456	£1,872,701 £1,702,456	£1,702,456	45 Industrial/warehouse scheme 2	£159 £140	£159 £140	£159 £140	£159 £140	£159 £140	£159
40	Industrial/warehouse scheme 3	-	£1,000,000 £1.000.000	£1,702,456 £1.361.964	£1,702,456 £1.361,964	£1,702,456 £1.361.964	£1,702,456 £1.361.964	£1,702,456 £1.361.964	£1,702,456 £1.361.964	40 Industrial/warehouse scheme 2 47 Industrial/warehouse scheme 3	£140 £90	£140 £90	£140 £90	£140 £90	£140 £90	£140 £90
41	Industrial/Walchouse scheme 3	-	21,000,000	21,301,904	21,301,904	21,001,904	21,301,904	21,301,904	21,301,904		230	230	230	230	230	230

Site ref	Site location	units E	3LV 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	-£31,567	-£83,345	-£135,124	-£186,903	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		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		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		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	-£581,093	-£829,419	-£1,077,746	-£1,326,072	-£1,574,399	16 94 unit scheme, high density, flats - 6 storeys	£0	£0		£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£182,570	-£673,820	-£961,774	-£1,249,726	-£1,537,680	-£1,825,632	17 109 unit scheme, high density - flats - 7 storeys	£0	£0		£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£189,271	-£698,548	-£997,068	-£1,295,588	-£1,594,109	-£1,892,628	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		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		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		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	-£914,912	-£1,305,894	-£1,696,877	-£2,087,859	-£2,478,840	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	-£50,503	-£361,280	-£673,427	-£985,575		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		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		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	-£444,508	-£1,306,925	-£2,181,493	-£3,057,351	-£3,933,208	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	-£3,294,641	-£5,470,078	-£6,195,223	-£6,920,369	-£7,645,515		28 334 unit scheme, high density, flats - 11 storeys	£0	£0		£0	£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£2,369,251	-£483,720	-£1,445,886	-£2,421,438	-£3,398,599		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	, ,	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	-£4,398,037	-£7,502,826	-£8,537,756	-£9,572,686	-£10,607,615	10 Je Je e	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	-£19,824,681	-£22,831,773	-£23,834,137	-£24,836,500	-£25,838,864		32 481 unit scheme, high density, flats - 41 storeys	£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		33 650 unit scheme, medium density, houses	£1,116	£914	£846	£779	£712	£645
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	£23,485,254	£17,245,775	£15,165,949	£13,086,122	£11,003,832	, ,	34 778 unit scheme, medium density, houses and flats - 3 storeys	£400	<b>£262</b>	£216	£170	£124	£78
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	-£10,163,738	-£16,198,363	-£18,225,190	-£20,252,018	-£22,278,846		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		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		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		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		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		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		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		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		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		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 E	3LV 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		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		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		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		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		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		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		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		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		27 304 unit scheme, high density, flats - 6 storeys	<b>£278</b>	£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		30 357 unit student scheme, high density, studios - 4 storeys	£587	£395	£331	£268	<b>£204</b>	£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		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		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	, ,	33 650 unit scheme, medium density, houses	£1,342	£1,114		£962	£886	£811
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	£30,473,071	£23,450,941	£21,105,178	£18,759,416	£16,413,653	, ,	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		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		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		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		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		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		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		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		43 Hotel scheme 2	£1,344	£1,344		12 12	£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	, ,	44 Hotel scheme 3	£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 Industrial/warehouse scheme 3	-	£1,000,000	£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		-	£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 E	BLV per ha	0%	10%	20%	30%	40%	50%	No Site location	0%	15%	20%	25%	30%	6 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	3 £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	3 £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	7 £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	3 £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	5 £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	7 £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	6 £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	5 £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	2 £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	7 £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	
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	
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	
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	-£165,809	16 94 unit scheme, high density, flats - 6 storeys	£373	£172	£105	£38	£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	-£192,268	17 109 unit scheme, high density - flats - 7 storeys		£178	£111	£44	£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	-£199,323	18 113 unit scheme, high density, flats - 7 storeys	£379	£178	£111	£44	£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	3 £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	· · · · · · · · · · · · · · · · · · ·
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	
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	2 £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	-£261,061	23 148 unit scheme, high density, flats - 6 storeys	£390	£189	£122	£55	£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	
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	
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	, ,	26 241 unit scheme, low density, houses (GF)			£1,430	£1,341	£1,252	· · · · · · · · · · · · · · · · · · ·
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	~~~
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£1,841,576	-£851,827	-£1,764,636	-£2,685,112	-£3,605,586	-£4,526,062	28 334 unit scheme, high density, flats - 11 storeys	£105	£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	
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	
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£2,894,865	-£941,679	-£2,234,182	-£3,538,350	<b>-£</b> 4,851,693	-£6,165,036	31 425 unit scheme, high density, flats - 10 storeys	£84	£0	£0	£0	£0	
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	-£12,354,988	-£16,196,040	-£17,476,391	-£18,756,741	-£20,037,091	-£21,317,442	32 481 unit scheme, high density, flats - 41 storeys	£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		33 650 unit scheme, medium density, houses		1,314		£1,145	£1,060	£976
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	£37,441,421	£29,626,271	£27,021,220	£24,416,170	£21,811,120	, ,	34 778 unit scheme, medium density, houses and flats - 3 storeys	£708	£535	£478	£420	£363	
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£4,257,895	-£3,133,603	-£5,633,160	-£8,169,586	-£10,707,029	-£13,290,097	35 826 unit scheme, high density, flats - 16 storeys	£64	£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	
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	
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	
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	
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		1.5.5		£1,601	£1,601	1.0
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£	
42	Hotel scheme 1	-	£12,000,000	£58,358,179	£58,358,179	£58,358,179	£58,358,179	£58,358,179		42 Hotel scheme 1		,		£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		43 Hotel scheme 2		£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	
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	
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	
	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	0 £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		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		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	-	89 unit scheme, low density - houses	£1,372	£1,112	£1,025	£938	£852	
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		94 unit scheme, high density, flats - 6 storeys	£573	£350	£275	£201	£127	
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		109 unit scheme, high density - flats - 7 storeys	£579	£356	£281	£207	£133	
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		113 unit scheme, high density, flats - 7 storeys	£578	£355	£281	£207	£132	
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		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		138 unit scheme, low density, houses (GF)		£1,758	£1,659	£1,560	£1,461	
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		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		146 unit scheme, high density, flats - 5 storeys	£998	£777	£703	£629	£556	
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		148 unit scheme, high density, flats - 6 storeys	£589	£366	£292	£218	£144	
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		Care Village - 62 bed care home, 51 ALUs, 103 care flats	£398	£202	£137	£71	£6	
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		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		241 unit scheme, low density, houses (GF)		£1,731	£1,633	£1,535	£1,437	
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		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		334 unit scheme, high density, flats - 11 storeys	£285	£74	£4	£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		335 unit scheme, high density, flats - 6 storeys	£639	£402	£323	£244	£164	
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		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		425 unit scheme, high density, flats - 10 storeys	£262	£53	£0	£0	£0	
32	481 unit scheme, high density, flats - 41 storeys	481 650	£1,270,000	-£8,620,142	-£12,878,174	-£14,297,517	-£15,716,861	-£17,136,206 £58,765,444	-£18,555,550		481 unit scheme, high density, flats - 41 storeys 650 unit scheme, medium density, houses	£0	£0	£0	£0	£0	
33	650 unit scheme, medium density, houses		£1,270,000	£80,469,725	£69,617,584	£66,000,203	£62,382,824	,	£55,148,063			£1,793	£1,513	£1,420	£1,327	£1,234	
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	£44,409,771	£35,800,282	£32,930,453	£30,060,624	£27,190,794	£24,320,964	-	778 unit scheme, medium density, houses and flats - 3 storeys 826 unit scheme, high density, flats - 16 storeys	£862	£672	£609	£545	£482	
35 36	826 unit scheme, high density, flats - 16 storeys Office scheme 1	826	£1,270,000 £12,000,000	£11,279,124 £28,864,802	£3,217,824 £28.864.802	£514,910 £28.864.802	-£2,243,648 £28.864.802	-£5,009,566 £28,864,802	-£7,819,609 £28,864,802		Office scheme 1	£225 £301	£41 £301	£0 £301	£0 £301	£0 £301	£0 £301
30	Office scheme 2	-	£12,000,000	£20,004,002	£20,004,002 £21.648.601	£20,004,002 £21.648.601	£20,004,002 £21.648.601	£20,004,002 £21.648.601	£20,004,002 £21.648.601		Office scheme 2	£301 £230	£301 £230	£301 £230	£301 £230	£301 £230	
37	Office scheme 3	-	£12,000,000	£21,646,601 £10,308,858	£21,040,001 £10,308,858	£21,646,601 £10.308.858	£21,048,001 £10,308,858	£21,040,001 £10.308.858	£21,646,601 £10.308.858		Office scheme 3	£230 £0	£230 £0	£230 £0	£230 £0	£230 £0	
30	Retail scheme 1		£12,000,000 £12,000,000	£10,308,858 £41,609,435	£10,308,858 £41,609,435	£10,308,858 £41,609,435	£10,308,858 £41,609,435	£10,308,858 £41,609,435	£10,308,858 £41,609,435		Retail scheme 1	~~	£0 £1.851				
39 40	Retail scheme 2	-	£12,000,000 £12,000,000	£41,609,435 £31,207,077	£41,609,435 £31,207,077	£41,609,435 £31,207,077	£31,207,077	£41,609,435 £31,207,077	£31.207.077		Retail scheme 2	£1,851 £1.601	£1,851 £1.601	£1,851 £1,601	£1,851 £1.601	£1,851 £1.601	£1,851 £1,601
40	Retail scheme 2 (convenience)	-	£12,000,000 £12,000,000	£31,207,077 £4,477,687	£31,207,077 £4,477,687	£31,207,077 £4,477,687	£31,207,077 £4,477,687	£31,207,077 £4,477,687	£31,207,077 £4,477,687		Retail scheme 2 Retail scheme 3 (convenience)	£1,601 £0	£1,601 £0	£1,601 £0	£1,601 £0	£1,601 £0	
41	Hotel scheme 1	-	£12,000,000 £12,000,000	£4,477,007 £58,358,179	£4,477,007 £58,358,179	£58,358,179	£58,358,179	£58,358,179	£58,358,179		Hotel scheme 1	£0 £1,104	£0 £1.104	£0 £1,104	£0 £1.104		
42	Hotel scheme 2	-	£12,000,000	£38,905,453	£38,905,453	£38,905,453	£38,905,453	£38,905,453	£38,905,453		Hotel scheme 2	£1,104	£961	£1,104 £961	£1,104 £961	£1,104 £961	
43	Hotel scheme 3	-	£12,000,000	£38,905,455 £20,842,207	£38,903,433 £20,842,207	£38,905,455 £20,842,207	£20,842,207	£38,905,455 £20,842,207	£38,905,455 £20,842,207		Hotel scheme 3	£589	£589	£589	£589	£589	£589
44	Industrial/warehouse scheme 1	-	£1,000,000	£1,872,701	£1,872,701	£1,872,701	£1,872,701	£20,842,207 £1,872,701	£20,842,207 £1,872,701		Industrial/warehouse scheme 1	£369	£369	£159	£369	£369 £159	£159
45	Industrial/warehouse scheme 2	-	£1,000,000	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,702,456	£1,872,701 £1.702.456	-	Industrial/warehouse scheme 2	£139	£159	£139	£159 £140	£159 £140	
40	Industrial/warehouse scheme 3	-	£1,000,000	£1,361,964	£1,361,964	£1,702,430	£1,702,430	£1,361,964	£1,702,450 £1,361,964		Industrial/warehouse scheme 3	£90	£90	£90	£140	£140	
1		-	21,000,000	21,001,004	21,001,004	21,001,004	21,001,004	21,001,004	~1,001,004	1		200	~~~	200	200	200	~~~



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	£768,373	£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 E	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
10	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
20	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
23	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)	200	£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	£0 £201	£201	£201	£201
40	Retail scheme 2	_	£1,270,000	£174	£174	£174	£174	£174	£174
40	Retail scheme 3 (convenience)	-	£1,270,000	£760	£174	£760	£760	£174 £760	£760
41	Hotel scheme 1	-	£1,270,000	£200	£700	£700	£700	£700 £200	£700
42	Hotel scheme 2	-	£1,270,000	£200	£200 £185	£200	£200	£200 £185	£200
43	Hotel scheme 3	-	£1,270,000	£165	£105	£105	£105	£165 £145	£105
44	Industrial/warehouse scheme 1	-	£1,270,000 £1,000,000	£145 £214	£145 £214	£145 £214	£145 £214	£145 £214	£145 £214
45	Industrial/warehouse scheme 1	-	£1,000,000	£214 £196	£214 £196	£196	£214 £196	£214 £196	£214 £196
40	Industrial/warehouse scheme 2	-	£1,000,000	£196	£196 £146	£196 £146	£196 £146	£196 £146	£196
+/	Industrial/ Walchouse Scheme J	-	21,000,000	£ 140	£ 140	£ 140	£ 140	£ 140	£ 140

Site ref	Site location		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	£1,587,422
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	£251	£193	£134	£76
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£0	£0	£0		£0	£0
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£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	20	£152,400	£0	£0	£0		£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£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
10	45 unit scheme, low density, houses (GF)	45	£101,000	£601	£0 £428	£0 £370	£0 £312	£0 £254	£0 £196
11	60 unit scheme, low density, houses (GF)	60	£493,000 £292,500	£697	£526	£370	£312 £412	£355	£198
12		70	£292,500	£057	£026	£0	£412 £0	£355 £0	£290 £0
-	70 unit student scheme, studio flats - 4 storeys (GF)	-	,						
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
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
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£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
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£0	£0	£0		£0	£0
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£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
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£0	£0	£0		£0	£0
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
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
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£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
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
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	£136		£146	£146
77		-	21,000,000	2140	2140	2140	2140	2140	2140

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	-£31,772	-£74,864	-£117,955	-£161,046
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	-£203,168	-£352,435	-£402,191	-£451,946	-£501,701	-£551,457
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	-£47,659	-£112,295	-£176,932	-£241,569
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£277,261	£22,322	-£63,545	-£149,727	-£235,909	-£322,091
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	-£74,661	-£164,584	-£254,507	-£344,430
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	-£199,364	-£281,796	-£364,227	-£446,658	-£529,090
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	-£1,891,290	-£2,610,146	-£2,849,765	-£3,089,383	-£3,329,002	-£3,568,621
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	-£2,193,091	-£3,026,659	-£3,304,515	-£3,582,370	-£3,860,227	-£4,138,082
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	-£2,273,572	-£3,137,729	-£3,425,781	-£3,713,834	-£4,001,886	-£4,289,938
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£639,693	-£356,593	-£695,628	-£1,034,664	-£1,373,699	-£1,712,734
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	-£378,042	-£737,471	-£1,096,899	-£1,456,327	-£1,815,755
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£702,220	-£391,448	-£763,622	-£1,135,796	-£1,507,969	-£1,880,144
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	-£2,977,775	-£4,109,592	-£4,486,864	-£4,864,136	-£5,241,409	-£5,618,680
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	-£1,631,851	-£2,535,458	-£2,836,659	-£3,137,862	-£3,439,064	-£3,740,266
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£1,848,012	£195,063	-£360,957	-£919,737	-£1,482,452	-£2,050,353
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	-£4,471,663	-£6,999,917	-£7,842,669	-£8,685,421	-£9,528,172	-£10,370,923
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	-£9,219,551	-£11,312,761	-£12,010,498	-£12,708,235	-£13,405,971	-£14,103,708
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	-£4,976,409	-£7,797,089	-£8,737,315	-£9,677,542	-£10,617,768	-£11,557,995
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£1,040,954	-£294,886	-£745,576	-£1,202,765	-£1,659,954	-£2,117,141
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	-£12,832,180	-£15,819,404	-£16,815,145	-£17,810,887	-£18,806,629	-£19,802,370
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	-£29,560,955	-£32,459,018	-£33,425,039	-£34,391,060	-£35,357,082	-£36,323,103
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 sto	778	£1,270,000	£10,135,395	£4,098,279	£2,082,788	£52,602	-£2,006,360	-£4,084,483
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	-£27,154,680	-£33,011,301	-£34,963,508	-£36,915,716	-£38,867,922	-£40,820,129
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	£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 sto	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
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	20	£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
10	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	£1,103	£1,032	£953	£873	£793	£714
12	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£1,271	£64	£4	£0	£0	£0
13	70 unit scheme, low density, houses (GF)	70	£465,000	£1,242	£1,003	£923	£843	£0 £764	£0 £684
14	89 unit scheme, low density - houses	89	£405,000	£550	£1,003 £342	£923 £273	£043 £203	£134	£64
15	94 unit scheme, high density, flats - 6 storeys	94	£3,175,000 £279,400	£0	£0	£273 £0	£203 £0	£134 £0	£04 £0
10	109 unit scheme, high density - flats - 7 storeys	109	£279,400	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0
17			,	£0 £0	£0	£0 £0		£0 £0	£0 £0
18	113 unit scheme, high density, flats - 7 storeys	113 133	£304,800 £558,800	£0 £246	£0 £68	£0 £8	£0 £0	£0 £0	£0 £0
20	133 unit scheme, high density, flats - 5 storeys		,		£00 £959	£879			£0 £640
-	138 unit scheme, low density, houses (GF)	141	£1,307,500	£1,198			£799 £0	£720	
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£267	£89	£30		£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
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
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£0	£0	£0		£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£0	£0	£0		£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£230	£37	£0		£0	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£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
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
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 E	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	-£46,768	-£113,194	-£179,621	-£246,047
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	£4,955,435	£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	-£645,443	-£971,608	-£1,297,774	-£1,623,939	-£1,950,104
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£373,093	-£748,439	-£1,126,652	-£1,504,865	-£1,883,078	-£2,261,291
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£386,785	-£775,905	-£1,167,997	-£1,560,090	-£1,952,182	-£2,344,274
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	-£1,016,230	-£1,529,766	-£2,043,303	-£2,556,839	-£3,070,376
24	Care Village - 62 bed care home, 51 ALUS, 103 care flats	154	£1,270,000	£1,129,293	-£67,142	-£475,806	-£885,797	-£1,295,788	-£1,705,780
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	-£519,280	-£1,635,820	-£2,767,963	-£3,900,105	-£5,032,247
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	-£3,122,356	-£5,934,349	-£6,871,680	-£7,809,011	-£8,746,342	-£9,683,673
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£3,120,721	-£567,056	-£1,812,565	-£3,075,654	-£4,338,743	-£5,601,832
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	-£4,144,341	-£8,156,021	-£9,493,247	-£10,830,473	-£12,167,700	-£13,504,926
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	-£20,822,471	-£24,744,813	-£26,052,260	-£27,359,708	-£28,667,155	-£29,974,603
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 sto	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	-£9,781,649	-£17,618,168	-£20,253,239	-£22,888,310	-£25,523,380	-£28,158,450
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
40	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
41	Hotel scheme 1	-	£1,270,000	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977
42	Hotel scheme 2	-	£1,270,000	£6,443,319	£6,443,319	£6,443,319	£9,004,977 £6,443,319	£6,443,319	£9,004,977 £6,443,319
43	Hotel scheme 3	-	£1,270,000 £1,270,000	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778
44	Industrial/warehouse scheme 1	-	£1,270,000 £1,000,000	£3,451,778 £2,175,718	£3,451,778 £2,175,718	£3,451,778 £2,175,718	£3,451,778 £2,175,718	£3,451,778 £2,175,718	£3,451,778 £2,175,718
45	Industrial/warehouse scheme 1	-	£1,000,000 £1,000,000	£2,175,718 £1,977,925	£2,175,718 £1,977,925	£2,175,718 £1,977,925	£2,175,718 £1,977,925	£2,175,718 £1,977,925	£2,175,718 £1,977,925
40		-	£1,000,000 £1,000,000	£1,977,925 £1,582,340	£1,582,340	£1,977,925 £1,582,340	£1,582,340	£1,977,925 £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
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	20	£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
10	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	£1,130	£1,100	£1,014	£1,011	£920
12	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£476	£270	£1,193	£133	£65	£0
13	70 unit scheme, low density, houses (GF)	70	£465,000	£1,528	£1,255	£202	£1,073	£982	£0 £891
14	89 unit scheme, low density - houses	89	£465,000 £3,175,000	£1,528 £822	£1,255 £582	£1,164 £502	£1,073 £422	£982 £342	£891 £262
15	94 unit scheme, high density - houses	94	£3,175,000 £279,400	£022 £9	£062 £0	£502 £0		£342 £0	£202 £0
10	109 unit scheme, high density - flats - 7 storeys	109	£279,400	£9	£0 £0	£0 £0		£0 £0	£0 £0
17	113 unit scheme, high density - hats - 7 storeys	109	£292,100	£15	£0 £0	£0 £0		£0 £0	£0 £0
18		133	£558,800	£15 £479	£0 £274	£0 £206	£0 £137	£0 £69	£0 £0
20	133 unit scheme, high density, flats - 5 storeys 138 unit scheme, low density, houses (GF)	133	£558,800 £1,307,500		£2/4 £1,211	£206 £1,120	£137 £1,029	£09 £938	£0 £847
20		141	£1,307,500 £444,500	£1,484 £501	£1,211 £295	£1,120 £227	£1,029 £158	£938 £90	£047 £21
21	141 unit scheme, high density, flats - 5 storeys	141	,			£227 £204	£136		£21 £0
	146 unit scheme, high density, flats - 5 storeys	-	£622,300	£478	£273			£67	£0 £0
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£26	£0	£0		£0	
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£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
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£0	£0	£0		£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£75	£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
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 sto	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
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
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
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 location         1 unit scheme, low density, houses (GF)         8 unit scheme, medium density, houses (GF)	units 1	BLV per ha	0%	10%	20%	30%	40%	50%
		£250,000	£121,543	£121,543	£121,543	£121,543	£121,543	£121,543
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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
14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£697,907	£506,112	£442,182	£378,250	£314,319	£250,387
15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£421,933	£202,835	£129,116	£55,397	-£18,580	-£93,342
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
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								£2,155,529
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	_				· · · · ·			£44,131,359
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	-		, ,	, ,		1 1		-£21,827,61
								-£21,027,01 -£23,138,538
								-£23,136,536
								-£17,353,907 -£8,263,763
		, ,						£4,484,51
								£3,363,38
· · · · · · · · · · · · · · · · · · ·		, ,	, ,	, ,		, ,		£5,069,10
		, ,		, ,				£9,664,97
		, ,	1 1	1 1		1 1		£6,443,31
		, ,				, ,	, ,	£3,451,77
	-						, ,	£2,175,718
		, ,		, ,	, ,	, ,	, ,	£1,977,92 £1,582,340
	21 unit scheme, medium density, flats - 5 storeys         28 unit scheme, medium density, flats - 3 storeys (GF)         29 unit scheme, low density, houses (GF)         32 unit scheme, low density, houses (GF)         60 unit scheme, low density, houses (GF)         70 unit student scheme, studio flats - 4 storeys (GF)         70 unit scheme, low density, houses (GF)         89 unit scheme, low density, houses (GF)         94 unit scheme, low density - houses         94 unit scheme, high density - flats - 7 storeys         113 unit scheme, high density, flats - 7 storeys         133 unit scheme, high density, flats - 5 storeys         134 unit scheme, high density, flats - 5 storeys         138 unit scheme, high density, flats - 5 storeys         141 unit scheme, high density, flats - 5 storeys         142 unit scheme, high density, flats - 5 storeys         143 unit scheme, high density, flats - 5 storeys         241 unit scheme, high density, flats - 5 storeys         241 unit scheme, high density, flats - 5 storeys         241 unit scheme, high density, flats - 11 storeys         335 unit scheme, high density, flats - 11 storeys         343 unit scheme, high density, flats - 10 storeys         341 unit scheme, high density, flats - 41 storeys         357 unit student scheme, high density, flats - 3 storeys         357 unit student scheme, high density, flats - 10 s	28 unit scheme, medium density, flats - 3 storeys (GF)       28         29 unit scheme, low density, houses (GF)       32         32 unit scheme, high density, flats - 4 storeys       32         45 unit scheme, low density, houses (GF)       45         60 unit scheme, low density, houses (GF)       60         70 unit student scheme, studio flats - 4 storeys (GF)       70         70 unit scheme, low density, houses (GF)       70         89 unit scheme, low density, flats - 6 storeys       94         109 unit scheme, high density, flats - 7 storeys       109         113 unit scheme, high density, flats - 7 storeys       113         313 unit scheme, high density, flats - 5 storeys       113         134 unit scheme, high density, flats - 5 storeys       141         144 unit scheme, high density, flats - 5 storeys       148         Care Village - 62 bed care home, 51 ALUs, 103 care flats       154         208 unit scheme, high density, flats - 6 storeys       208         241 unit scheme, high density, flats - 6 storeys       334         334 unit scheme, high density, flats - 11 storeys       334         335 unit scheme, high density, flats - 6 storeys       334         344 unit scheme, high density, flats - 6 storeys       334         355 unit scheme, high density, flats - 11 storeys       334         <	28 unit scheme, medium density, flats - 3 storeys (GF)         28         £250,000           29 unit scheme, low density, houses (GF)         32         £1270,000           32 unit scheme, low density, houses (GF)         45         £250,000           60 unit scheme, low density, houses (GF)         60         £250,000           70 unit student scheme, studio flats - 4 storeys         70         £250,000           70 unit scheme, low density, houses (GF)         70         £250,000           70 unit scheme, low density, houses (GF)         70         £250,000           94 unit scheme, low density, houses (GF)         70         £250,000           94 unit scheme, high density, flats - 7 storeys         109         £1,270,000           133 unit scheme, high density, flats - 7 storeys         113         £1,270,000           133 unit scheme, high density, flats - 5 storeys         141         £250,000           144 unit scheme, high density, flats - 5 storeys         141         £1,270,000           144 unit scheme, high density, flats - 5 storeys         146         £1,270,000           148 unit scheme, high density, flats - 5 storeys         148         £1,270,000           208 unit scheme, high density, flats - 5 storeys         208         £1,270,000           208 unit scheme, high density, flats - 1 storeys         304	28 unit scheme, medium density, flats - 3 storeys (GF)         28         £250,000         £1,395,813           29 unit scheme, low density, houses (GF)         32         £250,000         £3,767,686           32 unit scheme, low density, houses (GF)         45         £250,000         £5,241,461           60 unit scheme, low density, houses (GF)         60         £250,000         £6,905,013           70 unit scheme, low density, houses (GF)         70         £250,000         £8,905,848           89 unit scheme, low density, houses (GF)         70         £250,000         £1,406,132           70 unit scheme, low density, houses (GF)         70         £250,000         £1,402,952           109 unit scheme, high density, flats - 7 storeys         109         £1,270,000         £1,426,267           113 unit scheme, high density, flats - 5 storeys         133         £1,270,000         £6,226,780           134 unit scheme, high density, flats - 5 storeys         141         £12,270,000         £5,225,643           144 unit scheme, high density, flats - 6 storeys         148         £1,270,000         £2,26,893           144 unit scheme, high density, flats - 5 storeys         144         £1,270,000         £2,226,893           144 unit scheme, high density, flats - 6 storeys         208         £1,270,000         £2,2483,871	28 unit scheme, medium density, flats - 3 storeys (GF)         28         £250,000         £1,395,813         £1,012,226           29 unit scheme, high density, flats - 4 storeys         32         £250,000         £1,448,77         £1,048,039           45 unit scheme, high density, flats - 4 storeys         32         £1,270,000         £1,448,77         £1,048,039           45 unit scheme, high density, flats - 4 storeys (GF)         60         £250,000         £1,160,132         £771,453           70 unit student scheme, studio flats - 4 storeys (GF)         70         £250,000         £1,160,132         £771,453           89 unit scheme, high density, flats - 6 storeys         94         £1,270,000         £1,402,952         £225,684           109 unit scheme, high density, flats - 7 storeys         103         £1,270,000         £1,628,827         £377,655           113 unit scheme, high density, flats - 5 storeys         113         £1,270,000         £1,628,627         £33,94,514           133 unit scheme, high density, flats - 5 storeys         141         £1,270,000         £5,25,848         £391,514           134 unit scheme, high density, flats - 5 storeys         141         £1,270,000         £5,275,630         £1,380,845           144 unit scheme, high density, flats - 5 storeys         144         £1,270,000         £2,248,631	28 unit scheme, medium density, flats - 3 storeys (GF)       28       £250.000       £1.366.861       £1.012.226       £884.863         29 unit scheme, high density, flats - 4 storeys       32       £250.000       £1.448.277       £1.048.039       £914.626         32 unit scheme, high density, houses (GF)       45       £250.000       £5.804.105       £	28 unit scheme, medium density, fats - 3 storeys (GF)         28         f 226,000         f 136,613         f 1 012.228         f 284,363         f 766,600           29 unit scheme, low density, houses (GF)         32         f 250,000         f 3,767,686         f 3,168,886         f 2,266,619         f 2,766,500           32 unit scheme, low density, houses (GF)         45         f 220,000         f 1,448,277         f 1,048,039         f 3,437,437           45 unit scheme, low density, houses (GF)         60         f 2250,000         f 4,141         f 4,405,727         f 4,127,150         f 3,484,572           60 unit scheme, low density, houses (GF)         70         f 2250,000         f 1,613,21         f 791,423         f 654,71,35         f 5,437,135         f 5,437,135         f 5,437,135         f 5,437,135         f 5,437,135         f 6,543,232         f 5,437,135         f 6,543,232         f 5,437,135         f 6,543,237         f 4,417,168         f 4,405,726         f 4,432,788         f 4,401,669         f 4,402,726         f 4,432,788         f 4,401,726         f 4,432,788         f 4,401,669         f 4,33,878         f 4,401,669         f 4,3	28 unit scheme, medium density, fats - 3 storeys (GF)         28         £220,000         £1,365,813         £766,600         £628,683           29 unit scheme, high density, flats - 4 storeys         32         £1,270,000         £1,376,886         £2,166,803         £914,628         £781,213         £647,800           45 unit scheme, low density, houses (GF)         45         £250,000         £5,247,461         £4,405,727         £4,471,150         £3,348,572         £3,569,983           70 unit scheme, low density, houses (GF)         70         £250,000         £6,560,513         £5,847,150         £5,344,512         £5,470,165         £4,703,185           70 unit scheme, low density, houses (GF)         70         £250,000         £6,855,448         £07,71,455         £5,433,33         £5,917,142         £5,447,012

ite ref	Site location	units	BLV	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	£93
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£748	£497	£413	£329	£246	£16
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£507	£239	£149	£59	£0	£
6	20 unit scheme, low density, houses (GF)	20	£162,500	£1,833	£1,519	£1,414	£1,310	£1,205	£1,10
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£782	£530	£446	£363	£279	£19
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	£1,10
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£846	£595	£511	£427	£343	£25
11	45 unit scheme, low density, houses (GF)	45	£495,000	£1,764	£1,453	£1,350	£1,246	£1,143	£1,03
12	60 unit scheme, low density, houses (GF)	60	£292,500	£1,843	£1,536	£1,434	£1,332	£1,229	£1,12
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£708	£476	£399	£321	£244	£16
14	70 unit scheme, low density, houses (GF)	70	£465,000	£1,813	£1,507	£1,404	£1,302	£1,200	£1,09
15	89 unit scheme, low density - houses	89	£3,175,000	£1,092	£821	£730	£640	£550	£45
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£243	£10	£0	£0	£0	£
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£249	£16	£0	£0	£0	£
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£248	£16	£0	£0	£0	£
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£711	£480	£403	£325	£248	£17
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£1,769	£1,463	£1,360	£1,258	£1,156	£1,05
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£732	£501	£424	£346	£269	£19
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£710	£479	£402	£324	£246	£16
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£260	£27	£0	£0	£0	£
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£117	£0	£0	£0	£0	£
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£807	£565	£485	£404	£323	£24
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£1,746	£1,442	£1,341	£1,239	£1,138	£1,03
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£358	£110	£27	£0	£0	£
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£0	£0	£0	£0	£0	£
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£314	£66	£0	£0	£0	£
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£702	£456	£374	£292	£210	£12
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£0	£0	£0	£0	£0	£
32	481 unit scheme, high density, flats - 41 storeys	481	£393.700	£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	£85
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200	£648	£452	£386	£320	£255	£18
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£0	£0	£0	£0	£0	£
36	Office scheme 1	-	£1,270,000	£0	£0	£0	£0	£0	£
37	Office scheme 2	_	£1,270,000	£0	£0	£0	£0	£0	£
38	Office scheme 3	-	£1,270,000	£0	£0	£0	£0	£0	- £
39	Retail scheme 1	-	£1,270,000	£201	£201	£201	£201	£201	£20
40	Retail scheme 2	_	£1,270,000	£174	£174	£174	£174	£174	£17
41	Retail scheme 3 (convenience)	_	£1,270,000	£760	£760	£760	£760	£760	£76
42	Hotel scheme 1	-	£1,270,000	£200	£200	£200	£200	£200	£20
43	Hotel scheme 2	-	£1,270,000	£185	£185	£185	£185	£185	£18
44	Hotel scheme 3	-	£1,270,000	£145	£145	£145	£145	£145	£14
45	Industrial/warehouse scheme 1	_	£1,270,000	£214	£214	£214	£214	£214	£21
46	Industrial/warehouse scheme 2		£1,000,000	£196	£196	£196	£196	£196	£19
40	Industrial/warehouse scheme 3	-	£1,000,000	£146	£146	£136	£146	£146	£13

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		£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	£3,913,938	£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	£2,953,247
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		£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 sto	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

ite ref	Site location	units	BLV	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	£2,23
3	14 unit scheme, medium density, houses	14	£254,000	£1,956	£1,607	£1,491	£1,375	£1,259	£1,14
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	£6:
6	20 unit scheme, low density, houses (GF)	20	£162,500	£2,126	£1,777	£1,661	£1,545	£1,429	£1,31
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£1,026	£746	£652	£559	£465	£37
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£1,095	£815	£722	£628	£535	£44
9	29 unit scheme, low density, houses (GF)	32	£255,000	£2,129	£1,780	£1,664	£1,548	£1,431	£1,31
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£1,090	£810	£717	£623	£530	£43
11	45 unit scheme, low density, houses (GF)	45	£495,000	£2,052	£1,708	£1,593	£1,478	£1,363	£1,24
12	60 unit scheme, low density, houses (GF)	60	£292,500	£2,128	£1,787	£1,674	£1,560	£1,446	£1,33
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£939	£681	£595	£509	£423	£33
14	70 unit scheme, low density, houses (GF)	70	£465,000	<b>£2,098</b>	£1,758	£1,644	£1,530	£1,417	£1,30
15	89 unit scheme, low density - houses	89	£3,175,000	£1,361	£1,059	£958	£857	£756	£65
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£476	£216	£130	£43	£0	£
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£482	£222	£136	£49	£0	£
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£482	£222	£135	£49	£0	£
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£942	£684	£598	£512	£426	£34
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£2,054	£1,714	£1,600	£1,486	£1,373	£1,25
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£963	£705	£619	£534	£448	£36
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£941	£683	£597	£511	£425	£33
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£493	£233	£146	£60	£0	£
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£323	£94	£18	£0	£0	£
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£1,039	£771	£681	£592	£502	£41
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	<b>£2,026</b>	£1,689	£1,576	£1,464	£1,351	£1,23
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£595	£320	£228	£136	£44	£
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£178	£0	£0	£0	£0	£
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£551	£276	£184	£92	£0	£
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£938	£665	£573	£482	£391	£29
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£157	£0	£0	£0	£0	£
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£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	£1,04
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200	£829	£611	£538	£465	£392	£32
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£127	£0	£0	£0	£0	£
36	Office scheme 1	-	£1,270,000	£0	£0	£0	£0	£0	£
37	Office scheme 2	-	£1,270,000	£0	£0	£0	£0	£0	£
38	Office scheme 3	-	£1,270,000	£0	£0	£0	£0	£0	£
39	Retail scheme 1	-	£1,270,000	£201	£201	£201	£201	£201	£20
40	Retail scheme 2	-	£1,270,000	£174	£174	£174	£174	£174	£17
41	Retail scheme 3 (convenience)	-	£1,270,000	£760	£760	£760	£760	£760	£76
42	Hotel scheme 1	-	£1,270,000	£1,538	£1,538	£1,538	£1,538	£1,538	£1,53
43	Hotel scheme 2	-	£1,270,000	£1,523	£1,523	£1,523	£1,523	£1,523	£1,52
44	Hotel scheme 3	-	£1,270,000	£1,483	£1,483	£1,483	£1,483	£1,483	£1,48
45	Industrial/warehouse scheme 1	-	£1,000,000	£214	£214	£214	£214	£214	£21
46	Industrial/warehouse scheme 2	-	£1,000,000	£196	£196	£196	£196	£196	£19
47	Industrial/warehouse scheme 3	-	£1,000,000	£146	£146	£146	£146	£146	£14

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	£6,758,894	£6,099,750	£5,440,605	£4,781,460	£4,122,315
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	-£473,829	-£1,756,899	-£3,053,622
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	-£398,944	-£2,219,650	-£4,058,760
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	-£7,714,746	-£13,173,506	-£14,993,092	-£16,812,679	-£18,632,266	-£20,451,853
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 sto	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	-£2,062,063	-£5,603,318	-£9,199,224
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

te ref	Site location	units	BLV	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	£2,48
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£2,539	£2,539	£2,539	£2,539	£2,539	£2,53
3	14 unit scheme, medium density, houses	14	£254,000	£2,249	£1,866	£1,738	£1,610	£1,482	£1,35
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£1,236	£928	£825	£722	£619	£51
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£1,010	£683	£574	£465	£356	£24
6	20 unit scheme, low density, houses (GF)	20	£162,500	£2,420	£2,036	£1,908	£1,780	£1,652	£1,52
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£1,270	£961	£858	£755	£652	£54
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£1,339	£1,030	£927	£824	£721	£61
9	29 unit scheme, low density, houses (GF)	32	£255,000	£2,422	£2,039	£1,911	£1,783	£1,655	£1,52
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£1,334	£1,025	£922	£819	£716	£61
11	45 unit scheme, low density, houses (GF)	45	£495,000	£2,341	£1,962	£1,836	£1,709	£1,583	£1,45
12	60 unit scheme, low density, houses (GF)	60	£292,500	£2,412	£2,038	£1,913	£1,788	£1,663	£1,53
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£1,170	£885	£790	£695	£600	£50
14	70 unit scheme, low density, houses (GF)	70	£465,000	£2,383	£2,008	£1,883	£1,758	£1,633	£1,50
15	89 unit scheme, low density - houses	89	£3,175,000	£1,630	£1,296	£1,185	£1,074	£962	£85
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£709	£423	£327	£231	£135	£4
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£715	£429	£333	£237	£141	£4
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£715	£428	£332	£237	£141	£4
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£1,173	£888	£793	£698	£603	£50
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£2,339	£1,964	£1,839	£1,714	£1,589	£1,46
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£1,194	£909	£814	£720	£625	£53
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£1,172	£887	£792	£697	£602	£50
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£726	£439	£344	£248	£152	£5
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£528	£276	£192	£107	£23	£
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£1,271	£975	£877	£778	£680	£58
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£2,306	£1,935	£1,812	£1,688	£1,565	£1,44
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£831	£529	£429	£328	£226	£12
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£389	£120	£30	£0	£0	£
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£787	£485	£385	£284	£182	£8
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£1,173	£873	£772	£672	£571	£47
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£365	£99	£10	£0	£0	£
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£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	£1,23
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200	£1,009	£769	£689	£610	£530	£45
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£314	£79	£1	£0	£0	£
36	Office scheme 1	-	£12,000,000	£390	£390	£390	£390	£390	£39
37	Office scheme 2	-	£12,000,000	£319	£319	£319	£319	£319	£31
38	Office scheme 3	-	£12,000,000	£4	£4	£4	£4	£4	£
39	Retail scheme 1	-	£12,000,000	£2,141	£2,141	£2,141	£2,141	£2,141	£2,14
40	Retail scheme 2	_	£12,000,000	£1,891	£1,891	£1,891	£1,891	£1,891	£1,89
41	Retail scheme 3 (convenience)	-	£12,000,000	£0	£0	£0	£0	£0	£
42	Hotel scheme 1	-	£12,000,000	£1,282	£1,282	£1,282	£1,282	£1,282	£1,28
43	Hotel scheme 2	-	£12,000,000	£1,139	£1,139	£1,139	£1,139	£1,139	£1,20
43	Hotel scheme 3	-	£12,000,000	£768	£768	£768	£768	£768	£70
44	Industrial/warehouse scheme 1	-	£12,000,000	£766 £214	£766 £214	£766	£766 £214	£700 £214	£70
45	Industrial/warehouse scheme 2	-	£1,000,000	£214 £196	£214 £196	£214 £196	£214 £196	£196	£21
40	Industrial/warehouse scheme 2	-	£1,000,000	£196	£196 £146	£196	£196	£196 £146	£19 £14

ite 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	-£850,253
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	-£937,819
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	-£3,361,461	-£9,316,403	-£11,306,703	-£13,297,003	-£15,287,303	-£17,277,603
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	-£3,000,668
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

te ref	Site location	units	BLV	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	£2,83
3	14 unit scheme, medium density, houses	14	£254,000	£2,543	£2,124	£1,985	£1,845	£1,706	£1,56
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	£42
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	£72
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£1,583	£1,246	£1,133	£1,021	£908	£79
9	29 unit scheme, low density, houses (GF)	32	£255,000	£2,715	£2,297	£2,158	£2,018	£1,879	£1,73
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	£1,66
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	£1,71
15	89 unit scheme, low density - houses	89	£3,175,000	£1,900	£1,534	£1,412	£1,290	£1,169	£1,04
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£940	£629	£524	£419	£314	£21
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£946	£635	£530	£425	£320	£21
18	113 unit scheme, high density, flats - 7 storeys	113	,	£946	£634	£530	£425	£320	£21
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£1,404	£1,092	£988	£884	£780	£67
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£2,623	£2,214	£2,078	£1,942	£1,806	£1,67
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£1,425	£1,113	£1,009	£905	£802	£69
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£1,403	£1,091	£987	£883	£779	£67
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£957	£645	£541	£436	£331	£220
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	£
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	£
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£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	£1,42
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200	£1,188	£928	£841	£754	£667	£58
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£497	£244	£159	£73	£0	£
36	Office scheme 1	-	£12,000,000	£390	£390	£390	£390	£390	£39
37	Office scheme 2	-	£12,000,000	£319	£350	£390 £319	£319	£350	£35
38	Office scheme 3	-	£12,000,000	£4	£4	£4	£4	£4	£
39	Retail scheme 1		£12,000,000	£2,141	£2,141	£2,141	£2,141	£2,141	£2,14
40	Retail scheme 2		£12,000,000	£1,891	£1,891	£1,891	£1,891	£1,891	£2,14
40		-	£12,000,000	£1,091 £0	£0	£1,091 £0	£1,091 £0	£1,091	£1,09
41	Retail scheme 3 (convenience) Hotel scheme 1	-	£12,000,000	£0 £1,282	£0 £1,282	£0 £1,282	£0 £1,282	£0 £1,282	£1,28
42	Hotel scheme 2		£12,000,000	£1,282 £1,139	£1,282 £1,139	£1,282 £1,139	£1,282 £1,139	£1,282 £1,139	£1,20 £1,13
43		-			•				
44	Hotel scheme 3	-	£12,000,000	£768	£768	£768	£768	£768	£76
45	Industrial/warehouse scheme 1 Industrial/warehouse scheme 2	-	£1,000,000 £1,000,000	£214 £196	£214 £196	£214 £196	£214 £196	£214 £196	£214 £19
	Indusinal/warehouse scheme 2	-	+ 1 UUUUUUU	+ 1 4 K	+ 1 46	+ 196	+ 196	±196	±19



Appendix 8 - Appraisal results (downside)

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	£9,66
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£76,251	£76,251	£76,251	£76,251	£76,251	£76,25
3	14 unit scheme, medium density, houses	14	£1,270,000	£135,999	£60,386	£35,182	£9,978	-£15,441	-£41,00
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	-£454,247	-£506,690	-£524,172	-£541,652	-£559,134	-£576,61
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	-£859,758	-£923,840	-£945,201	-£966,561	-£987,922	-£1,009,28
6	20 unit scheme, low density, houses (GF)	20	£250,000	£196,072	£87,286	£51,023	£14,761	-£21,805	-£58,58
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	-£681,370	-£760,035	-£786,257	-£812,478	-£838,700	-£864,92
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	-£1,153,23
9	29 unit scheme, low density, houses (GF)	32	£250,000	£313,715	£139,656	£81,638	£23,618	-£34,888	-£93,72
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	-£1,211,64
11	45 unit scheme, low density, houses (GF)	45	£250,000	£443,708	£202,634	£121,646	£40,298	-£41,632	-£124,13
12	60 unit scheme, low density, houses (GF)	60	£250,000	£593,967	£274,268	£167,702	£61,135	-£46,073	-£155,47
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	-£1,362,17
14	70 unit scheme, low density, houses (GF)	70	£250,000	£692,962	£319,980	£195,652	£71,325	-£53,752	-£181,39
15	89 unit scheme, low density - houses	89	£1,270,000	£126,526	-£238,467	-£361,944	-£485,421	-£608,897	-£732,37
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	-£5,990,31
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	-£6,946,21
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	-£7,201,12
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	-£5,139,17
20	138 unit scheme, low density, houses (GF)	141	£250.000	£1.395.822	£644,530	£394.099	£143.669	-£108.273	-£365.37
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	-£5,448,29
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	-£5,641,49
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	-£9,431,55
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	-£6,784,34
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	-£7,490,23
26	241 unit scheme, low density, houses (GF)	241	£250,000	£2,619,750	£1,324,669	£892,936	£457,731	£22,526	-£418,51
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	-£18,368,77
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	-£20,725,34
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	-£20,480,89
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	-£6,455,93
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	-£29,236,85
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	-£45,826,93
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	-£649,16
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	-£23,618,14
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	-£59,779,74
36	Office scheme 1	-	£1,270,000	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,53
37	Office scheme 2	_	£1,270,000	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,90
38	Office scheme 3	_	£1,270,000	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,76
39	Retail scheme 1	_	£1,270,000	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,51
40	Retail scheme 2	_	£1,270,000	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,38
40	Retail scheme 3 (convenience)	-	£1,270,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,10
41	Hotel scheme 1	-	£1,270,000	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,97
42	Hotel scheme 2	-	£1,270,000 £1,270,000	£9,664,977 £6,443,319	£9,664,977 £6,443,319	£9,004,977 £6,443,319	£9,664,977 £6,443,319	£9,004,977 £6,443,319	£9,664,97 £6,443,31
43	Hotel scheme 2	-	£1,270,000 £1,270,000	£0,443,319 £3,451,778	£0,443,319 £3,451,778	£0,443,319 £3,451,778	£0,443,319 £3,451,778	£3,451,778	£0,443,31 £3,451,77
44	Industrial/warehouse scheme 1	-	£1,270,000 £1,000,000	£3,451,778 £1,581,195	£3,451,778 £1,581,195	£3,451,778 £1,581,195	£3,451,778 £1,581,195	£3,451,778 £1,581,195	£3,451,77 £1,581,19
45	Industrial/warehouse scheme 1	-	· · · ·						£1,581,19 £1,437,45
46	Industrial/warehouse scheme 2	-	£1,000,000 £1,000,000	£1,437,450 £1,149,959	£1,437,450 £1,149,959	£1,437,450 £1,149,959	£1,437,450 £1,149,959	£1,437,450 £1,149,959	£1,437,45 £1,149,95

Indicati	ve maximum CIL rates			Affordable housin	g percentage (\	where relevant	)		
Site ref	Site location	units E	BLV	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
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
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£0	£0	£0	£0		£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£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

	sidual values - Value B		1	T	T	T	T		
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	£175,597
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

Indicati	ve maximum CIL rates		Affor	dable housing p	percentage (whe	re relevant)			
Site ref	Site location	units	BLV	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	<b>£760</b>	£760	£760	£760
42	Hotel scheme 1	-	£1,270,000	£200	£200	<b>£200</b>	£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 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	£282,13
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	-£114,327	-£205,362	-£235,707	-£266,052	-£296,397	-£326,74
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	-£484,551	-£591,610	-£627,297	-£662,983	-£698,669	-£734,35
6	20 unit scheme, low density, houses (GF)	20	£250,000	£826,132	£646,213	£586,240	£526,268	£466,294	£406,32
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	-£171,490	-£308,043	-£353,561	-£399,079	-£444,597	-£490,11
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	-£228,653	-£410,724	-£471,415	-£532,105	-£592,796	-£653,48
9	29 unit scheme, low density, houses (GF)	32	£250,000	£1,321,812	£1,033,941	£937,985	£842,028	£746,072	£650,11
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	-£246,936	-£436,910	-£500,236	-£563,561	-£626,886	-£690,21
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	£910,40
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	£1,210,80
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	-£462,164	-£632,944	-£689,870	-£746,797	-£803,723	-£860,65
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	£1,412,60
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	£1,203,79
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	-£4,532,43
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	-£5,255,69
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	-£5,448,56
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	-£3,076,42
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	£2,845,39
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	-£3,261,47
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	-£3,377,12
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	-£7,136,16
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	-£4,951,78
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	-£4,219,95
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	£4,946,61
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	-£13,561,93
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	-£16,745,63
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	-£15,118,08
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	-£3,848,24
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	-£23,566,82
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	-£40,109,49
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	£12,920,14
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	-£11,699,33
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	-£48,377,65
36	Office scheme 1	-	£1,270,000	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,538	-£23,138,53
37	Office scheme 2	_	£1,270,000	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,902	-£17,353,90
38	Office scheme 3	-	£1,270,000	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,763	-£8,263,76
39	Retail scheme 1	-	£1,270,000	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,517	£4,484,51
40	Retail scheme 2	_	£1,270,000	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,387	£3,363,38
41	Retail scheme 3 (convenience)	_	£1,270,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,10
42	Hotel scheme 1	_	£1,270,000	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,977	£9,664,97
43	Hotel scheme 2		£1,270,000	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,319	£6,443,31
44	Hotel scheme 3		£1,270,000	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,778	£3,451,77
44	Industrial/warehouse scheme 1	-	£1,000,000	£3,431,778 £1,581,195	£1,581,195	£3,431,778 £1,581,195	£1,581,195	£1,581,195	£3,451,77 £1,581,19
45	Industrial/warehouse scheme 2	-	£1,000,000	£1,437,450	£1,437,450	£1,381,195	£1,437,450	£1,437,450	£1,381,19
47	Industrial/warehouse scheme 2		£1,000,000	£1,149,959	£1,149,959	£1,149,959	£1,149,959	£1,149,959	£1,149,95

Indicati	ve maximum CIL rates			Affordable housin	g percentage (	where relevant)	)		
Site ref	Site location	units	BLV	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	<b>£200</b>	£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 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	-£54,698	-£91,476	-£128,253	-£165,030	-£201,807
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	-£82,047	-£137,213	-£192,379	-£247,545	-£302,711
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
	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	-£4,712,687	-£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 sto	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
	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
	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
	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

Site ref	ve maximum CIL rates Site location	unita	BLV	Affordable housin 0%	<u>9 percentago (1</u> 15%	20%	25%	30%	35%
Site rer	1 unit scheme, low density, houses (GF)	units 1	£7,500		15% £845	20% £845	25% £845	30% £845	35% £845
2	8 unit scheme, medium density, houses (GF)	8	£35.000		£895	£895	£895	£895	£895
3	14 unit scheme, medium density, houses	14	£35,000 £254,000		£895 £467	£895 £407	£347	£355 £287	£095
4	14 unit scheme, medium density, flats - 4 storeys	14	£234,000		£407	£0	£0	£207	£220 £0
5	15 unit scheme, high density, flats - 7 storeys (GF)	14	£127,000 £7,500		£0	£0 £0	£0	£0 £0	£0
6	20 unit scheme, low density, houses (GF)	20	£162,500		£637	£0 £577	£0 £517	£0 £457	£396
7	21 unit scheme, medium density, flats - 5 storeys	20	£162,300		£037	£0	£0	£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	21	£132,400 £97,500	£0 £8	£0	£0 £0	£0 £0	£0	£0 £0
<u> </u>	29 unit scheme, low density, houses (GF)	32	£97,500 £255,000		£0 £640	£0 £580	£0 £519	£0 £459	£0 £399
10	32 unit scheme, high density, flats - 4 storeys	32	£255,000 £101,600	£020	£040	£0	£0	£0	£055
10	45 unit scheme, low density, houses (GF)	45	£101,000 £495,000	£763	£585	£0 £525	£0 £465	£0 £405	£0 £346
12		60	£495,000 £292,500	£857	£565		£405 £562	£405 £503	£444
12	60 unit scheme, low density, houses (GF)	70			£000 £0	£621 £0	£362 £0	£003	£0
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500						
14	70 unit scheme, low density, houses (GF)		£465,000	£828	£651	£592 £0	£533	£474	£415 £0
15	89 unit scheme, low density - houses	89 94	£3,175,000	£158 £0	£8 £0	£0 £0	£0 £0	£0 £0	
-	94 unit scheme, high density, flats - 6 storeys		£279,400						£0 £0
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100		£0	£0	£0	£0	
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800		£0	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800		£0	£0	£0	£0	£0
20	138 unit scheme, low density, houses (GF)	141	£1,307,500		£607	£548	£489	£430	£371
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500		£0	£0	£0	£0	£0
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300		£0	£0	£0	£0	£0
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500		£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
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400		£0	£0	£0	£0	£0
26	241 unit scheme, low density, houses (GF)	241	£2,317,500		£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
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600		£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
33	650 unit scheme, medium density, houses	650	£10,795,000		£451	£395	£339	£283	£227
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200		£0	£0	£0	£0	£0
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100		£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
39	Retail scheme 1	-	£1,270,000		£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
43	Hotel scheme 2	-	£1,270,000		£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 ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	1 unit scheme, low density, houses (GF)	1	£250.000	£74,876	£74,876	£74,876	£74,876	£74,876	£74,876
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£592,318	£592,318	£592,318	£592,318	£592,318	£592,318
3	14 unit scheme, medium density, houses	14	£1,270,000	£1,011,020	£835,881	£777,501	£719,122	£660,742	£602,363
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£222,243	£94,627	£52,021	£9,414	-£33,662	-£76,871
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250.000	-£109,342	-£259,379	-£309,391	-£359,404	-£409,416	-£459,429
6	20 unit scheme, low density, houses (GF)	20	£250,000	£1,454,991	£1,203,013	£1,119,020	£1,035,027	£951,034	£867,041
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£333,364	£141,940	£78,031	£14,122	-£50,493	-£115,306
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£444,486	£189,254	£104,041	£18,828	-£67,324	-£153,742
9	29 unit scheme, low density, houses (GF)	32	£250,000	£2,327,985	£1,924,820	£1,790,432	£1,656,043	£1,521,655	£1,387,266
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£455,654	£189,228	£100,317	£11,405	-£78,604	-£168,773
11	45 unit scheme, low density, houses (GF)	45	£250.000	£3,244,630	£2,683,946	£2,497,051	£2,310,155	£2,123,260	£1,936,365
12	60 unit scheme, low density, houses (GF)	60	£250,000	£4,283,963	£3,544,176	£3,297,580	£3,050,984	£2,804,389	£2,557,793
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£211,341	-£29,466	-£111,778	-£194,226	-£276,675	-£359,124
14	70 unit scheme, low density, houses (GF)	70	£250,000	£4,997,957	£4,134,872	£3,847,177	£3,559,482	£3,271,787	£2,984,092
15	89 unit scheme, low density - houses	89	£1,270,000	£5,299,320	£4,360,210	£4,047,174	£3,734,137	£3,421,101	£3,108,063
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	-£1,396,864	-£2,115,872	-£2,355,541	-£2,595,211	-£2,834,880	-£3,074,550
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	-£1,619,768	-£2,453,511	-£2,731,425	-£3,009,340	-£3,287,254	-£3,565,169
18	113 unit scheme, high density flats - 7 storeys	113	£1,270,000	-£1.679.209	-£2,433,511	-£2,731,423	-£3,119,775	-£3,407,888	-£3.696.00
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£1,319,774	£331,037	£1,459	-£335,461	-£674,568	-£3,090,001
20	138 unit scheme, low density, houses (GF)	133	£1,270,000 £250,000	£10,067,315	£8,328,814	£7,749,313	£7,169,814	£6,590,314	£6,010,813
20	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£1,399,159	£350,949	£1,749,513 £1,546	-£355,639	-£715,143	-£1,074,647
21	146 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£1,448,774	£363,394	£1,540 £1,601	-£355,059	-£713,143	-£1,074,047 -£1,112,756
22	148 unit scheme, high density, flats - 6 storeys	140	£1,270,000	-£2,199,317	-£3,331,372	-£3,708,724	-£308,231	-£140,503 -£4,463,428	-£1,112,730
23	Care Village - 62 bed care home, 51 ALUs, 103 care flats	140	£1,270,000	-£2,199,317 -£1,010,354	-£3,331,372 -£1,914,152	-£3,708,724 -£2,215,417	-£4,080,070 -£2,516,683	-£4,403,428 -£2,817,950	-£4,040,780 -£3,119,216
24		208		£2,925,110	£1,271,334	£718,685	£166,036	-£2,017,950 -£392,084	-£3,119,210 -£952,553
25	208 unit scheme, high density, flats - 5 storeys 241 unit scheme, low density, houses (GF)	208	£1,270,000 £250,000	£2,925,110 £17,132,493	£14,178,014	£13,193,187	£12,208,360	£11,223,534	£10,238,708
20		304							
27	304 unit scheme, high density, flats - 6 storeys		£1,270,000	-£2,834,704	-£5,372,013	-£6,217,782	-£7,063,552	-£7,909,322	-£8,755,092
	334 unit scheme, high density, flats - 11 storeys	334 335	£1,270,000	-£7,864,268	-£9,964,975	-£10,665,210	-£11,365,445	-£12,065,681	-£12,765,916
29 30	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	-£3,150,115	-£5,980,896	-£6,924,490	-£7,868,083 -£328,031	-£8,811,677	-£9,755,270
30	357 unit student scheme, high density, studios - 4 storeys	404	£1,270,000	£1,903,934	£567,500	£122,023	· · · · · ·	-£781,735	-£1,240,560
-	425 unit scheme, high density, flats - 10 storeys	-	£1,270,000	-£10,901,049	-£13,899,223	-£14,898,613	-£15,898,004	-£16,897,395	-£17,896,786
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	-£27,618,567	-£30,521,495	-£31,489,137	-£32,456,781	-£33,424,423	-£34,392,066
33	650 unit scheme, medium density, houses	650	£1,270,000	£44,011,796	£36,432,740	£33,906,388	£31,380,035	£28,853,684	£26,327,332
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	£13,800,114	£7,748,299	£5,721,213	£3,692,298	£1,663,384	-£384,317
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	-£23,277,739	-£29,148,234	-£31,105,065	-£33,061,897	-£35,018,728	-£36,975,559
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	£1,149,95

Indicati	ve maximum CIL rates			Affordable housin	g percentage (v	where relevant	.)		
Site ref	Site location	units E	BLV	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£1,115	£1,115	£1,115	£1,115	£1,115	£1,115
2	8 unit scheme, medium density, houses (GF)	8	£35,000		£1,165	£1,165	£1,165	£1,165	£1,165
3	14 unit scheme, medium density, houses	14	£254,000	£911	£700	£630	£560	£489	£419
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£125	£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	£1,081	£870	£800	£730	£659	£589
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£158	£0	£0	£0	£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£227	£60	£4	£0	£0	£0
9	29 unit scheme, low density, houses (GF)	32	£255,000	£1,083	£873	£802	£732	£662	£592
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£222	£55	£0	£0	£0	£0
11	45 unit scheme, low density, houses (GF)	45	£495,000	£1,022	£813	£744	£675	£605	£536
12	60 unit scheme, low density, houses (GF)	60	£292,500	£1,112	£906	£838	£769	£700	£631
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£112	£0	£0	£0	£0	£0
14	70 unit scheme, low density, houses (GF)	70	£465,000	£1,083	£877	£808	£739	£671	£602
15	89 unit scheme, low density - houses	89	£3,175,000	£399	£223	£164	£105	£46	-£13
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	£116	£0	£0	£0	£0	£0
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£1,039	£833	£764	£695	£627	£558
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£137	£0	£0	£0	£0	£0
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£115	£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	£209	£47	£0	£0	£0	£0
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£1,028	£823	£755	£686	£618	£550
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300		£0	£0		£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300		£0	£0		£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900		£0	£0		£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600		£0	£0		£0	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500		£0	£0		£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700		£0	£0		£0	£0
33	650 unit scheme, medium density, houses	650	£10,795,000		£660	£595	£530	£465	£400
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200		£52	£7	-£38	-£83	-£128
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100		£0	£0		£0	£0
36	Office scheme 1	-	£1,270,000		£0	£0		£0	£0
37	Office scheme 2	-	£1,270,000		£0	£0		£0	£0
38	Office scheme 3	-	£1,270,000		£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
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
43	Hotel scheme 2	-	£1,270,000		£185	£185	£185	£185	£185
44	Hotel scheme 3	-	£1,270,000		£145	£145	£145	£145	£145
45	Industrial/warehouse scheme 1	-	£1,000,000		£106	£106	£106	£106	£106
46	Industrial/warehouse scheme 2	-	£1,000,000		£87	£87	£87	£87	£87
47	Industrial/warehouse scheme 3	-	£1,000,000	£37	£37	£37	£37	£37	£37

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	£91,178	£91,178	£91,178	£91,178	£91,178	£91,178
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£721,334	£721,334	£721,334	£721,334	£721,334	£721,334
3	14 unit scheme, medium density, houses	14	£1,270,000	£1,229,565	£1,029,384	£962,657	£895,930	£829,203	£762,476
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£1,229,505 £387,700	£1,029,384 £242,437	£902,037 £194,016	£095,950 £145,291	£96,343	£762,476 £47,394
4 5	15 unit scheme, high density, flats - 7 storeys (GF)	14	£1,270,000 £250,000	£387,700 £77,170	-£93.264	-£150,440	-£207.615	-£264,791	-£321,965
6	20 unit scheme, low density, houses (GF)	20	£250,000	£1,769,420	£1,481,412	£1,385,409	£1,289,406	£1,193,404	£1,097,401
7	21 unit scheme, medium density, flats - 5 storeys	20	£1,270,000	£1,769,420 £581,550	£1,461,412 £363,655	£1,385,409 £291,024	£1,289,400 £217,937	£1,193,404 £144,514	£1,097,401 £71,091
8	28 unit scheme, medium density, flats - 3 storeys (GF)	21	£1,270,000 £250,000	£381,550	£303,033	£388,033	£217,937 £290,583	£144,514 £192,685	£71,091 £94,789
<u> </u>		28	,	,	,	,	,	,	,
9 10	29 unit scheme, low density, houses (GF)		£250,000	£2,831,071	£2,370,259	£2,216,655	£2,063,050	£1,909,446	£1,755,842
-	32 unit scheme, high density, flats - 4 storeys	32 45	£1,270,000	£800,933	£497,796	£396,751	£294,956	£192,809	£90,662
11	45 unit scheme, low density, houses (GF)		£250,000	£3,939,862	£3,299,415	£3,085,933	£2,872,451	£2,658,969	£2,445,487
12 13	60 unit scheme, low density, houses (GF)	60	£250,000	£5,195,682	£4,351,173	£4,069,670	£3,788,167	£3,506,665	£3,225,162
	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£541,962	£264,350	£171,812	£79,275	-£13,450	-£108,361
14	70 unit scheme, low density, houses (GF)	70	£250,000	£6,061,629	£5,076,369	£4,747,949	£4,419,529	£4,091,109	£3,762,688
15	89 unit scheme, low density - houses	89	£1,270,000	£6,584,503	£5,500,602	£5,139,302	£4,778,003	£4,416,703	£4,055,403
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	-£408,258	-£1,238,551	-£1,515,316	-£1,792,079	-£2,068,844	-£2,345,608
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	-£473,406	-£1,436,192	-£1,757,121	-£2,078,050	-£2,398,979	-£2,719,908
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	-£490,778	-£1,488,896	-£1,821,602	-£2,154,309	-£2,487,015	-£2,819,720
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£2,679,597	£1,537,795	£1,157,194	£776,594	£395,994	£15,393
20	138 unit scheme, low density, houses (GF)	141	£250,000	£12,209,853	£10,225,257	£9,563,725	£8,902,194	£8,240,662	£7,579,129
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£2,840,775	£1,630,294	£1,226,800	£823,306	£419,813	£16,318
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£2,941,512	£1,688,105	£1,270,304	£852,501	£434,700	£16,897
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	-£642,789	-£1,950,059	-£2,385,816	-£2,821,572	-£3,257,329	-£3,693,085
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£223,409	-£811,354	-£1,159,249	-£1,507,143	-£1,855,037	-£2,202,932
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£5,059,561	£3,176,575	£2,548,913	£1,918,528	£1,283,977	£649,427
26	241 unit scheme, low density, houses (GF)	241	£250,000	£20,736,040	£17,366,820	£16,243,747	£15,120,674	£13,997,601	£12,874,528
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£401,247	-£2,471,631	-£3,441,641	-£4,411,651	-£5,381,661	-£6,351,670
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	-£5,154,378	-£7,563,670	-£8,366,768	-£9,169,865	-£9,972,962	-£10,776,060
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£459,771	-£2,745,049	-£3,827,252	-£4,909,455	-£5,991,659	-£7,073,863
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£3,625,538	£2,096,571	£1,585,607	£1,074,643	£563,678	£52,714
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	-£7,039,752	-£10,477,759	-£11,623,761	-£12,769,763	-£13,915,767	-£15,061,769
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	-£23,734,761	-£27,077,013	-£28,191,097	-£29,305,181	-£30,419,265	-£31,533,349
33	650 unit scheme, medium density, houses	650	£1,270,000	£53,144,576	£44,511,919	£41,634,366	£38,756,815	£35,879,263	£33,001,710
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	£21,102,950	£14,231,357	£11,932,568	£9,633,780	£7,334,991	£5,032,165
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	-£15,525,791	-£22,275,244	-£24,525,061	-£26,774,878	-£29,024,695	-£31,274,513
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

Indicativ	ve maximum CIL rates			Affordable housir	ng percentage (	where relevant)			
Site ref	Site location	units E	BLV	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£1,384	£1,384	£1,384	£1,384	£1,384	£1,384
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£1,435	£1,435	£1,435	£1,435	£1,435	£1,435
3	14 unit scheme, medium density, houses	14	£254,000	£1,174	£933	£852	£772	£692	£612
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£342	£151	£88	£24	£0	£0
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£85	£0	£0	£0	£0	£0
6	20 unit scheme, low density, houses (GF)	20	£162,500	£1,344	£1,103	£1,022	£942	£862	£782
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£375	£185	£121	£57	£0	£0
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£444	£254	£190	£127	£62	£0
9	29 unit scheme, low density, houses (GF)	32	£255,000	£1,346	£1,105	£1,025	£945	£865	£784
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£439	£249	£185	£121	£57	£0
11	45 unit scheme, low density, houses (GF)	45	£495,000	£1,280	£1,042	£963	£883	£804	£725
12	60 unit scheme, low density, houses (GF)	60	£292,500	£1,367	£1,131	£1,053	£974	£896	£817
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£320	£146	£87	£29	£0	£0
14	70 unit scheme, low density, houses (GF)	70	£465,000	£1,337	£1,102	£1,023	£945	£866	£788
15	89 unit scheme, low density - houses	89	£3,175,000	£641	£437	£369	£301	£233	£165
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	£324	£149	£91	£33	£0	£0
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£1,293	£1,058	£979	£901	£822	£744
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£345	£171	£113	£55	£0	£0
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£323	£148	£90	£32	£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	£417	£233	£172	£110	£48	-£13
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£1,278	£1,044	£966	£888	£810	£733
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300		£0	£0	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300		£0	£0	£0	£0	£0
	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900		£0	£0	£0	£0	£0
	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600		£121	£58	£0	£0	£0
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500		£0	£0	£0	£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700		£0	£0	£0	£0	£0
	650 unit scheme, medium density, houses	650	£10,795,000		£867	£793	£719	£645	£571
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200		£195	£144	£93	£43	-£8
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100		£0	£0	£0	£0	£0
36	Office scheme 1	-	£1,270,000		£0	£0	£0	£0	£0
37	Office scheme 2	-	£1,270,000		£0	£0	£0	£0	£0
38	Office scheme 3	-	£1,270,000		£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
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
45	Industrial/warehouse scheme 1	-	£1,000,000		£106	£106	£106	£106	£106
46	Industrial/warehouse scheme 2	-	£1,000,000		£87	£87	£87	£87	£87
47	Industrial/warehouse scheme 3	-	£1,000,000	£37	£37	£37	£37	£37	£37

Site location         1 unit scheme, low density, houses (GF)         8 unit scheme, medium density, houses (GF)         14 unit scheme, medium density, houses         14 unit scheme, medium density, flats - 4 storeys         15 unit scheme, high density, flats - 7 storeys (GF)	units 1 8 14	BLV per ha £250,000	0% £107,402	10%	20%	30%	40%	50%
8 unit scheme, medium density, houses (GF) 14 unit scheme, medium density, houses 14 unit scheme, medium density, flats - 4 storeys	8	,	£107.402	C407 400				
14 unit scheme, medium density, houses         14 unit scheme, medium density, flats - 4 storeys	-	0050.000		£107,402	£107,402	£107,402	£107,402	£107,402
14 unit scheme, medium density, flats - 4 storeys	14	£250,000	£849,736	£849,736	£849,736	£849,736	£849,736	£849,736
	14	£1,270,000	£1,446,880	£1,221,953	£1,146,977	£1,072,000	£997,025	£922,049
15 unit scheme, high density, flats - 7 storeys (GF)	14	£1,270,000	£553,157	£389,102	£334,416	£279,731	£225,046	£170,361
	15	£250,000	£262,156	£71,835	£8,394	-£55,826	-£120,164	-£184,501
20 unit scheme, low density, houses (GF)	20	£250,000	£2,082,073	£1,758,461	£1,650,591	£1,542,721	£1,434,850	£1,326,980
21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£829,735	£583,653	£501,626	£419,598	£337,570	£255,542
28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£1,106,315	£778,204	£668,834	£559,464	£450,094	£340,723
29 unit scheme, low density, houses (GF)	32	£250,000	£3,331,317	£2,813,538	£2,640,946	£2,468,353	£2,295,760	£2,123,168
32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£1,146,212	£803,858	£689,741	£575,623	£461,505	£347,387
45 unit scheme, low density, houses (GF)	45	£250,000	£4,635,094	£3,914,886	£3,674,816	£3,434,747	£3,194,678	£2,954,608
60 unit scheme, low density, houses (GF)	60	£250,000	£6,107,401	£5,158,171	£4,841,760	£4,525,350	£4,208,940	£3,892,531
70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£872,582	£557,755	£452,812	£347,870	£242,928	£137,985
70 unit scheme, low density, houses (GF)	70	£250,000	£7,125,301	£6,017,866	£5,648,721	£5,279,576	£4,910,430	£4,541,286
89 unit scheme, low density - houses	89	£1,270,000	£7,869,684	£6,640,995	£6,231,432	£5,821,868	£5,412,306	£5,002,743
94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£562,159	-£361,230	-£675,090	-£988,949	-£1,302,808	-£1,616,668
	109							-£1,874,646
•••••	113							-£1,943,441
		, ,	,		,			£1,018,065
								£9,147,447
								£1,079,302
	146							£1,117,574
	148							-£2,545,391
								-£1,286,648
								£2,234,152
								£15,510,348
		,				1 1		-£3,948,249
								-£8,786,203
								-£4,392,456
								£1,319,837
					, ,	, ,		-£12,226,750
								-£28,674,631
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	-		, ,		, ,	, ,		-£25,573,467
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	_							£43,502,005 £23,518,976
	-							£1,581,195
	-	, ,						£1,437,450
	-							£1,437,450 £1,149,959
	32 unit scheme, high density, flats - 4 storeys         45 unit scheme, low density, houses (GF)         60 unit scheme, low density, houses (GF)         70 unit student scheme, studio flats - 4 storeys (GF)	32 unit scheme, high density, flats - 4 storeys       32         45 unit scheme, low density, houses (GF)       45         60 unit scheme, low density, houses (GF)       60         70 unit student scheme, studio flats - 4 storeys (GF)       70         89 unit scheme, low density, houses (GF)       70         89 unit scheme, low density, houses (GF)       70         94 unit scheme, high density, flats - 6 storeys       94         109 unit scheme, high density, flats - 7 storeys       113         133 unit scheme, high density, flats - 7 storeys       113         133 unit scheme, high density, flats - 5 storeys       133         134 unit scheme, high density, flats - 5 storeys       141         141 unit scheme, high density, flats - 5 storeys       144         144 unit scheme, high density, flats - 5 storeys       148         Care Village - 62 bed care home, 51 ALUs, 103 care flats       154         208 unit scheme, high density, flats - 6 storeys       208         241 unit scheme, high density, flats - 10 storeys       304         335 unit scheme, high density, flats - 10 storeys       304         340 unit scheme, high density, flats - 10 storeys       304         357 unit student scheme, high density, flats - 10 storeys       304         350 unit scheme, high density, flats - 10 storeys       404	32 unit scheme, high density, flats - 4 storeys         32         £1,270,000           45 unit scheme, low density, houses (GF)         45         £250,000           60 unit scheme, low density, houses (GF)         60         £250,000           70 unit scheme, low density, houses (GF)         70         £250,000           70 unit scheme, low density, houses (GF)         70         £250,000           94 unit scheme, low density, flats - 6 storeys         94         £1,270,000           94 unit scheme, high density, flats - 7 storeys         109         £1,270,000           109 unit scheme, high density, flats - 7 storeys         113         £1,270,000           133 unit scheme, high density, flats - 5 storeys         133         £1,270,000           134 unit scheme, high density, flats - 5 storeys         141         £250,000           141 unit scheme, high density, flats - 5 storeys         144         £1,270,000           142 unit scheme, high density, flats - 5 storeys         148         £1,270,000           144 unit scheme, high density, flats - 5 storeys         148         £1,270,000           241 unit scheme, high density, flats - 6 storeys         334         £1,270,000           241 unit scheme, high density, flats - 6 storeys         304         £1,270,000           34 unit scheme, high density, flats - 10 storeys <td< td=""><td>32 unit scheme, high density, flats - 4 storeys       32       £1,270,000       £1,146,212         45 unit scheme, low density, houses (GF)       45       £250,000       £4,635,094         60 unit scheme, low density, houses (GF)       70       £250,000       £872,582         70 unit student scheme, studio flats - 4 storeys (GF)       70       £250,000       £872,582         70 unit scheme, low density, houses (GF)       70       £250,000       £6,17,401         89 unit scheme, low density, houses (GF)       70       £250,000       £6,17,501         89 unit scheme, high density, flats - 6 storeys       94       £1,270,000       £6,67,787         133 unit scheme, high density, flats - 7 storeys       113       £1,270,000       £4,039,419         133 unit scheme, high density, flats - 5 storeys       141       £1,270,000       £4,432,320         144 unit scheme, high density, flats - 5 storeys       146       £1,270,000       £4,434,250         148 unit scheme, high density, flats - 5 storeys       208       £1,270,000       £1,431,490         208 unit scheme, high density, flats - 6 storeys       208       £1,270,000       £1,431,490         208 unit scheme, high density, flats - 6 storeys       208       £1,270,000       £2,433,957         334 unit scheme, high density, flats - 10 storeys       3</td><td>32 unit scheme, high density, flats - 4 storeys       32       £1,270,000       £1,146,212       £803,858         45 unit scheme, low density, houses (GF)       45       £250,000       £6,177,401       £5,158,171         70 unit student scheme, low density, houses (GF)       70       £250,000       £7,125,301       £6,017,866         89 unit scheme, low density, houses (GF)       70       £250,000       £7,125,301       £6,017,866         94 unit scheme, low density, houses (GF)       70       £250,000       £7,876,866       £6,40,995         94 unit scheme, low density, flats - 6 storeys       94       £1,270,000       £7,657,877       -£364,245         113 unit scheme, high density, flats - 7 storeys       113       £1,270,000       £4,039,419       £2,744,553         133 unit scheme, high density, flats - 5 storeys       141       £1,270,000       £4,322,392       £2,290,639         144 unit scheme, high density, flats - 5 storeys       146       £1,270,000       £4,434,250       £3,012,818         144 unit scheme, high density, flats - 6 storeys       148       £1,270,000       £4,434,250       £3,012,818         146 unit scheme, high density, flats - 5 storeys       148       £1,270,000       £4,434,250       £3,012,818         148 unit scheme, high density, flats - 6 storeys       208       &lt;</td><td>32 unit scheme, high density, flats - 4 storeys       32       £1,270,000       £1,146,212       £803,888       £689,741         45 unit scheme, low density, houses (GF)       60       £250,000       £6,107,401       £5,157,155       £443,1760         70 unit student scheme, low density, houses (GF)       70       £250,000       £7,125,301       £6,017,1866       £5,648,721         80 unit scheme, low density, houses (GF)       70       £250,000       £7,125,301       £6,017,866       £5,648,721         94 unit scheme, low density, flats - 6 storeys       94       £1,270,000       £615,1865       £414,873       £726,281         190 unit scheme, high density, flats - 7 storeys       113       £1,270,000       £4,039,419       £2,744,553       £2,314,323         133 unit scheme, high density, flats - 5 storeys       113       £1,270,000       £4,432,426       £2,811,844         134 unit scheme, high density, flats - 5 storeys       141       £1,270,000       £4,432,426       £2,90,073         144 unit scheme, high density, flats - 5 storeys       144       £1,270,000       £4,432,426       £2,90,073         146 unit scheme, high density, flats - 5 storeys       144       £1,270,000       £4,432,426       £30,077         146 unit scheme, high density, flats - 6 storeys       148       £1,270,000</td><td>32 unit scheme, high density, flats - 4 storeys       32       £1,270,000       £1,146,212       £80,3858       £686,741       £57,5623         45 unit scheme, low density, houses (GF)       60       £250,000       £4,635,094       £3,914,866       £3,674,816       £3,434,747         60 unit scheme, is due faits, houses (GF)       60       £250,000       £872,582       £557,755       £442,817,60       £4,325,330         70 unit scheme, low density, houses (GF)       70       £250,000       £77,852,842       £5647,721       £5,247,575         80 unit scheme, low density, houses (GF)       70       £250,000       £7,858,844       £6,409,995       £6,231,432       £5,827,876         94 unit scheme, high density, flats - 5 storeys       109       £1,270,000       £651,865       -£418,873       £782,817       £1,146,760         113 unit scheme, high density, flats - 5 storeys       113       £1,270,000       £643,9419       £2,212,300       £483,844       £11,884,842         123 unit scheme, high density, flats - 5 storeys       141       £2,200,000       £14,352,392       £12,12,171       £11,378,137       £10,834,574         141 unit scheme, high density, flats - 5 storeys       144       £1,270,000       £4,434,250       £3,012,818       £2,452,055       £194,470       £4,556,51,62,31       £4</td><td>32 unit scheme, high density, houses (GF)       45       £250,000       £1,146,212       £203,000       £6,455,004       £34,848       £26,7416       £23,437,47       £31,446,75         45 unit scheme, low density, houses (GF)       60       £250,000       £6,657,041       £5,156,171       £4,441,760       £4,225,350       £4,208,040         70 unit scheme, low density, houses (GF)       70       £250,000       £7,125,301       £6,047,986       £5,647,21       £2,77,576       £4,208,040         80 unit scheme, low density, houses (GF)       70       £250,000       £7,125,301       £6,047,986       £5,647,21       £2,77,576       £4,410,430       £3,22,882       £5,21,388       £5,521,388       £5,521,388       £5,521,388       £5,521,388       £5,521,388       £5,521,388       £5,521,388       £5,521,388       £5,521,388       £5,512,383       £2,322,302       £5,520,99       £5,62,31,432       £5,671,984       £1,510,700       £1,418,873       £2,742,817       £1,446,764       £1,656,411       133 unit scheme, high density, flats - 5 storeys       133       £1,270,000       £2,422,392       £2,12,121,701       £11,378,137       £1,648,424       £0       £1,448,824       £1,448,824       £1,448,824       £1,448,824       £1,448,844       £1,448,844       £1,448,844       £1,448,844       £1,448,845</td></td<>	32 unit scheme, high density, flats - 4 storeys       32       £1,270,000       £1,146,212         45 unit scheme, low density, houses (GF)       45       £250,000       £4,635,094         60 unit scheme, low density, houses (GF)       70       £250,000       £872,582         70 unit student scheme, studio flats - 4 storeys (GF)       70       £250,000       £872,582         70 unit scheme, low density, houses (GF)       70       £250,000       £6,17,401         89 unit scheme, low density, houses (GF)       70       £250,000       £6,17,501         89 unit scheme, high density, flats - 6 storeys       94       £1,270,000       £6,67,787         133 unit scheme, high density, flats - 7 storeys       113       £1,270,000       £4,039,419         133 unit scheme, high density, flats - 5 storeys       141       £1,270,000       £4,432,320         144 unit scheme, high density, flats - 5 storeys       146       £1,270,000       £4,434,250         148 unit scheme, high density, flats - 5 storeys       208       £1,270,000       £1,431,490         208 unit scheme, high density, flats - 6 storeys       208       £1,270,000       £1,431,490         208 unit scheme, high density, flats - 6 storeys       208       £1,270,000       £2,433,957         334 unit scheme, high density, flats - 10 storeys       3	32 unit scheme, high density, flats - 4 storeys       32       £1,270,000       £1,146,212       £803,858         45 unit scheme, low density, houses (GF)       45       £250,000       £6,177,401       £5,158,171         70 unit student scheme, low density, houses (GF)       70       £250,000       £7,125,301       £6,017,866         89 unit scheme, low density, houses (GF)       70       £250,000       £7,125,301       £6,017,866         94 unit scheme, low density, houses (GF)       70       £250,000       £7,876,866       £6,40,995         94 unit scheme, low density, flats - 6 storeys       94       £1,270,000       £7,657,877       -£364,245         113 unit scheme, high density, flats - 7 storeys       113       £1,270,000       £4,039,419       £2,744,553         133 unit scheme, high density, flats - 5 storeys       141       £1,270,000       £4,322,392       £2,290,639         144 unit scheme, high density, flats - 5 storeys       146       £1,270,000       £4,434,250       £3,012,818         144 unit scheme, high density, flats - 6 storeys       148       £1,270,000       £4,434,250       £3,012,818         146 unit scheme, high density, flats - 5 storeys       148       £1,270,000       £4,434,250       £3,012,818         148 unit scheme, high density, flats - 6 storeys       208       <	32 unit scheme, high density, flats - 4 storeys       32       £1,270,000       £1,146,212       £803,888       £689,741         45 unit scheme, low density, houses (GF)       60       £250,000       £6,107,401       £5,157,155       £443,1760         70 unit student scheme, low density, houses (GF)       70       £250,000       £7,125,301       £6,017,1866       £5,648,721         80 unit scheme, low density, houses (GF)       70       £250,000       £7,125,301       £6,017,866       £5,648,721         94 unit scheme, low density, flats - 6 storeys       94       £1,270,000       £615,1865       £414,873       £726,281         190 unit scheme, high density, flats - 7 storeys       113       £1,270,000       £4,039,419       £2,744,553       £2,314,323         133 unit scheme, high density, flats - 5 storeys       113       £1,270,000       £4,432,426       £2,811,844         134 unit scheme, high density, flats - 5 storeys       141       £1,270,000       £4,432,426       £2,90,073         144 unit scheme, high density, flats - 5 storeys       144       £1,270,000       £4,432,426       £2,90,073         146 unit scheme, high density, flats - 5 storeys       144       £1,270,000       £4,432,426       £30,077         146 unit scheme, high density, flats - 6 storeys       148       £1,270,000	32 unit scheme, high density, flats - 4 storeys       32       £1,270,000       £1,146,212       £80,3858       £686,741       £57,5623         45 unit scheme, low density, houses (GF)       60       £250,000       £4,635,094       £3,914,866       £3,674,816       £3,434,747         60 unit scheme, is due faits, houses (GF)       60       £250,000       £872,582       £557,755       £442,817,60       £4,325,330         70 unit scheme, low density, houses (GF)       70       £250,000       £77,852,842       £5647,721       £5,247,575         80 unit scheme, low density, houses (GF)       70       £250,000       £7,858,844       £6,409,995       £6,231,432       £5,827,876         94 unit scheme, high density, flats - 5 storeys       109       £1,270,000       £651,865       -£418,873       £782,817       £1,146,760         113 unit scheme, high density, flats - 5 storeys       113       £1,270,000       £643,9419       £2,212,300       £483,844       £11,884,842         123 unit scheme, high density, flats - 5 storeys       141       £2,200,000       £14,352,392       £12,12,171       £11,378,137       £10,834,574         141 unit scheme, high density, flats - 5 storeys       144       £1,270,000       £4,434,250       £3,012,818       £2,452,055       £194,470       £4,556,51,62,31       £4	32 unit scheme, high density, houses (GF)       45       £250,000       £1,146,212       £203,000       £6,455,004       £34,848       £26,7416       £23,437,47       £31,446,75         45 unit scheme, low density, houses (GF)       60       £250,000       £6,657,041       £5,156,171       £4,441,760       £4,225,350       £4,208,040         70 unit scheme, low density, houses (GF)       70       £250,000       £7,125,301       £6,047,986       £5,647,21       £2,77,576       £4,208,040         80 unit scheme, low density, houses (GF)       70       £250,000       £7,125,301       £6,047,986       £5,647,21       £2,77,576       £4,410,430       £3,22,882       £5,21,388       £5,521,388       £5,521,388       £5,521,388       £5,521,388       £5,521,388       £5,521,388       £5,521,388       £5,521,388       £5,521,388       £5,512,383       £2,322,302       £5,520,99       £5,62,31,432       £5,671,984       £1,510,700       £1,418,873       £2,742,817       £1,446,764       £1,656,411       133 unit scheme, high density, flats - 5 storeys       133       £1,270,000       £2,422,392       £2,12,121,701       £11,378,137       £1,648,424       £0       £1,448,824       £1,448,824       £1,448,824       £1,448,824       £1,448,844       £1,448,844       £1,448,844       £1,448,844       £1,448,845

Site ref	Site location	units	BLV	0%	15%	20%	25%	30%	35
1	1 unit scheme, low density, houses (GF)	1	£7,500	£1,653	£1,653	£1,653	£1,653	£1,653	£1,6
2	8 unit scheme, medium density, houses (GF)	8	,	£1,703	£1,703	£1,703	£1,703	£1,703	£1,7
3	14 unit scheme, medium density, houses	14		£1,435	£1,164	£1,074	£984	£894	£
4	14 unit scheme, medium density, flats - 4 storeys	14	,	£559	£344	£272	£200	£129	£
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	,	£312	£79	£1	£0	£0	
6	20 unit scheme, low density, houses (GF)	20	,	£1,605	£1,334	£1,244	£1,154	£1,064	£
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£592	£377	£305	£234	£162	
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	,	£661	£446	£375	£303	£231	£
9	29 unit scheme, low density, houses (GF)	32	£255,000	£1,608	£1,337	£1,247	£1,157	£1,066	£
10	32 unit scheme, high density, flats - 4 storeys	32		£656	£441	£369	£298	£226	£
10	45 unit scheme, low density, houses (GF)	45	£495,000	£1,538	£1.271	£1.182	£1,092	£1,003	£
12	60 unit scheme, low density, houses (GF)	60		£1,621	£1,356	£1,268	£1,180	£1,000	£1,
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£528	£330	£264	£198	£132	~1,
14	70 unit scheme, low density, houses (GF)	70	£465,000	£1,591	£1,327	£1,238	£1,150	£1,062	£
15	89 unit scheme, low density - houses	89	£3,175,000	£882	£651	£574	£497	£420	£
16	94 unit scheme, high density flats - 6 storeys	94		£61	£0	£0	£0	£0	
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£67	£0	£0	£0	£0	
18	113 unit scheme, high density flats - 7 storeys	113		£67	£0	£0	£0	£0	
19	133 unit scheme, high density, flats - 5 storeys	133	,	£531	£334	£268	£202	£136	
20	138 unit scheme, low density, houses (GF)	133	£1,307,500	£1,547	£1,283	£1,194	£1,106	£1,018	
20	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£553	£355	£289	£223	£1,010	
22	146 unit scheme, high density, flats - 5 storeys	141	,	£530	£332	£267	£223	£135	
23	148 unit scheme, high density, flats - 6 storeys	140		£78	£0	£0	£0	£0	
23	Care Village - 62 bed care home, 51 ALUS, 103 care flats	140	£1,714,500	£0	£0	£0 £0	£0	£0 £0	
24	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£625	£0	£0 £349	£0 £280	£0 £210	
26	241 unit scheme, low density, houses (GF)	200	£2,317,500	£025	£416	£349 £1,178	£200	£210	
20	304 unit scheme, high density, flats - 6 storeys	304	£2,317,500 £1,003,300	£1,520 £172	£1,205 £0	£1,170 £0	£1,090 £0	£1,003 £0	
27		304	£1,003,300 £368,300	£172 £0	£0 £0	£0 £0	£0 £0	£0 £0	
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300 £1,866,900	£0 £128	£0 £0	£0 £0	£0 £0	£0 £0	
30	335 unit scheme, high density, flats - 6 storeys	335	, ,	£128 £519	£0 £308	£0 £237	£0 £167	£0 £96	
30	357 unit student scheme, high density, studios - 4 storeys	404	£1,117,600	£019 £0	£308 £0	£237 £0	£167 £0	£96 £0	
32	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	
32	481 unit scheme, high density, flats - 41 storeys	650	£393,700 £10,795,000			£0 £992	£0 £909	£0 £826	
33	650 unit scheme, medium density, houses	778	, ,	£1,324	£1,075 £338	£992 £281		£020 £167	
35	778 unit scheme, medium density, houses and flats - 3 sto	826	, .,	£508	£338 £0		£224	£167 £0	
	826 unit scheme, high density, flats - 16 storeys		£1,435,100	£0		£0	£0		
36	Office scheme 1	-	£1,270,000	£0	£0	£0	£0	£0	
37	Office scheme 2	-	£1,270,000	£0	£0	£0	£0	£0	
38	Office scheme 3	-	£1,270,000	£0	£0	£0	£0	£0	
39	Retail scheme 1	-	£1,270,000	£201	£201	£201	£201	£201	
40	Retail scheme 2	-	£1,270,000	£174	£174	£174	£174	£174	
41	Retail scheme 3 (convenience)	-	£1,270,000	£760	£760	£760	£760	£760	
42	Hotel scheme 1	-	£1,270,000	£1,538	£1,538	£1,538	£1,538	£1,538	£1
43	Hotel scheme 2	-	£1,270,000	£1,523	£1,523	£1,523	£1,523	£1,523	£1
44	Hotel scheme 3	-	£1,270,000	£1,483	£1,483	£1,483	£1,483	£1,483	£1
45	Industrial/warehouse scheme 1	-	£1,000,000	£106	£106	£106	£106	£106	
46	Industrial/warehouse scheme 2	-	£1,000,000	£87	£87	£87	£87	£87	

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	£123,565	£123,565	£123,565	£123,565	£123,565	£123,565
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£977,656	£977,656	£977,656	£977,656	£977,656	£977,650
3	14 unit scheme, medium density, houses	14	£1,270,000	£1,663,561	£1,413,763	£1,330,497	£1,247,230	£1,163,965	£1,080,69
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£718,615	£535,767	£474,818	£413,869	£352,920	£291,97
5	15 unit scheme, high density, flats - 7 storeys (GF)	14	£250,000	£444,791	£235,632	£165,128	£94,625	£332,920 £24,121	-£47,03
6	20 unit scheme, low density, houses (GF)	20	£250,000	£2,393,821	£2,034,426	£1,914,628	£1,794,831	£1,675,032	£1,555,23
7	21 unit scheme, medium density, flats - 5 storeys	20	£1,270,000	£1,077,921	£803,651	£712,226	£620,802	£529,379	£437,95
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£1,437,229	£1,071,533	£949.635	£827,737	£705,838	£583,94
9	29 unit scheme, low density, houses (GF)	32	£250,000	£3,830,114	£3,255,083	£3,063,406	£2,871,729	£2,680,052	£2,488,37
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£1,491,491	£1,109,922	£982,732	£855,542	£728,351	£601,16
11	45 unit scheme, low density, houses (GF)	45	£250,000	£5,327,879	£4,527,602	£4,260,843	£3,994,084	£3,727,325	£3,460,56
12	60 unit scheme, low density, houses (GF)	60	£250,000	£7,019,119	£5,965,168	£5,613,851	£5,262,533	£4,911,080	£4,559,42
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250,000	£1,201,041	£851,160	£733,812	£616,465	£499,118	£381,77
14	70 unit scheme, low density, houses (GF)	70	£250,000	£8,188,972	£6,959,362	£6,549,492	£6,139,623	£5,729,593	£5,319,32
15	89 unit scheme, low density - houses	89	£1,270,000	£9,145,175	£7,773,154	£7,315,813	£6,858,472	£6,401,132	£5,943,79
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£1,523,237	£499,887	£158,770	-£185,817	-£536,771	-£887,72
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£1,766,306	£579,656	£184,105	-£215,469	-£622,427	-£1,029,38
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£1,831,125	£600,928	£190,861	-£223,376	-£645,268	-£1,067,16
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£5,384,065	£3,947,314	£3,468,396	£2,986,023	£2,503,379	£2.020.73
20	138 unit scheme, low density, houses (GF)	141	£250,000	£16,494,931	£14,018,145	£13,192,549	£12,366,954	£11,541,038	£10,714,64
21	141 unit scheme, high density, flats - 5 storeys	141	£1,270,000	£5,707,918	£4,184,746	£3,677,021	£3,165,633	£2,653,959	£2,142,28
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£5,910,327	£4,333,141	£3,807,412	£3,277,890	£2,748,071	£2,218,25
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£2,398,288	£787,055	£249,978	-£292,564	-£845,130	-£1,397,69
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,270,000	£2,639,569	£1,353,213	£924,428	£495,641	£66,856	-£370,36
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£9,317,144	£6,960,140	£6,170,699	£5,381,259	£4,591,819	£3,802,37
26	241 unit scheme, low density, houses (GF)	241	£250,000	£27,930,936	£23,732,020	£22,332,382	£20,932,742	£19,533,104	£18,133,46
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£6,762,708	£3,212,789	£2.029.483	£846.177	-£341,900	-£1,544,82
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£234,586	-£2,761,062	-£3,769,883	-£4,778,704	-£5,787,524	-£6,796,34
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£7.557.015	£3,596,503	£2,276,333	£956.162	-£369.160	-£1,711,04
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£7,034,673	£5,127,789	£4,492,162	£3,856,534	£3,220,906	£2,585,27
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£612,366	-£3,634,834	-£5,074,059	-£6,513,283	-£7,952,508	-£9,391,73
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	-£15,967,148	-£20,188,048	-£21,595,015	-£23,001,982	-£24,408,948	-£25,815,91
33	650 unit scheme, medium density, houses	650	£1,270,000	£71,410,135	£60,670,277	£57,090,325	£53,510,372	£49,930,420	£46,350,46
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	£35,636,560	£27,112,701	£24,271,077	£21,421,968	£18,572,860	£15,723,75
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	-£336,611	-£8,597,616	-£11,382,815	-£14,200,842	-£17,036,631	-£19,872,42
36	Office scheme 1	-	£12,000,000	£33,840,520	£33,840,520	£33,840,520	£33,840,520	£33,840,520	£33,840,52
37	Office scheme 2	-	£12,000,000	£25,380,390	£25,380,390	£25,380,390	£25,380,390	£25,380,390	£25,380,39
38	Office scheme 3	_	£12,000,000	£12,085,900	£12,085,900	£12,085,900	£12,085,900	£12,085,900	£12,085,90
39	Retail scheme 1	-	£12,000,000	£46,251,278	£46,251,278	£46,251,278	£46,251,278	£46,251,278	£46,251,27
40	Retail scheme 2	-	£12,000,000	£34,688,458	£34,688,458	£34,688,458	£34,688,458	£34,688,458	£34,688,45
41	Retail scheme 3 (convenience)	-	£12,000,000	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,107	£5,069,10
42	Hotel scheme 1	-	£12,000,000	£65,853,134	£65,853,134	£65,853,134	£65,853,134	£65,853,134	£65,853,13
43	Hotel scheme 2	-	£12,000,000	£43,902,089	£43,902,089	£43,902,089	£43,902,089	£43,902,089	£43,902,08
44	Hotel scheme 3	-	£12,000,000	£23,518,976	£23,518,976	£23,518,976	£23,518,976	£23,518,976	£23,518,97
45	Industrial/warehouse scheme 1	-	£1,000,000	£1,581,195	£1,581,195	£1,581,195	£1,581,195	£1,581,195	£1,581,19
46	Industrial/warehouse scheme 2	-	£1,000,000	£1,437,450	£1,437,450	£1,437,450	£1,437,450	£1,437,450	£1,437,45
47	Industrial/warehouse scheme 3	-	£1,000,000	£1,149,959	£1,149,959	£1,149,959	£1,149,959	£1,149,959	£1,149,95

Indicativ	/e maximum CIL rates		A	Affordable housir	ng percentage (	where relevant	.)		
Site ref	Site location	units	BLV	0%	15%	20%	25%	30%	35%
1	1 unit scheme, low density, houses (GF)	1	£7,500	£1,920	£1,920	£1,920	£1,920	£1,920	£1,920
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£1,970	£1,970	£1,970	£1,970	£1,970	£1,970
3	14 unit scheme, medium density, houses	14	£254,000	£1,696	£1,395	£1,295	£1,195	£1,095	£994
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£776	£536	£456	£376	£296	£216
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£535	£279	£193	£107	£20	£0
6	20 unit scheme, low density, houses (GF)	20	£162,500	£1,866	£1,565	£1,465	£1,365	£1,265	£1,164
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£809	£569	£489	£409	£329	£250
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£878	£638	£559	£479	£399	£319
9	29 unit scheme, low density, houses (GF)	32	£255,000	£1,868	£1,568	£1,468	£1,367	£1,267	£1,167
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£873	£633	£554	£474	£394	£314
11	45 unit scheme, low density, houses (GF)	45	£495,000	£1,796	£1,499	£1,399	£1,300	£1,201	£1,102
12	60 unit scheme, low density, houses (GF)	60	£292,500	£1,875	£1,581	£1,483	£1,385	£1,287	£1,189
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£734	£514	£440	£367	£293	£219
14	70 unit scheme, low density, houses (GF)	70	£465,000	£1,845	£1,551	£1,454	£1,356	£1,258	£1,160
15	89 unit scheme, low density - houses	89	£3,175,000	£1,122	£864	£778	£692	£606	£520
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£269	£48	£0	£0	£0	£0
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£275	£54	£0	£0	£0	£0
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£274	£53	£0	£0	£0	£0
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£737	£517	£444	£371	£297	£223
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£1,801	£1,507	£1,410	£1,312	£1,214	£1,116
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£758	£539	£466	£392	£318	£245
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£735	£516	£443	£369	£296	£222
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£285	£64	£0	£0	£0	£0
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£140	£0	£0	£0	£0	£0
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£833	£603	£526	£448	£371	£294
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£1,777	£1,486	£1,389	£1,292	£1,195	£1,097
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£385	£148	£69	£0	£0	£0
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£0	£0	£0		£0	£0
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£341	£104	£25		£0	£0
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£729	£494	£415		£259	£181
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£0	£0	£0		£0	£0
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£0	£0	£0		£0	£0
33	650 unit scheme, medium density, houses	650	£10,795,000	£1,559	£1,283	£1,191	£1,099	£1,007	£915
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200	£668	£480	£417	£354	£291	£228
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£0	£0	£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
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	£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 ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	1 unit scheme, low density, houses (GF)	1		£139,730	£139,730	£139,730	£139,730	£139,730	£139,730
2	8 unit scheme, medium density, houses (GF)	8	£250,000	£1,105,576	£1,105,576	£1,105,576	£1,105,576	£1,105,576	£1,105,576
3	14 unit scheme, medium density, houses	14	£1,270,000	£1,880,244	£1,605,574	£1,514,017	£1,422,461	£1,330,904	£1,239,347
4	14 unit scheme, medium density, flats - 4 storeys	14	£1,270,000	£884,072	£682,432	£615,219	£548,005	£480,792	£413,579
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£250,000	£627,425	£397,355	£320,665	£243,975	£166,730	£89,164
6	20 unit scheme, low density, houses (GF)	20	£250,000	£2,705,569	£2,310,392	£2,178,667	£2,046,940	£1,915,214	£1,783,489
7	21 unit scheme, medium density, flats - 5 storeys	21	£1,270,000	£1,326,107	£1,023,647	£922,827	£822,007	£721,187	£620,367
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£250,000	£1,768,144	£1,364,864	£1,230,437	£1,096,010	£961,584	£827,157
9	29 unit scheme, low density, houses (GF)	32	£250,000	£4,328,911	£3,696,627	£3,485,865	£3,275,105	£3,064,343	£2,853,583
10	32 unit scheme, high density, flats - 4 storeys	32	£1,270,000	£1,836,770	£1,415,984	£1,275,723	£1,135,460	£995,198	£854,937
11	45 unit scheme, low density, houses (GF)	45	£250,000	£6,018,356	£5,138,717	£4,845,504	£4,552,292	£4,259,079	£3,965,866
12	60 unit scheme, low density, houses (GF)	60	£250,000	£7,927,530	£6,768,261	£6,381,838	£5,995,415	£5,608,992	£5,222,569
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£250.000	£1,527,909	£1,141,759	£1,013,042	£884,326	£755,307	£625,555
14	70 unit scheme, low density, houses (GF)	70	£250,000	£9,248,785	£7,896,305	£7,445,478	£6,994,651	£6,543,825	£6,092,998
15	89 unit scheme, low density - houses	89	£1,270,000	£10,419,370	£8,903,536	£8,398,259	£7,892,980	£7,387,703	£6,882,426
16	94 unit scheme, high density, flats - 6 storeys	94	£1,270,000	£2,484,314	£1,352,783	£975,606	£598,429	£221,252	-£158,785
17	109 unit scheme, high density - flats - 7 storeys	109	£1,270,000	£2,880,747	£1,568,653	£1,131,288	£693,923	£256,558	-£184,123
18	113 unit scheme, high density, flats - 7 storeys	113	£1,270,000	£2,986,463	£1,626,218	£1,172,803	£719,388	£265,973	-£190,880
19	133 unit scheme, high density, flats - 5 storeys	133	£1,270,000	£6,728,452	£5,140,241	£4,610,837	£4.081.433	£3.552.029	£3,022,625
20	138 unit scheme, low density, houses (GF)	141	£250,000	£18,629,696	£15,905,413	£14,997,320	£14,089,226	£13,181,132	£12,273,037
21	141 unit scheme, high density, flats - 5 storeys	141	£1.270.000	£7,133,171	£5,449,428	£4.888.181	£4.326.933	£3,765,685	£3,204,437
22	146 unit scheme, high density, flats - 5 storeys	146	£1,270,000	£7,386,120	£5,642,670	£5,061,521	£4,480,370	£3,899,220	£3,318,070
23	148 unit scheme, high density, flats - 6 storeys	148	£1,270,000	£3,911,474	£2,129,914	£1,536,061	£942,207	£348,355	-£250,002
24	Care Village - 62 bed care home, 51 ALUS, 103 care flats	154	£1,270,000	£3,847,650	£2,425,309	£1,951,195	£1,477,081	£1,002,967	£528,854
25	208 unit scheme, high density, flats - 5 storeys	208	£1,270,000	£11,428,803	£8,835,370	£7,970,893	£7,106,415	£6,240,934	£5,370,603
26	241 unit scheme, low density, houses (GF)	241	£250,000	£31,516,829	£26,904,681	£25,367,298	£23,829,915	£22,292,532	£20,755,149
27	304 unit scheme, high density, flats - 6 storeys	304	£1,270,000	£9,908,030	£6,031,377	£4,727,357	£3,423,338	£2,119,318	£815,298
28	334 unit scheme, high density, flats - 11 storeys	334	£1,270,000	£2,867,999	-£376,151	-£1,471,441	-£2,583,123	-£3,694,806	-£4,806,488
29	335 unit scheme, high density, flats - 6 storeys	335	£1,270,000	£11,065,966	£6,741,097	£5,286,251	£3,831,404	£2,376,558	£921,711
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,270,000	£8,739,240	£6,638,171	£5,937,815	£5,237,459	£4,537,102	£3,836,746
31	425 unit scheme, high density, flats - 10 storeys	404	£1,270,000	£4,363,625	-£257,447	-£1,818,388	-£3,385,043	-£4,970,879	-£6,556,715
32	481 unit scheme, high density, flats - 41 storeys	481	£1,270,000	-£12,083,342	-£16,743,565	-£18,296,974	-£19,850,382	-£21,403,790	-£22,957,198
33	650 unit scheme, medium density, houses	650	£1,270,000	£80,524,463	£68,729,522	£64,797,875	£60,866,227	£56,934,581	£53,002,934
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£1,270,000	£42,882,835	£33,522,950	£30,402,987	£27,283,026	£24,163,064	£21,043,102
35	826 unit scheme, high density, flats - 16 storeys	826	£1,270,000	£7,008,508	-£1,894,165	-£4,919,541	-£7,978,447	-£11,051,895	-£14,171,375
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	£35,840,320 £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	£40,231,278 £34,688,458
40	Retail scheme 2 (convenience)	-	£12,000,000	£5,069,107	£5,069,107	£5,069,107	£34,088,458 £5,069,107	£5,069,107	£34,688,458 £5,069,107
41	Hotel scheme 1	-	£12,000,000	£5,069,107 £65,853,134	£5,069,107 £65,853,134	£5,069,107 £65,853,134	£5,069,107 £65,853,134	£5,069,107 £65,853,134	£5,069,107 £65,853,134
42	Hotel scheme 1 Hotel scheme 2	-	£12,000,000 £12,000,000	£65,853,134 £43,902,089	£43,902,089	£65,853,134 £43,902,089	£65,853,134 £43,902,089	£43,902,089	£65,853,134 £43,902,089
					1 1	1 1	1 1		1 1
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	£1,581,195	£1,581,195	£1,581,195	£1,581,195	£1,581,195	£1,581,195
46	Industrial/warehouse scheme 2 Industrial/warehouse scheme 3	-	£1,000,000 £1,000,000	£1,437,450 £1,149,959	£1,437,450 £1,149,959	£1,437,450 £1,149,959	£1,437,450 £1,149,959	£1,437,450 £1,149,959	£1,437,450 £1,149,959

ite ref	Site location	units	BLV	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	£2,18
2	8 unit scheme, medium density, houses (GF)	8	£35,000	£2,238	£2,238	£2,238	£2,238	£2,238	£2,23
3	14 unit scheme, medium density, houses	14	£254,000	£1,956	£1,626	£1,516	£1,406	£1,295	£1,18
4	14 unit scheme, medium density, flats - 4 storeys	14	£127,000	£992	£728	£640	£552	£464	£37
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	£7,500	£759	£477	£383	£289	£195	£10
6	20 unit scheme, low density, houses (GF)	20	£162,500	£2,126	£1,796	£1,686	£1,576	£1,465	£1,35
7	21 unit scheme, medium density, flats - 5 storeys	21	£152,400	£1,026	£761	£673	£585	£497	£40
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	£97,500	£1,095	£831	£743	£655	£566	£47
9	29 unit scheme, low density, houses (GF)	32	£255,000	£2,129	£1,799	£1,688	£1,578	£1,468	£1,35
10	32 unit scheme, high density, flats - 4 storeys	32	£101,600	£1,090	£826	£738	£649	£561	£47
11	45 unit scheme, low density, houses (GF)	45	£495,000	£2,053	£1,726	£1,617	£1,508	£1,399	£1,29
12	60 unit scheme, low density, houses (GF)	60	£292,500	£2,128	£1,805	£1,697	£1,589	£1,482	£1,37
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	£32,500	£939	£697	£616	£535	£454	£37
14	70 unit scheme, low density, houses (GF)	70	£465,000	£2,098	£1,775	£1,668	£1,560	£1,452	£1,34
15	89 unit scheme, low density - houses	89	£3,175,000	£1,361	£1,076	£981	£886	£792	£69
16	94 unit scheme, high density, flats - 6 storeys	94	£279,400	£476	£232	£150	£69	£0	£
17	109 unit scheme, high density - flats - 7 storeys	109	£292,100	£482	£238	£156	£75	£0	£
18	113 unit scheme, high density, flats - 7 storeys	113	£304,800	£482	£237	£156	£75	£0	£
19	133 unit scheme, high density, flats - 5 storeys	133	£558,800	£942	£699	£619	£538	£457	£37
20	138 unit scheme, low density, houses (GF)	141	£1,307,500	£2,054	£1,731	£1,624	£1,516	£1,408	£1,30
21	141 unit scheme, high density, flats - 5 storeys	141	£444,500	£963	£721	£640	£559	£478	£39
22	146 unit scheme, high density, flats - 5 storeys	146	£622,300	£941	£698	£617	£537	£456	£37
23	148 unit scheme, high density, flats - 6 storeys	148	£317,500	£493	£249	£167	£86	£4	£
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	£1,714,500	£323	£108	£36	£0	£0	£
25	208 unit scheme, high density, flats - 5 storeys	208	£787,400	£1,039	£786	£701	£617	£532	£44
26	241 unit scheme, low density, houses (GF)	241	£2,317,500	£2,026	£1,706	£1,599	£1,493	£1,386	£1,27
27	304 unit scheme, high density, flats - 6 storeys	304	£1,003,300	£595	£336	£249	£162	£75	-£1
28	334 unit scheme, high density, flats - 11 storeys	334	£368,300	£178	£0	£0	£0	£0	£
29	335 unit scheme, high density, flats - 6 storeys	335	£1,866,900	£551	£292	£205	£118	£31	-£5
30	357 unit student scheme, high density, studios - 4 storeys	357	£1,117,600	£938	£680	£593	£507	£421	£33
31	425 unit scheme, high density, flats - 10 storeys	404	£1,206,500	£157	£0	£0	£0	£0	£
32	481 unit scheme, high density, flats - 41 storeys	481	£393,700	£0	£0	£0	£0	£0	£
33	650 unit scheme, medium density, houses	650	£10,795,000	£1,794	£1,490	£1,389	£1,288	£1,187	£1,08
34	778 unit scheme, medium density, houses and flats - 3 sto	778	£5,410,200	£829	£622	£553	£484	£415	£34
35	826 unit scheme, high density, flats - 16 storeys	826	£1,435,100	£127	£0	£0	£0	£0	£
36	Office scheme 1	-	£12,000,000	£390	£390	£390	£390	£390	£39
37	Office scheme 2	-	£12,000,000	£319	£319	£319	£319	£319	£31
38	Office scheme 3	-	£12,000,000	£4	£4	£4	£4	£4	£
39	Retail scheme 1	-	£12,000,000	£2,141	£2,141	£2,141	£2,141	£2,141	£2,14
40	Retail scheme 2	_	£12,000,000	£1,891	£1,891	£1,891	£1,891	£1,891	£1,89
41	Retail scheme 3 (convenience)	-	£12,000,000	£0	£0	£0	£0	£0	£
42	Hotel scheme 1	_	£12,000,000	£1,282	£1,282	£1,282	£1,282	£1,282	£1,28
43	Hotel scheme 2	-	£12,000,000	£1,139	£1,139	£1,139	£1,139	£1,139	£1,13
44	Hotel scheme 3	-	£12,000,000	£768	£768	£768	£768	£768	£76
45	Industrial/warehouse scheme 1		£1,000,000	£106	£106	£106	£106	£106	£10
46	Industrial/warehouse scheme 2	_	£1,000,000	£87	£87	£87	£87	£87	£8
47	Industrial/warehouse scheme 3	-	£1,000,000	£37	£37	£37	£37	£37	£3