

# **Appendix 3 - Commercial lettings**

**93**

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

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

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

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

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

| 01/03/2019 | 01/03/2019 | Powke Ln | Cradley Heath | GRND | 10,471 | 4.11 | FRI | Asking | Industrial | Direct |  |  | 1.17 |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 20/12/2018 | 20/12/2018 | Powke Ln | Cradley Heath | GRND | 1,392 | 4.10 | FRI | Asking | Industrial | Direct |  |  | 1.97 |  |  |
| 01/09/2018 | 01/09/2018 | Providence St | Cradley Heath | GRND | 3,721 | 4.02 |  | Achieved | Industrial | Direct |  |  |  |  | 6 yrs |
| 30/06/2019 | 28/08/2019 | Charlton Dr | Cradley Heath | GRND | 8,566 | 4.01 | FRI | Effective | Industrial | Direct |  |  | 1.41 |  | 5 yrs |
| 14/06/2019 | 14/06/2019 | Corngreaves Rd | Cradley Heath | GRND | 1,416 | 3.32 | FRI | Asking | Industrial | Direct |  |  |  |  | 3 yrs |
| 21/12/2018 | 21/03/2019 | Corngreaves Rd | Cradley Heath | GRND | 16,362 | 2.84 | FRI | Asking | Industrial | Direct |  |  |  |  |  |
| 29/04/2019 | 29/04/2019 | Turner St | Dudley | GRND | 539 | 7.88 |  | Asking | Industrial | Direct |  |  | 2.81 |  |  |
| 15/01/2019 | 15/01/2019 | 303 Halesowen Rd | Dudley | GRND | 673 | 7.73 | FRI | Achieved | Industrial | Direct |  |  |  |  | 1 yr |
| 01/10/2018 | 01/10/2018 | New Rd | Dudley | GRND | 880 | 6.53 | FRI | Asking | Industrial | Direct |  |  |  |  |  |
| 01/05/2019 | 01/05/2019 | Louise St | Dudley | GRND | 486 | 5.14 |  | Achieved | Industrial | Direct |  |  |  |  |  |
| 05/03/2019 | 05/03/2019 | Halesowen Rd | Dudley | GRND | 33,200 | 5.00 | FRI | Effective | Industrial | Direct | 04/03/2025 | 04/03/2024 | 2.13 |  | 10 yrs |
| 08/10/2018 | 08/04/2019 | Crackley Way | Dudley | GRND | 12,768 | 4.75 | FRI | Asking | Industrial | Direct |  |  | 1.72 | 0.43 |  |
| 01/03/2019 | 01/03/2019 | Peartree Ln | Dudley | GRND,1 | 10,582 | 3.77 | FRI | Asking | Industrial | Direct |  |  | 4.12 |  | 5 yrs |
| 01/11/2018 | 01/11/2018 | Thornleigh Trading Estate | Dudley | GRND | 3,500 | 3.57 | FRI | Achieved | Industrial | Direct |  |  |  |  |  |
| 08/10/2018 | 08/10/2018 | Cradley Rd | Dudley | GRND | 36,916 | 3.12 |  | Asking | Industrial | Direct |  |  |  |  |  |
| 15/10/2018 | 21/11/2018 | 14 Vauxhall St | Dudley | GRND | 4,123 | 2.42 |  | Asking | Industrial | Direct |  |  | 1.31 |  | 3 yrs |
| 29/08/2019 | 02/10/2019 | Mucklow Hl | Halesowen | GRND | 1,669 | 6.88 | FRI | Effective | Industrial | Direct |  |  |  |  | 3 yrs |
| 30/08/2019 | 30/08/2019 | Mucklow Hl | Halesowen | GRND | 1,730 | 6.75 |  | Asking | Industrial | Direct |  |  |  |  |  |
| 15/01/2019 | 14/02/2019 | Mucklow | Halesowen | GRND | 2,650 | 6.75 | FRI | Asking | Industrial | Direct |  |  | 2.33 | 1,590.00 |  |
| 30/01/2019 | 30/01/2019 | Mucklow Hl | Halesowen | GRND | 1,730 | 6.50 | FRI | Asking | Industrial | Direct |  |  |  |  | 6 mos |
| 01/11/2018 | 01/11/2018 | Clement Rd | Halesowen | GRND | 1,300 | 6.15 | FRI | Effective | Industrial | Direct |  |  |  |  | 3 yrs |
| 01/11/2018 | 01/11/2018 | Coombswoods Way | Halesowen | GRND | 17,000 | 5.84 |  | Effective | Industrial | Direct |  |  |  |  | 10 yrs |
| 03/12/2018 | 03/01/2019 | Bromsgrove Rd | Halesowen | GRND | 9,180 | 4.75 |  | Asking | Industrial | Sublease |  |  | 2.37 |  |  |
| 17/01/2019 | 17/01/2019 | Mucklow Hl | Halesowen | GRND | 6,011 | 3.95 | FRI | Asking | Industrial | Direct |  |  | 2.11 | 0.65 |  |
| 03/09/2018 | 31/01/2019 | Dudley Rd | Halesowen | GRND,1 | 32,075 | 3.10 |  | Asking | Industrial | Direct |  |  | 2.12 |  |  |
| 01/12/2018 | 01/12/2018 | Coombs Rd | Halesowen | GRND | 5,200 | 2.88 |  | Achieved | Industrial | Direct |  |  |  |  | 5 yrs |
| 28/05/2019 | 28/05/2019 | 113 Lodgefield Rd | Halesowen | GRND,1 | 6,922 | 2.37 | FRI | Effective | Industrial | Direct |  |  | 2.01 |  | 3 yrs |
| 13/05/2019 | 13/06/2019 | Park Rd | Hockley | GRND | 947 | 9.08 | FRI | Effective | Industrial | Direct | 12/05/2019 |  |  |  | 3 yrs |
| 01/02/2019 | 01/02/2019 | 49 Vyse Street | Hockley | GRND | 481 | 8.32 |  | Asking | Light Industrial | Direct |  |  |  | 2.77 |  |
| 28/05/2019 | 28/05/2019 | First Ave | Kingswinford | GRND,1 | 41,864 | 7.00 |  | Effective | Industrial | Direct |  |  |  |  | 15 yrs |
| 02/01/2019 | 06/02/2019 | Dawley Brook Rd | Kingswinford | GRND,MEZZ | 10,180 | 2.26 | FRI | Achieved | Industrial | Direct |  |  |  |  | 5 yrs |
| 18/01/2019 | 18/01/2019 | Rounds Green Rd | Oldbury | GRND | 10,463 | 5.95 |  | Effective | Industrial | Direct |  |  |  |  | 6 yrs |
| 28/09/2018 | 28/09/2018 | Birmingham Rd | Oldbury | GRND | 1,004 | 5.73 | FRI | Achieved | Industrial |  |  |  |  |  | 3 yrs |
| 03/09/2018 | 03/09/2018 | Birmingham Rd | Oldbury | GRND | 1,004 | 5.56 | FRI | Effective | Industrial | Direct |  |  | 2.58 |  | 3 yrs |
| 09/07/2019 | 01/11/2019 | Manchester St | Oldbury | GRND | 8,750 | 5.50 | FRI | Achieved | Industrial | Direct |  |  |  |  |  |
| 03/10/2018 | 03/10/2018 | Demuth Way | Oldbury | GRND,1 | 12,315 | 5.50 | FRI | Achieved | Industrial | Direct |  |  |  |  |  |
| 21/01/2019 | 21/01/2019 | Rounds Green Rd | Oldbury | GRND | 600 | 5.25 |  | Effective | Industrial | Direct |  |  |  |  |  |
| 20/12/2018 | 20/12/2018 | Demuth Way | Oldbury | GRND | 8,756 | 5.25 | FRI | Effective | Industrial | Direct | 20/12/2013 | 20/12/2023 | 4.88 |  | 10 yrs |
| 05/02/2019 | 05/02/2019 | Alston Rd | Oldbury | GRND | 15,422 | 5.00 |  | Achieved | Industrial | Direct |  |  |  |  |  |
| 12/02/2019 | 13/05/2019 | Root End Rd | Oldbury | GRND | 11,880 | 4.95 | FRI | Effective | Industrial | Direct |  |  |  |  | 5 yrs |
| 08/04/2019 | 01/05/2019 | Park Ln | Oldbury | GRND | 13,266 | 4.75 | 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 |  |  |  | 0.27 | 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 |  |  |  |  |  |
| 20/09/2019 | 20/09/2019 | Lower Church Ln | Tipton | GRND | 1,162 | 6.75 | FRI | Effective | Industrial | Direct | 19/09/2021 |  |  |  | 3 yrs |
| 08/05/2019 | 08/05/2019 | Tipton Rd | Tipton | GRND,1 | 8,398 | 6.75 | FRI | Achieved | Industrial | Direct |  |  |  |  |  |
| 09/09/2019 | 09/09/2019 | Bloomfield Rd | Tipton | GRND | 1,164 | 6.57 | FRI | Effective | Industrial | Direct |  |  | 2.43 |  | 3 yrs |
| 29/05/2019 | 29/05/2019 | Bloomfield Rd | Tipton | GRND | 1,122 | 6.50 | FRI | Effective | Industrial | Direct |  |  | 2.31 |  | 3 yrs |
| 18/02/2019 | 03/03/2019 | Golds Hill Way | Tipton | GRND | 2,797 | 6.50 | FRI | Effective | Industrial | Direct |  | 18/02/2020 |  |  | 3 yrs |
| 01/02/2019 | 03/03/2019 | Golds Hill Way | Tipton | GRND | 2,799 | 6.50 | FRI | Effective | Industrial | Direct |  |  |  |  | 3 yrs |
| 21/01/2019 | 21/01/2019 | Golds Hill Way | Tipton | GRND | 2,594 | 6.50 | FRI | Effective | Industrial | Direct | 20/01/2020 | 21/01/2020 |  |  | 3 yrs |
| 21/01/2019 | 21/01/2019 | Golds Hill Way | Tipton | GRND | 2,413 | 6.50 | FRI | Effective | Industrial | Direct | 20/01/2020 | 21/01/2020 |  |  | 3 yrs |

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

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

| **Sign Date** | **Start Date** | **Address** | **City** | **Floor** | **Total SF Leased** | **Main Sales Area** | **Other Sales Area** | **Rent PA** | **Rent psf** | **Service** | **Rent Type** | **Use** | **Zone A Rent** | **Business Rates PA** | **Service Charge PA** | **Lease Type** | **Term** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 01/11/2018 | 01/11/2018 | 112-113 New St | Birmingham | GRND | 1,147 | 1,147 | 0 | 215,000.00 | 187.45 | FRI | Asking | Retail |  | 64,308.00 |  | Direct |  |
| 25/03/2019 | 24/04/2019 | 23 New St | Birmingham | GRND | 1,052 | 1,052 | 0 | 150,000.00 | 142.59 | FRI | Asking | Retail |  | 48,858.00 |  | Assignment |  |
| 20/12/2018 | 03/02/2019 | 142 New St | Birmingham | GRND | 1,740 | 1,010 | 0 | 205,000.00 | 117.82 | FRI | Asking | Retail |  | 64,665.00 | 8,250.00 | Direct |  |
| 25/03/2019 | 25/03/2019 | 36 Pinfold St | Birmingham | GRND | 271 | 271 | 0 | 25,000.00 | 92.25 | FRI | Asking | Retail |  | 5,359.00 |  | Direct |  |
| 18/06/2019 | 18/07/2019 | Mill Lane Arc | Solihull | GRND | 1,596 | 0 | 0 | 140,000.00 | 87.72 |  | Asking | Retail |  | 69,020.00 |  | Assignment |  |
| 01/10/2018 | 01/02/2019 | 71 New St | Birmingham | GRND | 3,496 | 3,496 | 0 | 290,000.00 | 82.95 | FRI | Asking | Retail |  | 102,985.00 | 13,110.00 | Direct |  |
| 22/05/2019 | 22/05/2019 | Piccadilly Arc | Birmingham | GRND | 215 | 215 |  | 17,500.00 | 81.40 | FRI | Asking | Retail |  | 3,728.00 | 13,201.00 | Direct |  |
| 01/08/2019 | 01/08/2019 | 9 Mill Ln | Solihull | GRND | 481 | 481 | 0 | 38,690.08 | 80.44 | FRI | Effective | Retail |  |  | 196.00 | Direct | 10 yrs |
| 23/06/2019 | 23/06/2019 | Bristol Rd S | Northfield | GRND | 154 |  |  | 11,999.90 | 77.92 |  | Effective | Retail |  |  |  |  | 10 yrs |
| 01/02/2019 | 01/02/2019 | 6 Dudley St | Wolverhampton | GRND | 887 | 887 | 0 | 66,500.00 | 74.97 | FRI | Asking | Retail |  | 39,014.50 |  | Direct | 10 yrs |
| 09/04/2019 | 09/05/2019 | 25 Moat Ln | Birmingham | GRND | 252 |  |  | 18,718.55 | 74.28 |  | Effective | Retail |  |  |  | Sublease | 1 yr |
| 17/09/2018 | 17/09/2018 | New St | Birmingham | GRND | 3,300 |  |  | 244,915.93 | 74.22 | FRI | Effective | Retail |  |  |  | Direct | 10 yrs |
| 31/05/2019 | 30/06/2019 | 100 New St | Birmingham | GRND | 2,262 | 2,262 | 0 | 157,500.00 | 69.63 |  | Asking | Retail |  | 66,598.00 | 15,019.00 | Assignment |  |
| 01/03/2019 | 01/03/2019 | 297-299 Walsall Rd | Birmingham | GRND | 861 | 0 | 0 | 59,950.00 | 69.63 | FRI | Asking | Retail |  |  |  | Direct | 3 yrs |
| 01/02/2019 | 01/02/2019 | 1 Queen St | Wolverhampton | GRND | 1,104 | 1,104 | 0 | 75,000.00 | 67.93 |  | Asking | Retail |  | 46,718.00 |  | Direct | 25 yrs |
| 31/05/2019 | 31/05/2019 | 23 New St | Birmingham | GRND | 1,813 | 1,052 | 0 | 120,000.00 | 66.19 |  | Achieved | Retail |  |  |  | Assignment |  |
| 05/11/2018 | 19/12/2018 | 10 Cannon St | Birmingham | GRND | 511 | 511 | 0 | 32,500.00 | 63.60 | FRI | Asking | Retail |  | 16,401.00 | 1,300.00 | Direct |  |
| 01/10/2018 | 01/10/2018 | 166 Corporation Street | Birmingham | GRND | 280 | 204 | 76 | 17,500.00 | 62.50 | IRI | Asking | Retail |  |  | 234.00 | Direct |  |
| 31/05/2019 | 30/06/2019 | Stephenson Pl | Birmingham | GRND | 5,310 | 5,310 | 0 | 330,000.00 | 62.15 |  | Asking | Retail |  | 149,100.00 | 78,278.00 | Assignment |  |
| 19/11/2018 | 19/11/2018 | 79 Bull St | Birmingham | 1st | 570 | 0 | 0 | 35,000.00 | 61.40 | FRI | Achieved | Retail |  |  | 2,246.00 | Assignment |  |
| 11/04/2019 | 11/04/2019 | 3 Birmingham Rd | Sutton Coldfield | GRND | 379 |  |  | 22,500.00 | 59.37 | FRI | Asking | Retail |  |  |  | Direct |  |
| 01/09/2018 | 01/09/2018 | 12 Temple Row | Birmingham | GRND | 230 | 230 | 0 | 13,500.00 | 58.70 |  | Effective | Retail |  | 6,480.00 | 618.00 | Direct | 5 yrs |
| 21/11/2018 | 21/11/2018 | 94 The Parade | Sutton Coldfield | GRND | 1,284 | 1,284 | 0 | 75,000.00 | 58.41 | FRI | Asking | Retail |  | 25,387.00 | 9,280.00 | Direct | 10 yrs |
| 01/05/2019 | 01/05/2019 | 42 Wulfrun Way | Wolverhampton | GRND | 527 | 527 |  | 30,000.00 | 56.93 | FRI | Effective | Retail |  |  | 8,602.00 | Direct | 1 yr |
| 06/03/2019 | 01/04/2019 | 327-329 Alum Rock Rd | Birmingham | GRND | 360 | 0 | 0 | 19,970.67 | 55.47 |  | Effective | Retail |  |  |  | Direct | 6 yrs |
| 29/10/2018 | 29/10/2018 | 6-8 Temple Row | Birmingham | GRND | 470 | 470 |  | 25,000.00 | 53.19 |  | Asking | Retail |  |  | 147,750.00 | Direct |  |
| 01/02/2019 | 01/02/2019 | Merry Hl | Brierley Hill | GRND | 2,383 | 2,383 | 0 | 125,000.00 | 52.45 | FRI | Achieved | Retail |  | 75,922.00 | 26,148.00 | Direct |  |
| 01/01/2019 | 17/03/2019 | Walsall Rd | Birmingham | GRND | 791 | 791 | 0 | 39,500.00 | 49.94 | FRI | Asking | Retail |  | 17,352.00 | 5,206.00 | Direct |  |
| 20/12/2018 | 19/01/2019 | 11a Belwell Ln | Sutton Coldfield | GRND | 290 | 0 | 0 | 14,000.00 | 48.28 | FRI | Asking | Retail |  |  |  | Direct |  |
| 28/05/2019 | 27/06/2019 | 19 Queen St | Wolverhampton | GRND | 265 | 265 | 0 | 12,000.00 | 45.28 |  | Asking | Retail |  | 3,840.00 |  | Assignment |  |
| 19/07/2019 | 18/08/2019 | 260 Rocky Ln | Birmingham | GRND | 407 | 0 | 0 | 18,000.00 | 44.23 |  | Asking | Retail |  |  |  | Direct |  |
| 07/11/2018 | 07/11/2018 | 370 Stratford Rd | Birmingham | GRND | 569 | 569 | 0 | 24,696.00 | 43.40 |  | Achieved | Retail |  |  |  | Direct | 25 yrs |
| 29/09/2018 | 29/09/2018 | Axletree Way @ Wood Green Road | Wednesbury | GRND | 23,571 |  |  | 1,018,350.21 | 43.20 | FRI | Effective | Retail |  |  |  | Direct | 10 yrs |
| 01/07/2019 | 01/07/2019 | 2-10 Mill Ln | Solihull | GRND,1 | 896 | 479 |  | 38,690.08 | 43.18 | FRI | Effective | Retail |  | 22,920.00 | 600.00 | Direct | 10 yrs |
| 01/05/2019 | 01/05/2019 | Park Central | Birmingham | GRND | 848 | 848 | 0 | 35,000.00 | 41.27 | FRI | Asking | Retail |  |  |  | Direct | 15 yrs |
| 01/10/2018 | 01/10/2018 | 1685-1689 High St | Solihull | GRND | 335 | 0 | 0 | 13,500.00 | 40.30 |  | Asking | Retail |  | 9,800.00 | 550.00 | Direct |  |
| 16/04/2019 | 16/05/2019 | 20a Queen St | Wolverhampton | GRND | 174 |  |  | 7,000.00 | 40.23 |  | Asking | Retail |  |  |  | Direct |  |
| 07/05/2019 | 07/05/2019 | 166 Warstone Ln | Birmingham | GRND | 389 |  |  | 15,500.00 | 39.85 |  | Achieved | Retail |  |  |  | Direct |  |
| 11/03/2019 | 01/05/2019 | 166 Warstone Ln | Birmingham | GRND | 389 |  |  | 15,500.00 | 39.85 |  | Achieved | Retail |  |  |  | Direct |  |
| 07/05/2019 | 07/05/2019 | 166 Warstone Ln | Birmingham | GRND | 395 |  |  | 15,500.00 | 39.24 |  | Achieved | Retail |  |  |  | Direct |  |
| 18/02/2019 | 18/02/2019 | 11 Drury Ln | Solihull | GRND | 603 | 0 | 0 | 23,374.51 | 38.76 | FRI | Effective | Retail |  | 9,840.00 | 400.00 | Direct | 10 yrs |
| 07/03/2019 | 10/04/2019 | 4 Farmers Fold | Wolverhampton | GRND | 170 | 0 | 0 | 6,500.00 | 38.24 | FRI | Achieved | Retail |  |  |  | Direct | 3 yrs |
| 01/05/2019 | 01/05/2019 | 2A Vicarage Rd | Birmingham | GRND | 621 | 621 | 0 | 23,650.00 | 38.08 | FRI | Asking | Retail |  | 11,136.75 |  | Assignment |  |
| 24/09/2018 | 24/09/2018 | Chapel Ln | Birmingham | GRND | 8,718 |  |  | 331,918.46 | 38.07 | FRI | Effective | Retail |  |  |  | Sublease | 5 yrs |
| 22/03/2019 | 22/03/2019 | 419 Witton Rd | Birmingham | GRND | 276 | 227 | 0 | 10,500.00 | 38.04 | FRI | Asking | Retail |  |  |  | Direct |  |
| 22/11/2018 | 22/12/2018 | 167A High St | Erdington | GRND | 418 | 418 | 0 | 15,500.00 | 37.08 | FRI | Asking | Retail |  | 3,253.80 |  | Direct |  |
| 01/10/2018 | 01/10/2018 | 167A High St | Birmingham | GRND | 418 | 418 | 0 | 15,500.00 | 37.08 | FRI | Asking | Retail |  |  |  | Direct |  |
| 14/02/2019 | 16/03/2019 | 9-10 Dudley St | Wolverhampton | GRND | 3,377 | 1,433 | 0 | 124,900.00 | 36.99 | FRI | Achieved | Retail |  |  | 782.00 | Direct |  |
| 01/06/2019 | 01/06/2019 | 485 Stratford Rd | Birmingham | GRND | 600 | 0 | 0 | 22,100.00 | 36.83 |  | Achieved | Retail |  |  |  | Direct |  |
| 02/05/2019 | 01/06/2019 | 21b Alcester Rd S | Birmingham | GRND | 437 | 0 | 0 | 16,000.00 | 36.61 | FRI | Asking | Retail |  |  |  | Direct |  |
| 04/03/2019 | 11/05/2019 | 77-79 Alum Rock Rd | Birmingham | GRND | 270 | 0 | 0 | 9,600.00 | 35.56 |  | Asking | Retail |  |  |  | Direct |  |
| 04/03/2019 | 11/05/2019 | 77-79 Alum Rock Rd | Birmingham | GRND | 270 | 0 | 0 | 9,600.00 | 35.56 |  | Asking | Retail |  |  |  | Direct |  |
| 15/03/2019 | 15/03/2019 | 77-79 Alum Rock Rd | Birmingham | GRND | 270 |  |  | 9,599.04 | 35.55 |  | Effective | Retail |  |  |  | Direct | 1 yr |
| 23/07/2019 | 06/08/2019 | 166 Warstone Ln | Birmingham | GRND | 409 | 0 | 0 | 14,500.00 | 35.45 |  | Achieved | Retail |  |  |  | Direct |  |
| 16/08/2019 | 16/08/2019 | 407 Birmingham Rd | Sutton Coldfield | GRND | 405 | 405 |  | 14,300.00 | 35.31 | FRI | Asking | Retail |  | 2,737.63 |  | Direct | 5 yrs |
| 01/06/2019 | 01/06/2019 | 30 Lower High St | Wednesbury | GRND | 257 | 257 | 0 | 8,999.98 | 35.02 | FRI | Effective | Retail |  |  |  | Direct | 6 yrs |
| 28/06/2019 | 28/06/2019 | 202 Stratford Rd | Solihull | GRND | 720 | 520 |  | 25,000.00 | 34.72 | FRI | Asking | Retail |  | 8,520.00 |  | Direct | 5 yrs |
| 01/09/2018 | 01/10/2018 | 562 Coventry Rd | Birmingham | GRND | 416 |  |  | 14,400.00 | 34.62 |  | Asking | Retail |  |  |  | Direct | 6 yrs |
| 08/01/2019 | 08/02/2019 | 55 Boldmere Rd | Sutton Coldfield | GRND | 428 | 428 | 0 | 14,500.00 | 33.88 |  | Asking | Retail |  | 1,905.00 |  | Direct |  |
| 12/10/2018 | 05/12/2018 | 78 Smallbrook Queensway | Birmingham | GRND | 816 | 816 | 0 | 27,500.00 | 33.70 | FRI | Asking | Retail |  | 9,243.75 | 1,500.00 | Direct | 10 yrs |
| 24/09/2018 | 24/09/2018 | New Fosse Way | Birmingham | GRND | 3,500 | 0 | 0 | 117,350.00 | 33.53 | FRI | Achieved | Retail |  |  |  | Direct | 10 yrs |
| 10/09/2019 | 10/10/2019 | 43-45 Park Mall | Walsall | GRND | 2,543 | 2,543 | 0 | 85,000.00 | 33.43 | FRI | Asking | Retail |  |  | 60,300.00 | Direct | 1 yr |
| 01/09/2018 | 01/10/2018 | 1146 Warwick Rd | Birmingham | GRND | 599 | 599 | 0 | 20,000.00 | 33.39 | FRI | Achieved | Retail |  | 6,641.00 |  | Direct | 15 yrs |
| 17/12/2018 | 16/01/2019 | 206 Stratford Rd | Solihull | GRND | 675 | 675 |  | 22,500.00 | 33.33 | FRI | Asking | Retail |  | 9,024.36 | 200.00 | Direct | 5 yrs |
| 25/05/2019 | 25/05/2019 | 436a Stratford Rd | Birmingham | GRND | 545 | 254 | 291 | 18,000.00 | 33.03 |  | Achieved | Retail |  |  |  | Assignment |  |
| 04/09/2019 | 04/10/2019 | 696 Stratford Rd | Birmingham | GRND | 600 | 0 | 0 | 19,800.00 | 33.00 |  | Asking | Retail |  |  | 180.00 | Direct |  |
| 04/03/2019 | 04/03/2019 | 47 High St | Wolverhampton | GRND | 456 | 456 | 0 | 15,000.00 | 32.89 | FRI | Asking | Retail |  | 7,271.25 |  | Direct |  |
| 15/02/2019 | 15/02/2019 | 100 Watson Rd | Birmingham | GRND | 2,023 |  |  | 65,916.13 | 32.58 |  | Effective | Retail |  |  |  | Direct | 10 yrs |
| 01/06/2019 | 01/06/2019 | 15 Watford Rd | Birmingham | GRND | 416 | 416 | 0 | 13,000.00 | 31.25 | FRI | Effective | Retail |  |  |  | Direct | 10 yrs |
| 07/03/2019 | 07/03/2019 | 77-79 Alum Rock Rd | Birmingham | GRND | 270 |  |  | 8,399.47 | 31.11 |  | Effective | Retail |  |  |  | Direct | 1 yr |
| 01/12/2018 | 01/12/2018 | 208 High St | Dudley | GRND | 484 | 484 | 0 | 15,000.00 | 30.99 |  | Effective | Retail |  |  |  | Direct | 6 mos |
| 04/03/2019 | 04/03/2019 | 16B Hagley Mall | Halesowen | GRND | 890 | 890 | 0 | 27,500.00 | 30.90 | FRI | Asking | Retail |  | 10,658.00 | 5,035.00 | Direct | 10 yrs |
| 04/06/2019 | 04/06/2019 | 5 Alcester Rd S | Birmingham | GRND | 730 | 515 |  | 22,498.00 | 30.82 | FRI | Asking | Retail |  | 7,200.00 |  | Direct |  |
| 01/01/2019 | 01/01/2019 | Churchill Shopping Centre | Dudley | GRND | 1,000 |  |  | 30,000.00 | 30.00 |  | Achieved | Retail |  |  |  | Direct |  |
| 03/09/2018 | 03/10/2018 | 1 Church St | Wolverhampton | GRND | 220 | 220 | 0 | 6,600.00 | 30.00 |  | Asking | Retail |  | 1,700.90 |  | Direct |  |
| 23/03/2019 | 23/03/2019 | 304 Warwick Rd | Birmingham | GRND | 284 | 235 | 49 | 8,500.00 | 29.93 | FRI | Asking | Retail |  |  |  | Direct | 5 yrs |
| 26/04/2019 | 26/04/2019 | 1691 High St | Solihull | GRND | 725 | 590 |  | 21,500.00 | 29.66 | FRI | Asking | Retail |  | 7,080.00 | 1,012.00 | Direct | 5 yrs |
| 05/08/2019 | 05/08/2019 | 114-116 Colmore Row | Birmingham | GRND | 2,129 | 2,129 | 0 | 63,086.71 | 29.63 | FRI | Effective | Retail |  |  |  | Direct | 15 yrs |
| 15/04/2019 | 15/05/2019 | 7 Aspen Way | Wolverhampton | GRND | 506 | 506 | 0 | 14,950.00 | 29.55 | IRI | Asking | Retail |  |  |  | Direct |  |
| 01/11/2018 | 05/12/2018 | 78 Smallbrook | Birmingham | GRND | 1,629 | 1,437 | 0 | 48,000.00 | 29.47 | FRI | Asking | Retail |  |  |  | Direct | 10 yrs |
| 09/10/2018 | 08/11/2018 | 722 Alum Rock Rd | Birmingham | GRND | 449 | 0 | 0 | 13,200.00 | 29.40 |  | Asking | Retail |  |  |  | Direct |  |
| 19/11/2018 | 19/11/2018 | 6-7 Walmley Close | Sutton Coldfield | GRND | 427 |  |  | 12,500.00 | 29.27 | IRO | Achieved | Retail |  | 4,380.40 |  | Direct | 5 yrs |
| 10/01/2019 | 10/01/2019 | 734 Bristol Rd S | Birmingham | GRND | 910 |  |  | 26,500.00 | 29.12 | FRI | Asking | Retail |  | 13,015.00 |  | Direct |  |
| 25/02/2019 | 25/02/2019 | 48 Wulfrun Centre | Wolverhampton | GRND | 648 | 0 | 0 | 18,855.15 | 29.10 | FRI | Effective | Retail |  |  |  | Direct | 5 yrs |
| 18/09/2018 | 18/09/2018 | 370 Birmingham Rd | Sutton Coldfield | GRND | 604 |  |  | 17,500.00 | 28.97 | IRO | Achieved | Retail |  | 6,174.50 |  | Direct | 5 yrs |
| 07/01/2019 | 07/01/2019 | 54 Boldmere Rd | Sutton Coldfield | GRND | 484 | 393 |  | 14,000.00 | 28.93 | FRI | Achieved | Retail |  |  |  | Direct | 3 yrs |
| 12/07/2019 | 11/08/2019 | 379-389 Birmingham Rd | Sutton Coldfield | GRND | 586 | 0 | 0 | 16,950.00 | 28.92 | IRO | Asking | Retail |  |  |  | Direct |  |
| 29/04/2019 | 29/05/2019 | 7-8 Farmers Fold | Wolverhampton | GRND | 225 | 0 | 0 | 6,500.00 | 28.89 |  | Asking | Retail |  |  |  | Direct |  |
| 25/04/2019 | 25/04/2019 | 77-79 Alum Rock Rd | Birmingham | GRND | 270 |  |  | 7,799.50 | 28.89 |  | Effective | Retail |  |  |  | Direct | 1 yr |
| 21/01/2019 | 21/01/2019 | 8 Wolverhampton Rd | Oldbury | GRND | 1,004 | 1,004 | 0 | 29,000.00 | 28.88 |  | Asking | Retail |  | 11,999.50 |  | Assignment |  |
| 25/03/2019 | 25/03/2019 | 190 Robin Hood Ln | Birmingham | GRND | 550 | 0 | 0 | 15,792.02 | 28.71 | FRI | Effective | Retail |  |  |  | Direct | 8 yrs |
| 29/10/2018 | 28/11/2018 | 184B Chester Rd | Sutton Coldfield | GRND | 478 | 0 | 0 | 13,500.00 | 28.24 |  | Asking | Retail |  |  |  | Direct |  |
| 15/02/2019 | 15/02/2019 | 23 Bridge St | Walsall | GRND | 711 | 711 | 0 | 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 |  | 17,880.00 |  | Direct | 20 yrs |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 27/02/2019 | 27/02/2019 | 2-4 Chestnut Walk | Birmingham | GRND | 442 | 248 |  | 12,260.32 | 27.74 | IRI | Effective | Retail |  |  | 3,866.00 | Direct | 5 yrs |
| 21/09/2018 | 21/09/2018 | High St | West Bromwich | GRND | 1,200 |  |  | 32,724.31 | 27.27 |  | Effective | Retail |  |  |  | Direct | 10 yrs |
| 25/07/2019 | 24/08/2019 | 11 Finchfield Road West | Wolverhampton | GRND | 552 | 552 | 0 | 15,000.00 | 27.17 |  | Asking | Retail |  |  |  | Direct |  |
| 03/04/2019 | 03/04/2019 | 269 Alcester Road South | Birmingham | GRND | 460 |  |  | 12,500.00 | 27.17 | FRI | Asking | Retail |  | 2,064.00 |  | Direct |  |
| 01/01/2019 | 01/01/2019 | 160 Old Oscott Ln | Birmingham | GRND | 328 |  |  | 8,840.00 | 26.95 |  | Effective | Retail |  |  |  | Direct | 6 yrs |
| 01/05/2019 | 01/05/2019 | 2D Wake Green Rd | Birmingham | GRND | 862 |  |  | 23,000.00 | 26.68 |  | Achieved | Retail |  |  |  | Direct | 20 yrs |
| 18/09/2019 | 18/10/2019 | 17-19 Bridge St | Walsall | GRND | 1,133 | 0 | 0 | 30,000.00 | 26.48 |  | Asking | Retail |  |  |  | Direct |  |
| 19/02/2019 | 21/03/2019 | 2 Beeches Walk | Sutton Coldfield | GRND | 685 | 685 | 0 | 18,000.00 | 26.28 | FRI | Asking | Retail |  | 7,456.00 |  | Assignment |  |
| 14/04/2019 | 14/04/2019 | 2 Woodbridge Rd | Birmingham | GRND | 767 | 538 |  | 20,000.00 | 26.08 |  | Asking | Retail |  |  |  | Direct |  |
| 02/10/2018 | 01/11/2018 | Mulberry Walk | Sutton Coldfield | GRND | 2,675 | 2,666 |  | 69,550.00 | 26.00 | FRI | Effective | Retail |  |  | 3,999.00 | Direct | 10 yrs |
| 08/04/2019 | 08/05/2019 | 2-4 Warren Farm Rd | Kingstanding | GRND | 694 |  |  | 18,000.00 | 25.94 |  | Asking | Retail |  |  |  | Direct |  |
| 20/10/2018 | 19/11/2018 | 79 Bull St | Birmingham | GRND,1 | 1,354 | 784 |  | 35,000.00 | 25.85 |  | Asking | Retail |  | 14,913.00 |  | Direct |  |
| 21/09/2018 | 21/09/2018 | 201 Ombersley Rd | Birmingham | GRND | 330 | 0 | 0 | 8,399.75 | 25.45 |  | Effective | Retail |  |  |  | Direct | 3 yrs |
| 13/05/2019 | 13/05/2019 | 26 Waterfront Walk | Birmingham | GRND | 730 |  |  | 18,477.90 | 25.31 | FRI | Effective | Retail |  | 7,320.00 |  | Direct | 5 yrs |
| 31/05/2019 | 03/07/2019 | 219 Hawthorn Rd | Birmingham | GRND | 524 | 0 | 0 | 13,250.00 | 25.29 |  | Asking | Retail |  |  |  | Direct | 3 yrs |
| 01/06/2019 | 01/06/2019 | 254 Ladypool Rd | Birmingham | GRND | 619 | 485 |  | 15,600.00 | 25.20 | FRI | Asking | Retail |  |  |  | Direct | 5 yrs |
| 17/12/2018 | 17/12/2018 | Merridale Rd | Wolverhampton | GRND | 397 | 0 | 0 | 10,000.00 | 25.19 | FRI | Asking | Retail |  |  |  | Direct |  |
| 01/07/2019 | 01/07/2019 | Mulberry Walk | Sutton Coldfield | GRND | 1,293 |  |  | 32,500.00 | 25.14 | FRI | Achieved | Retail |  |  |  | Direct | 10 yrs |
| 14/04/2019 | 14/04/2019 | 4 Woodbridge Rd | Birmingham | GRND | 803 | 536 |  | 20,000.00 | 24.91 |  | Asking | Retail |  |  |  | Direct |  |
| 01/01/2019 | 01/01/2019 | 21 Alcester Rd S | Birmingham | GRND | 1,050 | 1,050 | 0 | 26,000.00 | 24.76 | FRI | Asking | Retail |  | 8,880.00 |  | Direct | 3 yrs |
| 31/10/2018 | 31/10/2018 | 3 Market St | Stourbridge | GRND | 427 | 427 |  | 10,500.00 | 24.59 | FRI | Asking | Retail |  | 4,333.80 |  | Direct |  |
| 01/12/2018 | 11/01/2019 | 608 Coventry Rd | Birmingham | GRND | 505 |  |  | 12,393.16 | 24.54 |  | Effective | Retail |  |  |  | Direct | 6 yrs |
| 03/05/2019 | 03/05/2019 | 77-79 Alum Rock Rd | Birmingham | GRND | 270 |  |  | 6,599.84 | 24.44 |  | Effective | Retail |  |  |  | Direct | 1 yr |
| 18/10/2018 | 18/10/2018 | 36 Vyse St | Birmingham | GRND,Unk | 614 | 425 |  | 15,000.00 | 24.43 | IRI | Asking | Retail |  | 2,070.60 |  | Direct |  |
| 27/08/2019 | 26/09/2019 | 22 Queen St | Wolverhampton | GRND | 617 | 617 | 0 | 15,000.00 | 24.31 |  | Asking | Retail |  |  |  | Direct |  |
| 01/01/2019 | 01/01/2019 | 2-6 Chestnut Walk | Birmingham | GRND | 344 | 237 |  | 8,337.09 | 24.24 | IRI | Effective | Retail |  |  | 3,000.00 | Direct | 5 yrs |
| 02/04/2019 | 02/04/2019 | 37 Avery Rd | Birmingham | GRND | 547 | 547 | 0 | 13,250.00 | 24.22 | FRI | Asking | Retail |  | 3,840.00 |  | Direct | 5 yrs |
| 01/04/2019 | 01/05/2019 | 2 Brunswick Sq | Birmingham | GRND,MEZZ | 1,850 | 1,000 | 850 | 44,800.00 | 24.22 | FRI | Asking | Retail |  | 25,866.00 | 6,000.00 | Direct |  |
| 08/07/2019 | 03/08/2019 | 95 Spencer St | Birmingham | GRND | 828 | 828 |  | 20,000.00 | 24.15 |  | Asking | Retail |  |  |  | Direct |  |
| 02/01/2019 | 01/02/2019 | Birmingham Rd | Sutton Coldfield | GRND | 1,252 |  |  | 30,000.00 | 23.96 | FRI | Achieved | Retail |  |  | 3,393.00 | Direct |  |
| 30/11/2018 | 30/11/2018 | 68 Digbeth | Birmingham | GRND | 315 | 315 | 0 | 7,500.00 | 23.81 |  | Asking | Retail |  | 2,612.90 |  | Direct |  |
| 26/06/2019 | 26/07/2019 | 52 Great Bridge | Tipton | GRND | 381 | 381 | 0 | 8,999.81 | 23.62 | FRI | Effective | Retail |  |  |  | Direct | 3 yrs |
| 15/01/2019 | 15/01/2019 | 2180-2184 Coventry Rd | Birmingham | GRND | 937 |  |  | 22,000.00 | 23.48 |  | Asking | Retail |  | 11,640.00 |  | Sublease |  |
| 23/09/2019 | 23/10/2019 | Craig Croft | Birmingham | GRND | 750 | 750 | 0 | 17,500.00 | 23.33 | FRI | Asking | Retail |  |  |  | Direct | 10 yrs |
| 01/01/2019 | 01/01/2019 | 583 Stratford | Birmingham | GRND | 697 | 697 |  | 16,200.00 | 23.24 |  | Achieved | Retail |  |  |  | Direct |  |
| 17/12/2018 | 17/12/2018 | 836 Stratford Rd | Birmingham | GRND | 922 |  |  | 21,066.42 | 22.85 |  | Effective | Office/Retail |  | 5,149.25 |  | Direct | 15 yrs |
| 19/02/2019 | 19/02/2019 | 46-48 Mere Green Rd | Sutton Coldfield | GRND | 1,538 | 1,538 |  | 34,999.67 | 22.76 | FRI | Effective | Retail |  | 9,840.00 |  | Direct | 10 yrs |
| 15/01/2019 | 15/01/2019 | 991 Kingsbury Rd | Birmingham | GRND | 5,797 |  |  | 131,084.08 | 22.61 |  | Effective | Retail |  |  |  | Direct | 10 yrs |
| 01/06/2019 | 01/06/2019 | 2 Walsall | Birmingham | GRND | 3,649 |  |  | 82,500.00 | 22.61 |  | Effective | Retail |  |  |  | Direct | 20 yrs |
| 09/11/2018 | 09/11/2018 | 100 Watson Rd | Birmingham | GRND | 1,200 |  |  | 27,052.44 | 22.54 | FRI | Effective | Retail |  |  |  | Direct | 20 yrs |
| 01/05/2019 | 01/05/2019 | 8 High St | Wednesfield | GRND | 671 | 671 | 0 | 15,000.00 | 22.35 | FRI | Asking | Retail |  | 5,009.00 |  | Direct |  |
| 01/11/2018 | 02/12/2018 | 2 Limes Ct | Wolverhampton | GRND | 543 | 0 | 0 | 12,000.00 | 22.10 | FRI | Achieved | Retail |  | 4,683.50 |  | Direct | 3 yrs |
| 31/10/2018 | 31/10/2018 | 435 Stratford Rd | Solihull | GRND | 2,100 |  |  | 45,273.32 | 21.56 | FRI | Effective | Retail |  |  |  | Direct | 10 yrs |
| 08/03/2019 | 08/03/2019 | 954 Walsall Rd | Great Barr | GRND | 590 | 590 | 0 | 12,671.98 | 21.48 | FRI | Effective | Retail |  | 7,080.00 | 1,316.00 | Direct | 5 yrs |
| 04/09/2018 | 04/09/2018 | 394 Brimingham Rd | Sutton Coldfield | GRND,MEZZ | 354 | 232 |  | 7,500.00 | 21.19 |  | Achieved | Retail |  | 2,889.20 |  | Direct | 5 yrs |
| 25/12/2018 | 25/12/2018 | Oldbury Ringway | Oldbury | GRND | 10,600 |  |  | 224,081.37 | 21.14 |  | Effective | Retail |  |  |  | Direct | 10 yrs |
| 15/10/2018 | 15/10/2018 | 6 Kingsfield Rd | Birmingham | GRND | 530 |  |  | 11,181.54 | 21.10 | FRI | Effective | Retail |  | 1,488.00 |  | Direct | 5 yrs |
| 02/09/2018 | 02/10/2018 | 3 Limes Ct | Wolverhampton | GRND | 527 | 527 | 0 | 11,000.00 | 20.87 | FRI | Achieved | Retail |  | 4,608.00 |  | Direct | 3 yrs |
| 01/05/2019 | 02/06/2019 | 6 Coton Ln | Birmingham | GRND | 317 | 317 | 0 | 6,599.97 | 20.82 | FRI | Effective | Retail |  |  |  | Direct | 3 yrs |
| 02/01/2019 | 02/01/2019 | 4 Olton Rd | Solihull | GRND | 544 | 0 | 0 | 11,313.38 | 20.80 | IRO | Effective | Retail |  | 4,732.80 |  | Direct | 5 yrs |
| 28/06/2019 | 28/06/2019 | 258 Stafford St | Walsall | GRND | 385 | 0 | 0 | 8,000.00 | 20.78 | FRI | Achieved | Retail |  |  |  | Direct |  |
| 15/01/2019 | 15/01/2019 | 2-3 Princes Sq | Wolverhampton | BSMT,GRND | 700 | 479 |  | 14,500.00 | 20.71 |  | Asking | Retail |  | 6,945.50 |  | Direct |  |
| 01/04/2019 | 01/05/2019 | 166 Warstone Ln | Birmingham | GRND | 1,450 |  |  | 30,000.00 | 20.69 |  | Achieved | Retail |  |  |  | Direct |  |
| 31/10/2018 | 30/11/2018 | 36 High St | Wolverhampton | GRND | 485 | 0 | 0 | 10,000.00 | 20.62 | FRI | Achieved | Retail |  |  |  | Direct | 3 yrs |
| 23/09/2019 | 23/10/2019 | 276 Church Rd | Birmingham | GRND | 488 | 488 | 0 | 10,000.00 | 20.49 |  | Asking | Retail |  | 4,215.50 |  | Direct |  |
| 04/03/2019 | 04/03/2019 | 75 Bridge St | Walsall | GRND | 732 | 0 | 0 | 15,000.00 | 20.49 |  | Achieved | Retail |  |  |  | Direct | 3 yrs |
| 03/05/2019 | 03/05/2019 | Reservoir Rd | Birmingham | GRND | 865 | 0 | 0 | 17,500.00 | 20.23 |  | Asking | Retail |  |  |  | Direct | 3 yrs |
| 15/10/2018 | 15/10/2018 | 9 Institute Rd | Kings Heath | GRND | 773 | 773 |  | 15,556.37 | 20.12 | FRI | Effective | Retail |  | 9,320.00 |  | Direct | 5 yrs |
| 01/10/2018 | 01/10/2018 | 27 Dudley St | Dudley | GRND | 870 |  |  | 17,500.00 | 20.11 |  | Asking | Retail |  | 4,970.00 |  | Direct |  |
| 05/10/2018 | 05/10/2018 | 120 Vyse St | Birmingham | GRND | 1,819 |  |  | 36,512.90 | 20.07 | FRI | Effective | Retail |  |  |  | Direct | 9 yrs 11 mos |
| 23/10/2018 | 23/10/2018 | 29A Manor Park Rd | Birmingham | GRND | 650 |  |  | 13,005.68 | 20.01 | FRI | Effective | Retail |  |  |  | Direct | 10 yrs |
| 17/06/2019 | 17/06/2019 | Newhall St | Birmingham | GRND | 1,000 |  |  | 20,000.00 | 20.00 | FRI | Achieved | Retail |  |  |  | Direct | 5 yrs |
| 12/02/2019 | 12/02/2019 | 15 High St | Walsall | GRND | 365 | 325 |  | 7,200.00 | 19.73 | FRI | Asking | Retail |  | 1,664.00 |  | Direct |  |
| 15/01/2019 | 15/02/2019 | 331 Bearwood Rd | Smethwick | GRND | 404 | 0 | 0 | 7,950.00 | 19.68 | FRI | Asking | Retail |  | 2,702.80 |  | Direct |  |
| 19/07/2019 | 18/08/2019 | 104 Lawnswood Rd | Stourbridge | GRND | 764 | 736 |  | 15,000.00 | 19.63 | FRI | Asking | Retail |  | 4,272.00 |  | Direct |  |
| 01/06/2019 | 01/06/2019 | Mell Sq | Solihull | GRND,1 | 5,100 | 2,600 | 0 | 99,999.95 | 19.61 | FRI | Effective | Retail |  |  |  | Direct | 10 yrs |
| 27/11/2018 | 30/11/2018 | 48A Union St | Wednesbury | GRND | 771 |  |  | 14,999.97 | 19.46 | FRI | Effective | Retail |  | 5,242.50 |  | Direct | 7 yrs |
| 01/06/2019 | 01/06/2019 | Hurst St | Birmingham | GRND | 2,746 | 2,746 |  | 53,400.00 | 19.45 | FRI | Effective | Retail |  | 18,640.00 | 17,232.00 | Direct | 10 yrs |
| 06/05/2019 | 16/06/2019 | 292 Allum Rock Rd | Birmingham | GRND | 270 | 0 | 0 | 5,219.82 | 19.33 | IRI | Effective | Retail |  |  |  | Direct | 3 yrs |
| 13/10/2018 | 14/11/2018 | 1340 Stratford Rd | Birmingham | GRND | 630 |  |  | 12,000.00 | 19.05 | FRI | Asking | Retail |  | 3,216.00 |  | Direct |  |
| 29/05/2019 | 03/07/2019 | 313-315 Bearwood Rd | Smethwick | GRND | 841 | 0 | 0 | 16,000.00 | 19.02 | FRI | Asking | Retail |  | 5,880.00 |  | Direct |  |
| 03/06/2019 | 03/06/2019 | 51 High St | Halesowen | GRND | 793 | 793 | 0 | 14,950.00 | 18.85 | FRI | Asking | Retail |  |  |  | Direct | 5 yrs |
| 19/10/2018 | 18/11/2018 | 271 Alcester Rd S | Birmingham | GRND | 744 |  |  | 14,000.00 | 18.82 |  | Asking | Retail |  | 2,665.00 |  | Direct |  |
| 11/09/2018 | 11/09/2018 | 11 Timberley Ln | Birmingham | GRND | 881 | 881 | 0 | 16,425.11 | 18.64 |  | Effective | Retail |  | 7,455.00 | 2,463.00 | Direct | 5 yrs |
| 24/10/2018 | 24/11/2018 | 1285 Bristol Rd S | Birmingham | GRND | 470 | 0 | 0 | 8,750.00 | 18.62 |  | Asking | Retail |  |  |  | Direct |  |
| 04/02/2019 | 04/02/2019 | C Poplar Way | Solihull | GRND | 2,616 | 0 | 0 | 48,362.66 | 18.49 | FRI | Effective | Retail |  |  |  | Direct | 10 yrs |
| 15/01/2019 | 15/01/2019 | 24 Hateley Dr | Wolverhampton | GRND | 652 | 652 |  | 12,000.00 | 18.40 | FRI | Asking | Retail |  | 2,104.00 |  | Direct |  |
| 22/09/2018 | 22/09/2018 | 22 Union St | Wednesbury | GRND,1 | 615 | 194 | 0 | 11,313.40 | 18.40 | FRI | Effective | Retail |  |  |  | Direct | 5 yrs |
| 11/09/2018 | 11/09/2018 | Washwood Heath Rd | Birmingham | GRND | 1,150 | 1,085 |  | 21,037.06 | 18.29 | FRI | Effective | Retail |  | 9,229.37 | 270,512.00 | Direct | 10 yrs |
| 01/11/2018 | 01/12/2018 | 23 Watford Rd | Birmingham | GRND | 1,075 |  |  | 19,500.00 | 18.14 | IRI | Effective | Retail |  |  |  | Direct | 10 yrs |
| 05/10/2018 | 05/10/2018 | 120 Vyse St | Birmingham | GRND | 2,000 |  |  | 36,104.48 | 18.05 | FRI | Effective | Retail |  |  |  | Direct |  |
| 12/09/2018 | 12/10/2018 | 82 Smallbrook Queensway | Birmingham | BSMT,GRND | 1,339 | 621 |  | 24,000.00 | 17.92 | FRI | Asking | Retail |  | 7,518.25 | 1,250.00 | Direct |  |
| 14/09/2018 | 14/09/2018 | Churchill Shopping Centre | Dudley | GRND | 1,400 |  |  | 24,999.75 | 17.86 |  | Effective | Retail |  |  | 8,403.00 | Direct | 10 yrs |
| 12/04/2019 | 12/04/2019 | 326-328 Ladypool Rd | Birmingham | GRND | 1,761 | 0 | 0 | 31,199.44 | 17.72 |  | Effective | Retail |  |  |  | Direct | 5 yrs |
| 16/10/2018 | 15/11/2018 | 11-12 Hagley Mall | Halesowen | GRND,1 | 2,814 | 1,524 |  | 48,500.00 | 17.24 | FRI | Asking | Retail |  | 27,547.00 | 16,000.00 | Direct | 1 yr |
| 25/02/2019 | 01/05/2019 | 1086 Stratford Rd | Birmingham | GRND | 912 | 0 | 0 | 15,600.00 | 17.11 |  | Asking | Retail |  |  |  | Assignment |  |
| 04/03/2019 | 04/03/2019 | 82 Blackhalve Ln | Wolverhampton | 1st | 328 | 0 | 0 | 5,599.93 | 17.07 | FRI | Effective | Retail |  |  |  | Direct | 3 yrs |
| 26/06/2019 | 26/06/2019 | Great Western Arcade | Birmingham | GRND | 3,173 | 1,065 | 0 | 53,999.79 | 17.02 | FRI | Effective | Retail |  |  | 16,484.00 | Direct | 15 yrs |
| 03/12/2018 | 03/12/2018 | 162 Yarningale Rd | Birmingham | GRND | 355 | 330 | 25 | 6,000.00 | 16.90 | FRI | Asking | Retail |  | 1,281.80 |  | Direct | 2 yrs |
| 02/01/2019 | 01/02/2019 | Birmingham Rd | Sutton Coldfield | GRND | 1,126 | 1,126 |  | 19,000.00 | 16.87 | FRI | Effective | Retail |  | 7,456.00 | 6,444.00 | Sublease | 20 yrs |
| 01/05/2019 | 01/05/2019 | Park Central | Birmingham | GRND | 4,742 | 4,742 | 0 | 80,000.00 | 16.87 | FRI | Asking | Retail |  |  |  | Direct | 15 yrs |
| 01/04/2019 | 01/05/2019 | 980 Stratford Rd | Birmingham | GRND | 1,217 |  |  | 20,400.00 | 16.76 |  | Asking | Retail |  |  |  | Direct |  |
| 06/09/2018 | 06/09/2018 | 120c Haslucks Green Rd | Birmingham | GRND,2 | 600 | 600 |  | 10,000.00 | 16.67 | FRI | Asking | Retail |  | 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 |  |  |  | Direct |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 01/01/2019 | 01/01/2019 | 242 High St | Dudley | BSMT,GRND | 469 |  |  | 7,800.00 | 16.63 |  | Effective | Retail |  |  |  | Direct | 3 yrs |
| 05/11/2018 | 05/11/2018 | Birmingham Rd | Sutton Coldfield | GRND | 892 | 892 |  | 14,782.30 | 16.57 | FRI | Effective | Retail |  | 5,010.00 | 2,417.00 | Sublease | 5 yrs |
| 07/02/2019 | 07/02/2019 | 7 Timberley Ln | Birmingham | GRND,1 | 886 | 584 |  | 14,546.98 | 16.42 | FRI | Effective | Retail |  | 6,720.00 | 2,296.00 | Direct | 3 yrs |
| 01/06/2019 | 01/06/2019 | Broad St | Birmingham | GRND | 7,336 | 7,336 | 0 | 120,000.00 | 16.36 | FRI | Effective | Retail |  | 66,720.00 | 20,000.00 | Direct |  |
| 14/08/2019 | 14/08/2019 | 26 Market Pl | Walsall | GRND | 337 | 337 | 0 | 5,499.82 | 16.32 |  | Effective | Retail |  |  |  | Direct | 6 yrs |
| 27/08/2019 | 27/08/2019 | 22 Frederick St | Birmingham | BSMT,GRND | 1,228 | 928 |  | 20,000.00 | 16.29 |  | Asking | Retail |  | 4,263.10 |  | Direct |  |
| 22/02/2019 | 22/03/2019 | 261 Oldbury Rd | Rowley Regis | GRND | 463 | 463 | 0 | 7,500.00 | 16.20 | FRI | Achieved | Retail |  | 2,200.00 |  | Direct |  |
| 01/10/2018 | 01/10/2018 | 170 High St | Birmingham | GRND,1 | 1,550 | 450 | 0 | 25,000.00 | 16.13 |  | Achieved | Retail |  | 8,382.50 |  | Direct | 5 yrs |
| 03/10/2018 | 02/11/2018 | High St | Birmingham | GRND | 3,148 |  |  | 50,709.54 | 16.11 | FRI | Effective | Retail |  | 19,103.75 | 4,328.00 | Direct | 15 yrs |
| 06/02/2019 | 17/04/2019 | 2224 Coventry Rd | Birmingham | GRND | 1,245 | 1,245 | 0 | 20,000.00 | 16.06 | FRI | Asking | Retail |  | 8,076.25 |  | Assignment |  |
| 05/10/2018 | 04/11/2018 | 324 Ladypool Rd | Birmingham | GRND | 753 | 0 | 0 | 12,000.00 | 15.94 |  | Asking | Retail |  |  |  | Assignment |  |
| 12/10/2018 | 21/11/2018 | 19 Kettlehouse Rd | Birmingham | GRND | 472 | 0 | 0 | 7,500.00 | 15.89 | FRI | Achieved | Retail |  |  |  | Direct |  |
| 21/11/2018 | 21/12/2018 | 115-117 Hurst St | Birmingham | GRND | 1,047 | 1,047 | 0 | 16,500.00 | 15.76 |  | Asking | Retail |  | 6,005.00 |  | Direct |  |
| 19/02/2019 | 21/03/2019 | 14B-14C Birmingham Rd | Sutton Coldfield | GRND | 1,823 | 1,823 | 0 | 28,500.00 | 15.63 |  | Asking | Retail |  |  |  | Assignment |  |
| 01/11/2018 | 01/11/2018 | Walsall Rd | Birmingham | GRND | 2,240 | 2,240 | 0 | 35,000.00 | 15.63 | FRI | Asking | Retail |  | 11,417.00 |  | Direct |  |
| 05/07/2019 | 13/09/2019 | 333 Chester Rd | Birmingham | GRND | 897 |  |  | 13,999.86 | 15.61 |  | Effective | Retail |  |  |  | Direct | 10 yrs |
| 28/11/2018 | 26/02/2019 | Upper Conybere St | Birmingham | GRND | 19,870 | 19,870 |  | 310,000.00 | 15.60 |  | Asking | Retail |  |  |  | Direct |  |
| 01/11/2018 | 01/11/2018 | 297 Vicarage Rd | Birmingham | GRND | 500 | 0 | 0 | 7,800.00 | 15.60 |  | Achieved | Retail |  |  |  | Direct | 3 yrs |
| 21/11/2018 | 04/01/2019 | 24 Shaftmoor Ln | Birmingham | GRND | 550 | 0 | 0 | 8,400.00 | 15.27 |  | Asking | Retail |  |  |  | Direct | 2 yrs |
| 24/10/2018 | 25/12/2019 | Bristol Rd S | Northfield | GRND,1 | 1,442 |  |  | 21,999.69 | 15.26 |  | Effective | Retail |  |  |  | Direct | 5 yrs |
| 11/01/2019 | 10/02/2019 | 482 Stafford Rd | Wolverhampton | GRND | 553 | 0 | 0 | 8,350.00 | 15.10 | FRI | Asking | Retail |  |  |  | Direct |  |
| 03/09/2018 | 05/10/2018 | 43 Formans Rd | Birmingham | GRND | 500 | 0 | 0 | 7,500.00 | 15.00 |  | Asking | Retail |  |  |  | Direct | 2 yrs |
| 01/04/2019 | 01/04/2019 | 1 Axletree Way | Wednesbury | GRND,1 | 102,348 |  |  | 1,535,000.00 | 15.00 |  | Effective | Retail |  |  |  | Direct | 15 yrs |
| 15/03/2019 | 14/04/2019 | Coventry Rd | Birmingham | GRND | 1,302 | 1,302 | 0 | 19,500.00 | 14.98 | FRI | Asking | Retail |  |  | 1,141.00 | Direct | 10 yrs |
| 09/10/2018 | 09/10/2018 | 220 Ladywood Middleway | Birmingham | GRND | 90,835 |  |  | 1,354,989.23 | 14.92 |  | Effective | Retail |  |  |  | Direct | 10 yrs |
| 10/09/2018 | 10/10/2018 | 8a Mill Ln | Solihull | GRND | 1,010 | 1,010 | 0 | 15,000.00 | 14.85 | FRI | Asking | Retail |  | 36,165.00 | 1,250.00 | Direct |  |
| 27/02/2019 | 27/02/2019 | Dudley Rd | Kingswinford | GRND | 900 | 1,000 |  | 13,310.16 | 14.79 |  | Effective | Retail |  |  |  | Direct | 15 yrs |
| 03/01/2019 | 06/02/2019 | 30 High St | Walsall | GRND | 644 | 644 | 0 | 9,500.00 | 14.75 | FRI | Asking | Retail |  | 4,566.80 |  | Direct |  |
| 03/10/2018 | 03/10/2018 | 1-3 Castle Bromwich Shopping Centre | Birmingham | 1st | 1,330 |  |  | 19,616.67 | 14.75 | FRI | Effective | Retail |  | 13,064.50 | 4,595.00 | Direct | 5 yrs |
| 22/03/2019 | 22/03/2019 | 5 Barnett Ln | Kingswinford | GRND | 448 |  |  | 6,600.00 | 14.73 | FRI | Asking | Retail |  | 2,928.00 |  | Direct |  |
| 09/01/2019 | 09/01/2019 | High St | West Bromwich | GRND | 1,358 |  |  | 19,999.69 | 14.73 |  | Effective | Retail |  | 6,168.00 | 1,944,741.00 |  | 5 yrs |
| 01/04/2019 | 01/05/2019 | 9-10 Bennetts Hl | Birmingham | BSMT,GRND | 4,422 | 2,193 |  | 65,000.00 | 14.70 | FRI | Achieved | Retail |  | 45,745.00 |  | Direct |  |
| 01/10/2018 | 01/10/2018 | 68-70 Dalton St | Birmingham | GRND | 851 | 851 | 0 | 12,500.00 | 14.69 | FRI | Asking | Retail |  |  |  | Direct | 2 yrs |
| 22/03/2019 | 22/03/2019 | 8 Bush Rd | Dudley | GRND | 409 |  |  | 6,000.00 | 14.67 |  | Asking | Retail |  | 1,416.00 |  | Direct |  |
| 01/12/2018 | 01/12/2018 | 578 Bearwood Rd | Smethwick | GRND | 854 |  |  | 12,500.00 | 14.64 | FRI | Achieved | Retail |  |  |  | Direct | 5 yrs |
| 08/07/2019 | 08/07/2019 | 15 High St | Walsall | GRND | 328 | 0 | 0 | 4,799.95 | 14.63 | FRI | Effective | Retail |  |  |  | Direct | 6 yrs |
| 25/07/2019 | 24/08/2019 | 20 Chapel Ash | Wolverhampton | GRND | 582 | 582 | 0 | 8,500.00 | 14.60 | FRI | Asking | Retail |  |  |  | Direct |  |
| 01/04/2019 | 01/04/2019 | 124 Ladypool Rd | Birmingham | GRND | 589 |  |  | 8,400.00 | 14.26 |  | Asking | Retail |  |  |  | Direct |  |
| 16/11/2018 | 16/11/2018 | Fort Pky | Birmingham | GRND | 1,496 |  |  | 21,015.80 | 14.05 | FRI | Effective | Retail |  |  |  | Direct | 10 yrs |
| 08/10/2018 | 08/11/2018 | 46 Dads Ln | Birmingham | GRND | 645 | 0 | 0 | 9,000.00 | 13.95 | FRI | Asking | Retail |  | 2,908.70 |  | Direct |  |
| 01/11/2018 | 01/11/2018 | 218 New John St W | Birmingham | GRND | 415 | 415 | 0 | 5,750.00 | 13.86 | FRI | Asking | Retail |  | 1,499.27 |  | Direct |  |
| 29/08/2019 | 11/10/2019 | 7 New St | Dudley | GRND | 376 | 376 | 0 | 5,199.91 | 13.83 | FRI | Effective | Retail |  | 2,256.00 |  | Direct | 5 yrs |
| 06/03/2019 | 01/04/2019 | Unit 1 King Edwards Rd | Birmingham | GRND | 3,305 | 3,305 | 0 | 45,177.62 | 13.67 | FRI | Effective | Retail |  |  | 9,915.00 | Direct | 15 yrs |
| 22/08/2019 | 21/09/2019 | 768 Bristol Rd S | Birmingham | GRND | 3,500 | 3,500 | 0 | 47,500.00 | 13.57 | FRI | Asking | Retail |  | 2,783.20 |  | Direct |  |
| 05/09/2018 | 05/10/2018 | Phoenix Rd | Wolverhampton | GRND | 481 | 0 | 0 | 6,500.00 | 13.51 |  | Asking | Retail |  | 1,341.00 |  | Direct |  |
| 01/07/2019 | 01/07/2019 | 56 Northampton St | Birmingham | GRND | 600 | 0 | 0 | 8,000.00 | 13.33 | FRI | Asking | Retail |  |  | 677.00 | Direct |  |
| 06/02/2019 | 08/03/2019 | 2c Ashtree Rd | Oldbury | GRND | 450 |  |  | 5,939.92 | 13.20 | FRI | Effective | Retail |  | 1,898.88 |  | Direct | 5 yrs |
| 05/08/2019 | 02/01/2020 | 100 Watson Rd | Birmingham | GRND | 38,896 | 38,896 | 0 | 512,000.00 | 13.16 |  | Asking | Retail |  | 150,212.00 | 263,792.00 | Assignment |  |
| 23/06/2019 | 23/06/2019 | 38 Upper Dean St | Birmingham | GRND | 5,347 |  |  | 69,755.70 | 13.05 | FRI | Effective | Retail |  | 32,784.50 | 3,928.00 | Direct | 15 yrs |
| 15/04/2019 | 15/05/2019 | 17 Darlington St | Wolverhampton | GRND | 1,150 | 600 | 550 | 15,000.00 | 13.04 | FRI | Asking | Retail |  |  |  | Direct | 4 yrs |
| 25/09/2018 | 24/11/2018 | 67 High St | Birmingham | GRND | 1,735 | 1,735 | 0 | 22,500.00 | 12.97 | FRI | Asking | Retail |  | 14,413.00 | 1,190.00 | Direct |  |
| 19/12/2018 | 18/01/2019 | 21 Streetly Rd | Birmingham | GRND | 579 | 0 | 0 | 7,499.81 | 12.95 | FRI | Effective | Retail |  | 2,989.00 |  | Direct | 4 yrs |
| 01/09/2018 | 01/09/2018 | 37 Vyse St | Birmingham | GRND | 1,081 | 0 | 0 | 14,000.00 | 12.95 |  | Asking | Retail |  |  | 111.00 | Direct |  |
| 22/10/2018 | 05/12/2018 | 12 Leighswood Rd | Walsall | GRND | 619 | 0 | 0 | 7,999.93 | 12.92 | FRI | Effective | Retail |  |  | 1,800.00 | Direct | 5 yrs |
| 24/10/2018 | 24/10/2018 | 25 High St | Birmingham | BSMT,GRND,1-2 | 1,771 |  |  | 22,799.64 | 12.87 | FRI | Effective | Retail |  |  |  | Direct | 5 yrs |
| 01/11/2018 | 08/03/2019 | 91-93 High St | Brierley Hill | GRND | 506 | 0 | 0 | 6,500.00 | 12.85 | IRO | Achieved | Retail |  |  |  | Direct | 6 yrs |
| 28/09/2018 | 28/09/2018 | 100 Crosswells Rd | Oldbury | GRND | 500 |  |  | 6,400.67 | 12.80 | FRI | Effective | Retail |  |  |  | Direct | 3 yrs |
| 08/11/2018 | 08/11/2018 | 983 Tyburn Rd | Birmingham | GRND | 706 | 0 | 0 | 9,001.50 | 12.75 | FRI | Achieved | Office/Retail |  | 3,168.80 |  | Direct | 10 yrs |
| 30/11/2018 | 01/12/2018 | 86 Church St | Bilston | GRND | 1,961 | 1,961 | 0 | 25,000.00 | 12.75 | FRI | Asking | Retail |  | 13,419.00 |  | Direct | 5 yrs |
| 03/07/2019 | 02/08/2019 | 218 High St | Birmingham | GRND | 1,298 |  |  | 16,500.00 | 12.71 | FRI | Asking | Retail |  | 8,880.00 |  | Direct |  |
| 17/09/2018 | 17/09/2018 | 3 Birmingham St | Oldbury | GRND | 905 | 745 |  | 11,500.00 | 12.71 | IRO | Asking | Retail |  | 3,612.00 |  | Direct |  |
| 20/09/2018 | 20/09/2018 | 202 Edward Rd | Birmingham | GRND | 425 | 425 |  | 5,399.83 | 12.71 | FRI | Effective | Retail |  |  |  | Direct | 3 yrs |
| 08/08/2019 | 05/09/2019 | 1406-1408 Pershore Rd | Birmingham | GRND | 670 | 650 |  | 8,500.00 | 12.69 | FRI | Asking | Retail |  | 3,504.00 |  | Direct |  |
| 08/12/2018 | 07/01/2019 | 10 Boldmere Rd | Sutton Coldfield | GRND,1-2 | 1,117 |  |  | 14,000.00 | 12.53 | FRI | Achieved | Retail |  |  |  | Direct |  |
| 22/05/2019 | 22/05/2019 | 56 Northampton St | Birmingham | GRND | 1,200 | 0 | 0 | 15,000.00 | 12.50 |  | Asking | Retail |  |  | 1,366.00 | Direct |  |
| 11/11/2018 | 11/11/2018 | 107 High St | Birmingham | GRND | 851 | 708 |  | 10,636.70 | 12.50 | FRI | Effective | Retail |  | 10,777.50 |  | Direct | 5 yrs |
| 24/03/2019 | 29/05/2019 | Green Ln | Walsall | GRND | 4,042 | 4,042 | 0 | 50,000.00 | 12.37 |  | Asking | Retail |  |  |  | Direct |  |
| 16/09/2019 | 16/10/2019 | Littleton St W | Walsall | GRND | 1,504 | 1,504 | 0 | 18,500.00 | 12.30 | FRI | Asking | Retail |  |  | 129.00 | Direct |  |
| 18/02/2019 | 25/02/2019 | 89 Swan Ln | Stourbridge | GRND | 978 | 0 | 0 | 11,999.87 | 12.27 | FRI | Effective | Retail |  | 3,746.80 |  | Direct | 5 yrs |
| 01/05/2019 | 01/05/2019 | 11 Hollybank Rd | Birmingham | GRND | 409 | 334 | 75 | 5,000.00 | 12.22 |  | Asking | Retail |  | 1,296.00 |  | Direct | 3 yrs |
| 16/11/2018 | 14/12/2018 | 104 High St | Brierley Hill | GRND | 822 | 471 |  | 10,000.00 | 12.17 | FRI | Asking | Retail |  | 5,144.64 |  | Direct |  |
| 01/09/2018 | 01/10/2018 | 422 Kingstanding Rd | Birmingham | GRND | 1,198 |  |  | 14,567.19 | 12.16 | FRI | Effective | Retail |  |  |  | Direct | 7 yrs |
| 01/03/2019 | 01/03/2019 | 997-999 Tyburn Rd | Birmingham | GRND | 987 | 0 | 0 | 12,000.00 | 12.16 |  | Asking | Retail |  |  |  | Direct |  |
| 18/12/2018 | 18/12/2019 | 3 Hampton Walk | Wolverhampton | GRND | 576 | 576 | 0 | 6,999.77 | 12.15 | FRI | Effective | Retail |  | 5,475.50 |  | Direct | 3 yrs |
| 03/12/2018 | 03/12/2018 | 68 Victoria St | Wolverhampton | GRND | 1,647 | 0 | 0 | 20,000.00 | 12.14 | IRO | Asking | Retail |  |  |  | Direct |  |
| 15/11/2018 | 15/11/2018 | Bristol Rd S | Northfield | BSMT,GRND | 2,680 |  |  | 32,499.34 | 12.13 |  | Effective | Retail |  |  |  | Direct | 5 yrs |
| 26/04/2019 | 26/04/2019 | 121-123 Parade | Sutton Coldfield | 1st | 3,302 | 3,302 | 0 | 40,000.00 | 12.11 |  | Asking | Retail |  | 13,980.00 |  | Direct |  |
| 01/07/2019 | 01/07/2019 | Church Walk | Dudley | GRND | 1,500 | 0 | 0 | 17,999.95 | 12.00 | FRI | Effective | Retail |  |  | 10,385.00 | Direct | 5 yrs |
| 01/10/2018 | 01/10/2018 | 26A Snow Hl | Wolverhampton | GRND | 602 | 602 | 0 | 7,200.00 | 11.96 | FRI | Achieved | Retail |  |  |  | Direct |  |
| 11/06/2019 | 11/07/2019 | 2C Addison Rd | Birmingham | GRND,1 | 1,026 | 590 |  | 12,260.46 | 11.95 | FRI | Effective | Retail |  | 4,368.00 |  | Direct | 5 yrs |
| 01/11/2018 | 01/11/2018 | 66 Oxley Moor Rd | Wolverhampton | GRND | 713 | 713 | 0 | 8,500.00 | 11.92 | FRI | Achieved | Retail |  |  |  | Direct | 5 yrs |
| 01/06/2019 | 01/06/2019 | 67 High St | Brownhills | GRND | 2,366 | 2,366 | 0 | 28,161.00 | 11.90 |  | Asking | Retail |  |  |  | Assignment |  |
| 29/11/2018 | 29/11/2018 | 195-199 High St | West Bromwich | GRND,1 | 1,603 |  |  | 19,000.00 | 11.85 |  | Achieved | Retail |  |  |  | Direct | 5 yrs |
| 16/11/2018 | 16/11/2018 | Unit 10 Birmingham Rd | Sutton Coldfield | GRND | 796 | 796 |  | 9,427.84 | 11.84 | FRI | Effective | Retail |  | 3,355.20 | 2,157.00 | Sublease | 5 yrs |
| 02/07/2019 | 01/08/2019 | 33 Upper High St | Wednesbury | GRND | 512 | 0 | 0 | 6,000.00 | 11.72 |  | Achieved | Retail |  |  |  | Direct |  |
| 01/07/2019 | 01/07/2019 | 101-125 Grove Ln | Birmingham | GRND | 556 | 556 | 0 | 6,500.00 | 11.69 |  | Asking | Retail |  |  |  | Direct | 3 yrs |
| 01/11/2018 | 01/11/2018 | 20 Brigfield Rd | Birmingham | GRND | 463 | 317 | 0 | 5,400.00 | 11.66 |  | Achieved | Retail |  |  |  | Direct | 3 yrs |
| 21/11/2018 | 21/12/2018 | 119-121 Hurst St | Birmingham | GRND | 2,450 | 2,450 | 0 | 28,500.00 | 11.63 |  | Asking | Retail |  | 9,537.00 |  | Direct |  |
| 01/07/2019 | 01/07/2019 | 540 Hob Moor Rd | Birmingham | GRND,1 | 867 | 425 |  | 10,000.00 | 11.53 | FRI | Asking | Retail |  | 2,016.00 |  | Direct | 5 yrs |
| 28/01/2019 | 28/01/2019 | Waterfront E | Brierley Hill | GRND | 573 |  |  | 6,600.00 | 11.52 | FRI | Achieved | Retail |  |  |  | Direct | 3 yrs |
| 06/08/2019 | 06/08/2019 | 7 High St | Wolverhampton | GRND | 613 | 316 | 0 | 6,999.87 | 11.42 | FRI | Effective | Retail |  |  |  | Direct | 3 yrs |
| 21/02/2019 | 22/05/2019 | 53-59A High St | Birmingham | GRND,1-2 | 18,481 |  |  | 210,000.00 | 11.36 | FRI | Asking | Retail |  |  |  | Direct | 5 yrs |
| 05/09/2018 | 05/09/2018 | 129 Soho Hl | Birmingham | GRND | 1,270 |  |  | 14,400.00 | 11.34 |  | Achieved | Retail |  |  |  |  | 5 yrs |

| 29/01/2019 | 03/03/2019 | 1524 Kingsbury Rd | Birmingham | GRND | 635 | 0 | 0 | 7,199.82 | 11.34 | IRO | Effective | Retail |  |  |  | Direct | 1 yr |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 29/10/2018 | 28/11/2018 | 30 Newton Rd | Birmingham | GRND | 1,218 | 0 | 0 | 13,750.00 | 11.29 | FRI | Achieved | Retail |  | 7,080.00 |  | Direct |  |
| 01/04/2019 | 02/05/2019 | 66-67 Darlington St | Wolverhampton | GRND | 2,085 | 0 | 0 | 23,499.94 | 11.27 | FRI | Effective | Retail |  |  |  | Direct | 5 yrs |
| 01/08/2019 | 01/08/2019 | 10 King Edwards Rd | Birmingham | GRND | 645 | 0 | 0 | 7,250.00 | 11.24 |  | Asking | Retail |  |  |  | Direct | 3 yrs |
| 01/09/2018 | 01/10/2018 | 98-100 High St | Brierley Hill | GRND | 3,586 |  |  | 40,000.00 | 11.15 | FRI | Asking | Retail |  | 18,264.75 |  | Direct |  |
| 01/07/2019 | 01/07/2019 | Wulfrun Sq | Wolverhampton | GRND | 1,303 |  |  | 14,500.00 | 11.13 |  | Effective | Retail |  |  |  | Direct | 3 yrs |
| 24/06/2019 | 24/06/2019 | 110 Brays Rd | Birmingham | GRND | 428 | 428 | 0 | 4,740.00 | 11.07 | FRI | Asking | Retail |  |  |  | Direct | 15 yrs |
| 26/07/2019 | 26/07/2019 | 3 Woodbury Rd | Halesowen | GRND | 588 |  |  | 6,500.00 | 11.05 | FRI | Asking | Retail |  | 1,584.00 |  | Direct |  |
| 06/02/2019 | 08/02/2019 | 87-89 Park Rd | Walsall | GRND | 908 |  |  | 9,999.77 | 11.01 | FRI | Effective | Retail |  |  |  | Direct | 3 yrs |
| 15/02/2019 | 15/02/2019 | 596 Bearwood Rd | Smethwick | GRND | 1,884 | 1,635 |  | 20,500.00 | 10.88 | FRI | Asking | Retail |  | 8,877.00 |  | Direct | 10 yrs |
| 23/09/2019 | 23/10/2019 | 110 Castle Sq | Birmingham | GRND | 2,459 | 0 | 0 | 26,718.00 | 10.87 |  | Asking | Retail |  |  |  | Direct |  |
| 26/09/2018 | 26/09/2018 | 1 Victoria Sq | Birmingham | BSMT,GRND | 11,078 | 7,576 |  | 120,267.17 | 10.86 | FRI | Effective | Retail |  | 54,230.00 | 19,312.00 | Direct | 15 yrs |
| 18/02/2019 | 18/02/2019 | 30 Hagley Mall | Halesowen | GRND | 7,370 | 4,700 | 1,325 | 79,998.43 | 10.85 |  | Effective | Retail |  | 50,677.50 |  | Direct | 5 yrs |
| 12/03/2019 | 12/03/2019 | 60 High St | Birmingham | GRND,1-2 | 1,751 | 849 |  | 19,000.00 | 10.85 | FRI | Asking | Retail |  | 5,880.00 |  | Direct |  |
| 06/02/2019 | 08/03/2019 | 6 Woodbury Rd | Halesowen | GRND | 600 | 600 |  | 6,500.00 | 10.83 | FRI | Asking | Retail |  | 1,538.00 |  | Direct |  |
| 24/10/2018 | 24/11/2018 | 153 Yew Tree Ln | Birmingham | GRND | 650 | 0 | 0 | 7,000.00 | 10.77 | FRI | Asking | Retail |  |  |  | Direct |  |
| 20/11/2018 | 20/12/2018 | 70 High St | Halesowen | GRND,1 | 1,305 | 675 |  | 14,000.00 | 10.73 |  | Asking | Retail |  | 7,107.00 |  | Direct |  |
| 01/09/2018 | 01/09/2018 | 749 Bristol Rd S | Birmingham | GRND | 1,399 | 1,399 | 0 | 15,000.00 | 10.72 | IRO | Asking | Retail |  | 6,776.00 |  | Direct |  |
| 02/10/2018 | 01/11/2018 | 231 High St | West Bromwich | GRND,1 | 2,479 | 1,605 |  | 26,500.00 | 10.69 |  | Asking | Retail |  | 15,240.00 |  | Direct |  |
| 31/05/2019 | 05/07/2019 | 903 Aldridge Rd | Birmingham | GRND | 900 | 900 | 0 | 9,599.93 | 10.67 |  | Effective | Retail |  |  |  | Direct | 6 yrs |
| 20/09/2018 | 19/11/2018 | 47-55 Bridge St | Walsall | GRND | 8,439 |  |  | 90,000.00 | 10.66 |  | Asking | Retail |  | 28,329.00 |  | Direct |  |
| 01/07/2019 | 01/07/2019 | 167 Sandon Rd | Smethwick | GRND,1 | 611 | 476 |  | 6,500.00 | 10.64 | IRI | Effective | Retail |  |  |  | Direct | 3 yrs |
| 22/03/2019 | 22/03/2019 | 82 Vyse St | Birmingham | GRND | 1,229 | 0 | 0 | 13,000.00 | 10.58 |  | Asking | Retail |  |  | 3,780.00 | Direct |  |
| 03/12/2018 | 03/12/2018 | Pavillion, Golden Hillcock Rd | Birmingham | GRND | 711 | 0 | 0 | 7,500.00 | 10.55 |  | Asking | Retail |  |  |  | Direct |  |
| 16/10/2018 | 15/11/2018 | Timberley Ln | Birmingham | GRND,1 | 1,862 |  |  | 19,616.71 | 10.54 | FRI | Effective | Retail |  |  |  | Direct | 5 yrs |
| 02/03/2019 | 01/04/2019 | 618-620 Bearwood Rd | Smethwick | GRND | 1,335 | 1,083 |  | 14,024.67 | 10.51 | FRI | Effective | Retail |  | 14,910.00 |  | Direct |  |
| 01/09/2018 | 01/09/2018 | 1 Lutley Grove | Birmingham | GRND | 324 | 324 | 0 | 3,400.00 | 10.49 | FRI | Asking | Retail |  | 1,355.75 |  | Direct |  |
| 04/04/2019 | 04/04/2019 | Alcester Rd S | Birmingham | GRND | 5,485 |  |  | 56,668.53 | 10.33 | FRI | Effective | Retail |  | 25,389.50 | 6,784.00 | Direct | 10 yrs |
| 01/02/2019 | 22/03/2019 | 2a-3 Bradrord St | Walsall | GRND,1 | 3,873 | 2,152 | 1,721 | 40,000.00 | 10.33 | FRI | Asking | Retail |  |  |  | Direct |  |
| 07/02/2019 | 01/02/2020 | Broad St | Birmingham | BSMT,GRND | 25,543 |  |  | 263,410.00 | 10.31 |  | Achieved | Retail |  |  |  | Direct |  |
| 08/04/2019 | 08/05/2019 | 74 Worcester St | Wolverhampton | GRND | 779 | 0 | 0 | 8,000.00 | 10.27 |  | Asking | Retail |  |  |  | Direct |  |
| 01/05/2019 | 01/05/2019 | 12 Unity Pl | Oldbury | GRND | 708 | 0 | 0 | 7,199.99 | 10.17 | FRI | Effective | Retail |  | 2,083.00 |  | Direct | 15 yrs |
| 05/04/2019 | 05/04/2019 | 38 Church St | Bilston | GRND | 592 |  |  | 5,999.91 | 10.13 |  | Effective | Retail |  |  |  | Direct | 3 yrs |
| 30/04/2019 | 30/04/2019 | Waterfront Way | Brierley Hill | GRND | 2,961 |  |  | 30,000.00 | 10.13 | FRI | Achieved | Retail |  |  |  | Direct |  |
| 30/05/2019 | 30/05/2019 | 149-151 High St | Birmingham | GRND,1 | 8,900 |  |  | 90,000.00 | 10.11 | FRI | Achieved | Retail |  |  |  | Direct | 10 yrs |
| 01/11/2018 | 01/11/2018 | 758 Kingstanding Rd | Birmingham | GRND | 749 | 0 | 0 | 7,500.00 | 10.01 |  | Asking | Retail |  | 2,516.40 |  | Direct |  |
| 31/01/2019 | 01/04/2019 | High St | Stourbridge | GRND,2 | 7,894 | 3,947 |  | 78,000.00 | 9.88 |  | Achieved | Retail |  | 49,300.00 |  | Direct |  |
| 11/04/2019 | 11/05/2019 | 135 High St | Birmingham | GRND,1 | 2,025 | 705 |  | 20,000.00 | 9.88 | FRI | Asking | Retail |  |  |  | Direct | 6 yrs |
| 29/10/2018 | 29/10/2018 | 293 Harborne Ln | Birmingham | GRND,1 | 975 |  |  | 9,500.00 | 9.74 | FRI | Asking | Retail |  | 2,136.00 |  | Direct |  |
| 17/09/2019 | 17/09/2019 | 143-145 Lichfield Rd | Walsall | GRND | 621 | 621 | 0 | 5,999.88 | 9.66 | IRI | Effective | Retail |  |  |  | Direct | 5 yrs |
| 16/12/2018 | 15/01/2019 | 90-92 High St | Birmingham | GRND,1 | 4,106 | 1,977 |  | 39,500.00 | 9.62 | FRI | Asking | Retail |  | 20,829.25 |  | Direct |  |
| 14/02/2019 | 16/03/2019 | 2230 Coventry Rd | Birmingham | GRND,1 | 1,301 | 846 |  | 12,499.75 | 9.61 | FRI | Effective | Retail |  | 5,082.00 |  | Direct | 5 yrs |
| 01/04/2019 | 01/05/2019 | 14 Castle St | Dudley | GRND,1 | 2,363 | 1,292 |  | 22,500.00 | 9.52 | FRI | Achieved | Retail |  | 11,955.25 | 11,425.00 | Direct |  |
| 27/02/2019 | 29/03/2019 | 63 High St | Bilston | GRND | 807 | 0 | 0 | 7,500.00 | 9.29 | FRI | Asking | Retail |  |  |  | Direct |  |
| 07/05/2019 | 07/05/2019 | 33 High St | Rowley Regis | GRND | 811 |  |  | 7,500.00 | 9.25 |  | Achieved | Retail |  |  |  | Direct |  |
| 23/11/2018 | 23/12/2018 | 55 High St | Dudley | GRND | 1,894 | 1,894 | 0 | 17,500.00 | 9.24 | FRI | Asking | Retail |  | 9,437.00 |  | Direct |  |
| 01/08/2019 | 01/08/2019 | 312 Stroud Ave | Willenhall | GRND | 661 | 0 | 0 | 5,999.99 | 9.08 | IRI | Effective | Retail |  |  |  | Direct | 6 yrs |
| 15/07/2019 | 15/07/2019 | 5 High St | Brierley Hill | GRND | 634 | 634 | 0 | 5,749.81 | 9.07 | FRI | Effective | Retail |  |  |  | Direct | 3 yrs |
| 02/09/2018 | 02/10/2018 | 94 High St | Wolverhampton | GRND | 1,050 | 0 | 0 | 9,500.00 | 9.05 | FRI | Achieved | Retail |  |  |  | Direct | 3 yrs |
| 02/03/2019 | 01/04/2019 | 961 Alcester Rd S | Birmingham | BSMT,GRND,1 | 2,195 | 950 |  | 19,750.00 | 9.00 | FRI | Asking | Retail |  | 4,920.00 | 1,268.00 | Direct |  |
| 15/03/2019 | 15/03/2019 | High St | Cradley Heath | GRND | 778 |  |  | 7,000.00 | 9.00 |  | Achieved | Retail |  |  |  | Direct | 5 yrs |
| 30/04/2019 | 30/04/2019 | Waterfront Way | Brierley Hill | GRND | 5,634 |  |  | 50,000.00 | 8.87 |  | Achieved | Retail |  |  |  | Direct |  |
| 01/05/2019 | 01/05/2019 | 79-81 Tile Cross Rd | Birmingham | GRND | 2,294 | 1,296 | 998 | 20,000.00 | 8.72 |  | Asking | Retail |  | 9,120.50 |  | Direct | 3 yrs |
| 11/04/2019 | 11/04/2019 | High St | West Bromwich | GRND | 7,631 | 0 | 0 | 66,389.39 | 8.70 |  | Effective | Retail |  |  |  | Direct | 10 yrs |
| 20/11/2018 | 20/11/2018 | 100 High St | West Bromwich | GRND | 1,792 | 0 | 0 | 15,500.00 | 8.65 | FRI | Achieved | Retail |  | 8,155.00 |  | Direct | 20 yrs |
| 13/09/2018 | 13/09/2018 | 1 Greenwood | Birmingham | BSMT,GRND | 2,454 |  |  | 21,170.95 | 8.63 | FRI | Effective | Retail |  |  |  | Direct | 10 yrs |
| 25/02/2019 | 25/02/2019 | Westley St | Birmingham | GRND | 8,077 | 0 | 0 | 68,999.76 | 8.54 | FRI | Effective | Retail |  | 32,131.00 |  | Direct | 15 yrs |
| 02/12/2018 | 01/01/2019 | Churchill Shopping Centre | Dudley | GRND,1 | 2,138 | 776 |  | 18,200.00 | 8.51 | FRI | Achieved | Retail |  | 11,215.75 | 6,723.00 | Direct |  |
| 01/12/2018 | 01/01/2019 | 192 Sutton New Rd | Birmingham | GRND | 1,367 | 0 | 0 | 11,500.00 | 8.41 |  | Achieved | Retail |  |  |  | Direct | 15 yrs |
| 01/05/2019 | 01/05/2019 | 92 Edgewood Rd | Birmingham | GRND | 637 | 395 | 242 | 5,300.00 | 8.32 |  | Asking | Retail |  | 2,304.00 |  | Direct | 5 yrs |
| 05/10/2018 | 05/10/2018 | 59-61 Queensway Mall | Halesowen | GRND,1 | 7,352 | 3,763 |  | 61,028.10 | 8.30 | FRI | Effective | Retail |  | 34,541.50 |  | Direct | 10 yrs |
| 29/03/2019 | 29/03/2019 | 257-258 Stafford St | Walsall | GRND | 724 | 724 |  | 5,999.96 | 8.29 | FRI | Effective | Retail |  | 7,080.00 |  | Direct | 5 yrs |
| 04/04/2019 | 04/04/2019 | High St | Cradley Heath | GRND | 864 |  |  | 7,000.00 | 8.10 | FRI | Achieved | Retail |  |  |  | Direct | 5 yrs |
| 25/05/2019 | 24/06/2019 | 21 Hagley St | Halesowen | GRND,1-2 | 1,242 | 378 |  | 10,000.00 | 8.05 | FRI | Asking | Retail |  | 4,320.00 |  | Direct |  |
| 01/04/2019 | 09/05/2019 | 63 High St | Walsall | GRND | 3,786 | 3,786 | 0 | 30,000.00 | 7.92 | FRI | Asking | Retail |  | 15,568.00 |  | Direct | 10 yrs |
| 05/02/2019 | 05/02/2019 | High St | Cradley Heath | GRND | 897 |  |  | 7,000.00 | 7.80 | FRI | Achieved | Retail |  |  |  | Direct | 1 yr |
| 28/05/2019 | 27/06/2019 | 698 Stratford Rd | Birmingham | GRND | 1,680 | 0 | 0 | 13,000.00 | 7.74 |  | Asking | Retail |  |  |  | Direct | 7 yrs |
| 01/08/2019 | 31/08/2019 | 45-47 High St | Walsall | GRND,1 | 2,595 | 1,300 |  | 20,000.00 | 7.71 | FRI | Asking | Retail |  | 10,800.00 |  | Direct |  |
| 29/04/2019 | 01/06/2019 | High St | West Bromwich | GRND | 30,750 | 0 | 0 | 233,639.87 | 7.60 | FRI | Effective | Retail |  | 28,261.00 |  | Sublease | 9 yrs |
| 26/10/2018 | 13/12/2018 | The Haymarket | Wolverhampton | GRND | 600 | 0 | 0 | 4,499.91 | 7.50 | IRO | Effective | Retail |  | 1,505.76 |  | Direct | 5 yrs |
| 01/09/2018 | 01/09/2018 | 113 Grove Ln | Harborne | GRND | 467 | 253 | 214 | 3,500.00 | 7.49 | FRI | Asking | Retail |  |  |  | Direct | 2 yrs |
| 23/03/2019 | 22/04/2019 | 157 Kings Heath High St | Birmingham | GRND,1 | 4,721 | 2,485 |  | 34,748.37 | 7.36 | FRI | Effective | Retail |  | 20,357.00 |  | Direct | 15 yrs |
| 01/11/2018 | 01/12/2018 | 46 Birchills St | Walsall | GRND | 1,181 | 1,181 |  | 8,580.00 | 7.27 | FRI | Asking | Retail |  | 3,230.50 |  | Direct |  |
| 14/11/2018 | 14/12/2018 | 185-189 High St | Walsall | GRND | 6,905 |  |  | 50,000.00 | 7.24 |  | Achieved | Retail |  |  |  |  |  |
| 01/03/2019 | 01/03/2019 | 101 Aston Hall Rd | Birmingham | GRND | 2,650 | 1,360 | 0 | 19,000.00 | 7.17 |  | Effective | Retail |  |  |  | Direct | 5 yrs |
| 29/01/2019 | 28/06/2019 | 71-75 Park St | Walsall | GRND,1 | 35,380 | 17,672 | 17,708 | 251,799.43 | 7.12 | FRI | Effective | Retail |  | 126,752.00 | 7,283.00 | Direct | 20 yrs |
| 15/10/2018 | 15/10/2018 | High St | Cradley Heath | GRND | 988 |  |  | 7,000.00 | 7.09 |  | Achieved | Retail |  |  |  | Direct | 1 yr |
| 06/02/2019 | 08/03/2019 | 162 High St | Rowley Regis | GRND,1 | 2,297 | 1,149 |  | 15,996.00 | 6.96 |  | Asking | Retail |  |  |  | Direct |  |
| 12/12/2018 | 10/02/2019 | 9 High St | Bilston | GRND,1 | 5,112 | 3,378 |  | 35,000.00 | 6.85 | FRI | Asking | Retail |  | 10,483.00 |  | Direct |  |
| 15/09/2018 | 15/10/2018 | 183 High St | Walsall | GRND,1-2 | 1,664 | 465 |  | 10,917.98 | 6.56 | FRI | Effective | Retail |  | 6,757.00 |  | Direct | 3 yrs |
| 01/07/2019 | 01/07/2019 | 14 Birdcage | Dudley | GRND | 1,568 | 0 | 0 | 9,999.93 | 6.38 |  | Effective | Retail |  |  | 8,986.00 | Direct | 2 yrs |
| 15/03/2019 | 15/03/2019 | 83 Soho Rd | Birmingham | GRND,1 | 2,794 | 0 | 0 | 17,759.65 | 6.36 |  | Effective | Retail |  |  |  | Direct | 5 yrs |
| 01/05/2019 | 01/05/2019 | 9a Langley High St | Oldbury | GRND | 1,900 | 0 | 0 | 12,000.00 | 6.32 |  | Achieved | Retail |  |  |  | Direct |  |
| 17/09/2018 | 17/10/2018 | 139 Londonderry Ln | Smethwick | GRND | 4,768 | 0 | 0 | 30,000.00 | 6.29 |  | Achieved | Retail |  | 6,825.00 |  | Direct | 6 yrs |
| 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 |  | 11,999.50 |  | Direct | 5 yrs |
| 01/04/2019 | 01/05/2019 | 3 Birdcage Walk | Dudley | GRND | 1,452 |  |  | 8,400.00 | 5.79 |  | Effective | Retail |  | 2,400.00 | 1,245.00 | Direct | 2 yrs |
| 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 |  | 24,000.00 |  | Sublease |  |
| 01/11/2018 | 01/11/2018 | High St | Cradley Heath | GRND | 713 |  |  | 4,000.00 | 5.61 |  | Achieved | Retail |  |  |  | Direct | 1 yr |
| 01/02/2019 | 01/02/2019 | 128 Alcester Rd | Birmingham | GRND,2-3 | 1,650 |  |  | 8,900.00 | 5.39 |  | Achieved | Retail |  |  |  | Direct | 3 yrs |
| 15/11/2018 | 15/12/2018 | 56-58 Constitution Hl | Birmingham | 2nd | 1,840 |  |  | 9,600.16 | 5.22 |  | Effective | Retail |  | 3,216.00 |  | Direct | 5 yrs |
| 01/02/2019 | 01/03/2019 | 8 Langley High St | Oldbury | GRND | 1,166 |  |  | 6,000.00 | 5.15 | IRI | Asking | Retail |  | 2,982.40 |  | Direct | 5 yrs |
| 01/07/2019 | 01/07/2019 | Churchill Shopping Centre | Dudley | GRND | 2,138 |  |  | 11,000.00 | 5.14 |  | Achieved | Retail |  |  |  | Direct | 5 yrs |
| 01/04/2019 | 01/05/2019 | 14 Stafford St | Willenhall | GRND | 2,000 |  |  | 9,600.00 | 4.80 |  | Asking | Retail |  |  |  | Direct |  |
| 20/12/2018 | 19/01/2019 | 85-87 Bridge St | Walsall | GRND | 2,145 | 2,145 |  | 10,000.00 | 4.66 | FRI | Asking | Retail |  | 5,770.00 |  | Direct |  |

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

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

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



Appendix 4 - BCIS costs

**94**

£/m2 study

**Description:** Rate per m2 gross internal floor area for the building Cost including prelims. **Last updated:** 01­Aug­2020 00:48

Rebased to Birmingham ( 96; sample 139 )

**Maximum age of results:** Default period

| **Building function**  **(Maximum age of projects)** | **Mean** | | | **£/m2 gross**  **Lowest** | | **Internal floor area**  **Lower quartiles** | | **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 | | 862 | 430 | | 716 | | 855 | | 952 | | 1,520 | | 24 | |
| factories/Offices ­ mixed | |  |  | |  | |  | |  | |  | |  | |
| facilities (15) | |  |  | |  | |  | |  | |  | |  | |
| **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 | | 734 | 412 | | 538 | | 783 | | 890 | | 1,169 | | 11 | |
| warehouses/stores (15) | |  |  | |  | |  | |  | |  | |  | |
| **284.2 Purpose built** | |  |  | |  | |  | |  | |  | |  | |
| **warehouses/stores** | |  |  | |  | |  | |  | |  | |  | |

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| **Building function**  **(Maximum age of projects)** | **Mean** | | | **£/m2 gross**  **Lowest** | | **Internal floor area**  **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 | | 1,241 | 842 | | 918 | | 1,085 | | 1,679 | | 1,681 | | 5 | |
| stores/refrigerated stores | |  |  | |  | |  | |  | |  | |  | |
| (25) | |  |  | |  | |  | |  | |  | |  | |
| **320. Offices** | |  |  | |  | |  | |  | |  | |  | |
| Generally (15) | | 1,805 | 933 | | 1,327 | | 1,715 | | 2,172 | | 4,572 | | 107 | |
| **Air­conditioned** | |  |  | |  | |  | |  | |  | |  | |
| Generally (15) | | 1,869 | 1,116 | | 1,466 | | 1,800 | | 2,172 | | 3,213 | | 31 | |
| 1­2 storey (15) | | 1,738 | 1,116 | | 1,438 | | 1,637 | | 1,859 | | 3,213 | | 12 | |
| 3­5 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 air­conditioned** | |  |  | |  | |  | |  | |  | |  | |
| Generally (15) | | 1,792 | 933 | | 1,307 | | 1,733 | | 2,204 | | 3,159 | | 52 | |
| 1­2 storey (15) | | 1,764 | 994 | | 1,272 | | 1,723 | | 2,140 | | 2,987 | | 26 | |
| 3­5 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 | | 1,185 | 1,041 | | ­ | | ­ | | ­ | | 1,330 | | 2 | |
| (25) | |  |  | |  | |  | |  | |  | |  | |
| **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 | |
| 1­2 storey (30) | | 1,418 | 561 | | 810 | | 985 | | 1,880 | | 3,936 | | 22 | |
| 3­5 storey (30) | | 1,233 | ­ | | ­ | | ­ | | ­ | | ­ | | 1 | |
| 810. Housing, mixed | | 1,233 | 619 | | 1,073 | | 1,198 | | 1,347 | | 2,797 | | 1238 | |
| developments (15) | |  |  | |  | |  | |  | |  | |  | |
| **810.1 Estate housing** | |  |  | |  | |  | |  | |  | |  | |
| Generally (15) | | 1,230 | 600 | | 1,052 | | 1,188 | | 1,345 | | 4,260 | | 1595 | |
| Single storey (15) | | 1,381 | 785 | | 1,167 | | 1,327 | | 1,552 | | 4,260 | | 262 | |
| 2­storey (15) | | 1,190 | 600 | | 1,036 | | 1,159 | | 1,298 | | 2,590 | | 1224 | |
| 3­storey (15) | | 1,254 | 770 | | 1,032 | | 1,200 | | 1,405 | | 2,512 | | 104 | |
| 4­storey or above (15) | | 2,599 | 1,262 | | 2,088 | | 2,332 | | 3,471 | | 3,842 | | 5 | |
| 810.11 Estate housing | | 1,592 | 925 | | 1,200 | | 1,355 | | 1,600 | | 4,260 | | 21 | |
| detached (15) | |  |  | |  | |  | |  | |  | |  | |

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| **Building function**  **(Maximum age of projects)** | | **Mean** | | **Lowest** | **Lower quartiles** | | **£/m² gross**  **Median** | | **internal floor area**  **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 | |
| 2­storey (15) | 1,193 | | 727 | | | 1,054 | | 1,172 | | 1,310 | 2,072 | | 288 | |
| 3­storey (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 | |
| 2­storey (15) | 1,221 | | 773 | | | 1,031 | | 1,174 | | 1,347 | 2,590 | | 230 | |
| 3­storey (15) | 1,261 | | 770 | | | 1,020 | | 1,189 | | 1,385 | 2,512 | | 48 | |
| 4­storey or above (10) | 3,656 | | 3,471 | | | ­ | | ­ | | ­ | 3,842 | | 2 | |
| **816. Flats (apartments)** |  | |  | | |  | |  | |  |  | |  | |
| Generally (15) | 1,443 | | 716 | | | 1,204 | | 1,373 | | 1,624 | 4,993 | | 895 | |
| 1­2 storey (15) | 1,374 | | 838 | | | 1,172 | | 1,313 | | 1,518 | 2,477 | | 210 | |
| 3­5 storey (15) | 1,420 | | 716 | | | 1,195 | | 1,364 | | 1,603 | 3,010 | | 586 | |
| 6 storey or above (15) | 1,743 | | 1,046 | | | 1,417 | | 1,630 | | 1,871 | 4,993 | | 96 | |
| 852. Hotels (15) | 1,976 | | 1,145 | | | 1,632 | | 1,911 | | 2,326 | 2,954 | | 20 | |
| 856.2 Students' | 1,833 | | 1,061 | | | 1,616 | | 1,824 | | 1,997 | 3,019 | | 58 | |
| residences, halls of |  | |  | | |  | |  | |  |  | |  | |
| residence, etc (15) |  | |  | | |  | |  | |  |  | |  | |

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£/m2 study

**Description:** Rate per m2 gross internal floor area for the building Cost including prelims. **Last updated:** 12­Mar­2022 00:41

Rebased to Birmingham ( 95; sample 140 )

**Maximum age of results:** Default period

| **Building function**  **(Maximum age of projects)** | **Mean** | | **Lowest** | | **Lower quartiles** | | **£/m² gross**  **Median** | | **internal floor area**  **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 | | 897 | | 448 | | 739 | | 892 | | 1,000 | | 1,598 | | 23 |
| factories/Offices ­ mixed | |  | |  | |  | |  | |  | |  | |  |
| facilities (15) | |  | |  | |  | |  | |  | |  | |  |
| **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 | | 753 | | 381 | | 556 | | 768 | | 946 | | 1,241 | | 10 |
| warehouses/stores (15) | |  | |  | |  | |  | |  | |  | |  |
| **284.2 Purpose built** | |  | |  | |  | |  | |  | |  | |  |
| **warehouses/stores** | |  | |  | |  | |  | |  | |  | |  |

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| **Building function**  **(Maximum age of projects)** | **Mean** | | | **Lowest** | **£/m² gross**  **Lower quartiles** | | | **internal floor area**  **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 | | 1,187 | 876 | | | ­ | 938 | | ­ | | 1,748 | | 3 | |
| stores/refrigerated stores | |  |  | | |  |  | |  | |  | |  | |
| (25) | |  |  | | |  |  | |  | |  | |  | |

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Appendix 5 - Typology details

**95**

| 1 2 | **BIRMINGHAM CITY COUNCIL** | | 3 | 4 | 5 | **6** | **7 8** | **Years 1 - 5** | | 13 | 14 | 15 | 16 | 18 19 20 |  | **Floor areas - proposed (sqm)** | | 21 | 22 | 23 | 24 | 25 | 26  DC  includes SG | 27 | 28 | 29  **CIL (rate per sqm)** | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | |  | Gross | Net site |  |  | No of | | No of | Resi costs | Resi costs | GIA | GIA |  |  | |  |  |  |  |  |  |  | Total resi | Total resi FS |  |  |  |  |  |  |  |  |  |  |
| Site ref | | SITE NAME | Site area | area | Site coverage |  | Houses | | Flats | Houses | Flats | Houses | flats | Retail A1-A | Retail S'Mark | | B1 | B2 industria | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | units |  | Retail A1- | ARetail S'M | aB1 | B2 industri | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi |
| 1 | | 1 unit scheme, low density, houses (GF) | 0.03 | 0.03 | 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 | 0.00 |
| 2 | | 8 unit scheme, medium density, houses (GF) | 0.14 | 0.14 | 100% |  | 8 | | - | 1,188 | - | 736 | - |  |  | |  |  |  |  |  |  |  | 8 | 736 | 0.00 | 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 | 0.20 | 0.20 | 100% |  | 14 | | - | 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 | 0.00 |
| 4 | | 14 unit scheme, medium density, flats - 4 storeys | 0.10 | 0.10 | 100% |  | - | | 14 | 1,188 | 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 | 0.00 |
| 5 | | 15 unit scheme, high density, flats - 7 storeys (GF) | 0.03 | 0.03 | 100% |  | - | | 15 | 1,188 | 1,630 | - | 1,257 |  |  | |  |  |  |  |  |  |  | 15 | 1,257 | 0.00 | 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) | 0.65 | 0.65 | 100% |  | 20 | | - | 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 | 0.00 |
| 7 | | 21 unit scheme, medium density, flats - 5 storeys | 0.12 | 0.12 | 100% |  | - | | 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 | 0.00 |
| 8 | | 28 unit scheme, medium density, flats - 3 storeys (GF) | 0.39 | 0.39 | 100% |  | - | | 28 | 1,188 | 1,373 | - | 2,347 |  |  | |  |  |  |  |  |  |  | 28 | 2,347 | 0.00 | 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) | 1.02 | 1.02 | 100% |  | 32 | | - | 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 | 0.00 |
| 10 | | 32 unit scheme, high density, flats - 4 storeys | 0.08 | 0.08 | 100% |  | - | | 32 | 1,188 | 1,373 | - | 2,449 |  |  | |  |  |  |  |  |  |  | 32 | 2,449 | 0.00 | 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) | 1.98 | 1.98 | 100% |  | 45 | | - | 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 | 0.00 |
| 12 | | 60 unit scheme, low density, houses (GF) | 1.17 | 1.17 | 100% |  | 60 | | - | 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 | 0.00 |
| 13 | | 70 unit student scheme, studio flats - 4 storeys (GF) | 0.13 | 0.13 | 100% |  | - | | 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 | 0.00 |
| 14 | | 70 unit scheme, low density, houses (GF) | 1.86 | 1.86 | 100% |  | 70 | | - | 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 | 0.00 |
| 15 | | 89 unit scheme, low density - houses | 2.50 | 2.50 | 100% |  | 89 | | - | 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 | 0.00 |
| 16 | | 94 unit scheme, high density, flats - 6 storeys | 0.22 | 0.22 | 100% |  | - | | 94 | 1,188 | 1,630 | - | 7,122 |  |  | |  |  |  |  |  |  |  | 94 | 7,122 | 0.00 | 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 | 0.23 | 0.23 | 100% |  | - | | 109 | 1,188 | 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 | 0.00 |
| 18 | | 113 unit scheme, high density, flats - 7 storeys | 0.24 | 0.24 | 100% |  | - | | 113 | 1,188 | 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 | 0.00 |
| 19 | | 133 unit scheme, high density, flats - 5 storeys | 0.44 | 0.44 | 100% |  | - | | 133 | 1,188 | 1,373 | - | 10,077 |  |  | |  |  |  |  |  |  |  | 133 | 10,077 | 0.00 | 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) | 5.23 | 5.23 | 100% |  | 141 | | - | 1,188 | - | 12,972 | - |  |  | |  |  |  |  |  |  |  | 141 | 12,972 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 21 | | 141 unit scheme, high density, flats - 5 storeys | 0.35 | 0.35 | 100% |  | - | | 141 | 1,188 | 1,373 | - | 10,683 |  |  | |  |  |  |  |  |  |  | 141 | 10,683 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 22 | | 146 unit scheme, high density, flats - 5 storeys | 0.49 | 0.49 | 100% |  | - | | 146 | 1,188 | 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 | 0.00 |
| 23 | | 148 unit scheme, high density, flats - 6 storeys | 0.25 | 0.25 | 100% |  | - | | 148 | 1,188 | 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 | 0.00 |
| 24 | | Care Village - 62 bed care home, 51 ALUs, 103 care flats | 1.35 | 1.35 | 100% |  | - | | 154 | 1,188 | 1,373 | - | 10,146 |  |  | |  |  |  |  |  |  |  | 154 | 10,146 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 25 | | 208 unit scheme, high density, flats - 5 storeys | 0.62 | 0.62 | 100% |  | - | | 208 | 1,188 | 1,373 | - | 15,759 |  |  | |  |  |  |  |  |  |  | 208 | 15,759 | 0.00 | 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) | 9.27 | 9.27 | 100% |  | 241 | | - | 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 | 0.00 |
| 27 | | 304 unit scheme, high density, flats - 6 storeys | 0.79 | 0.79 | 100% |  | - | | 304 | 1,188 | 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 | 0.00 |
| 28 | | 334 unit scheme, high density, flats - 11 storeys | 0.29 | 0.29 | 100% |  | - | | 334 | 1,188 | 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 | 0.00 |
| 29 | | 335 unit scheme, high density, flats - 6 storeys | 1.47 | 1.47 | 100% |  | - | | 335 | 1,188 | 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 | 0.00 |
| 30 | | 357 unit student scheme, high density, studios - 4 storeys | 0.88 | 0.88 | 100% |  | - | | 357 | 1,188 | 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 | 0.00 |
| 31 | | 425 unit scheme, high density, flats - 10 storeys | 0.95 | 0.95 | 100% |  | - | | 404 | 1,188 | 1,630 | - | 30,989 |  |  | |  |  |  |  |  |  |  | 404 | 30,989 | 0.00 | 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 | 0.31 | 0.31 | 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 | 0.00 |
| 33 | | 650 unit scheme, medium density, houses | 8.50 | 8.50 | 100% |  | 650 | | - | 1,188 | - | 59,800 | - |  |  | |  |  |  |  |  |  |  | 650 | 59,800 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 34 | | 778 unit scheme, medium density, houses and flats - 3 storeys | 4.26 | 4.26 | 100% |  | - | | 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 | 0.00 |
| 35 | | 826 unit scheme, high density, flats - 16 storeys | 1.13 | 1.13 | 100% |  | - | | 826 | 1,188 | 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 | 0.00 |
| 36 | | Office scheme 1 | 1.00 | 1.00 | 100% |  | - | | - | 1,188 | - | - | - |  |  | | 56,000 |  |  |  |  |  |  | - | - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 37 | | Office scheme 2 | 1.00 | 1.00 | 100% |  | - | | - | 1,188 | - | - | - |  |  | | 42,000 |  |  |  |  |  |  | - | - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 38 | | Office scheme 3 | 1.00 | 1.00 | 100% |  | - | | - | 1,188 | - | - | - |  |  | | 20,000 |  |  |  |  |  |  | - | - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 39 | | Retail scheme 1 | 1.00 | 1.00 | 100% |  | - | | - | 1,188 | - | - | - | 16,000 |  | |  |  |  |  |  |  |  | - | - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 40 | | Retail scheme 2 | 1.00 | 1.00 | 100% |  | - | | - | 1,188 | - | - | - | 12,000 |  | |  |  |  |  |  |  |  | - | - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 41 | | Retail scheme 3 (convenience) | 1.00 | 1.00 | 100% |  | - | | - | 1,188 | - | - | - |  | 5000 | |  |  |  |  |  |  |  | - | - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 42 | | Hotel scheme 1 | 1.00 | 1.00 | 100% |  | - | | - | 1,188 | - | - | - |  |  | |  |  |  | 42,000 |  |  |  | - | - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 43 | | Hotel scheme 2 | 1.00 | 1.00 | 100% |  | - | | - | 1,188 | - | - | - |  |  | |  |  |  | 28,000 |  |  |  | - | - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 44 | | Hotel scheme 3 | 1.00 | 1.00 | 100% |  | - | | - | 1,188 | - | - | - |  |  | |  |  |  | 15,000 |  |  |  | - | - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 45 | | Industrial/warehouse scheme 1 | 1.00 | 1.00 | 100% |  | - | | - | 1,188 | 1,487 | - | - |  |  | |  |  | 5,500 |  |  |  |  | - | - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 46 | | Industrial/warehouse scheme 2 | 1.00 | 1.00 | 100% |  | - | | - | 1,188 | 1,487 | - | - |  |  | |  |  | 5,000 |  |  |  |  | - | - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 47 | | Industrial/warehouse scheme 3 | 1.00 | 1.00 | 100% |  | - | | - | 1,188 | 1,487 | - | - |  |  | |  |  | 4,000 |  |  |  |  | - | - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |



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**BIRMINGHS106 (per sqm for commercial; per unit for residential) Rents Cap val Yields** n/a **Build costs**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Site ref | Retail A1-A | Retail S'Ma | B1 | B2 industri | B8 storage | C1 Hotel | C2 resi ins | Resi | Retail A1-A | Retail S'Ma | B1 | B2 industri | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | Retail A1-A | Retail S'Ma | B1 | B2 industri | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | Retail A1-A5 | Retail S'Ma | B1 | B2 industri | B8 storage |
| 1 | 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 |
| 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 | 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 |
| 4 | 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 |
| 5 | 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 |
| 6 | 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 |
| 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 | 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 |
| 10 | 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 |
| 11 | 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 |
| 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 | 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 |
| 17 | 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 |
| 18 | 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 |
| 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 | 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 |
| 23 | 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 |
| 24 | 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 |
| 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 | 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 |
| 29 | 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 |
| 30 | 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 |
| 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 | 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 |
| 35 | 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 |
| 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 | 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 |
| 41 | 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 |
| 42 | 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 |
| 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 | 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 |
| 47 | 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 |

**Resi sales**

**Sales period**

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

157

**% AH**

**BIRMINGH**

**Net to gross Build start (QUARTERS) Build period (QUARTERS)**

**period (qtrs) start On-site AH rented**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |  |  | Total new |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Site ref | C1 Hotel | Retail A1-A5 | Retail S'Ma | B1 | B2 industri | B8 storage | Resi | floorspace | Retail A1-A | Retail S'Ma | B1 | B2 industri | B8 storage | Resi | Retail A1-A | Retail S'Ma | B1 | B2 industri | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | Resi | Resi |  |  |
| 1 | 1,949 | 85% | 85% | 85% | 100% | 100% | 85% | 93 | 2 | 2 | 2 | 2 | 2 | 2 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 2 | 6.0 | 0% | 71% |
| 2 | 1,949 | 85% | 85% | 85% | 100% | 100% | 85% | 736 | 2 | 2 | 2 | 2 | 2 | 2 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 2 | 6.0 | 0% | 71% |
| 3 | 1,949 | 85% | 85% | 85% | 100% | 100% | 85% | 1,279 | 2 | 2 | 2 | 2 | 2 | 2 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 6.0 | 35% | 71% |
| 4 | 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% |
| 5 | 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% |
| 6 | 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% |
| 7 | 1,949 | 85% | 85% | 85% | 100% | 100% | 85% | 1,760 | 2 | 2 | 2 | 2 | 2 | 2 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 8.0 | 35% | 71% |
| 8 | 1,949 | 85% | 85% | 85% | 100% | 100% | 85% | 2,347 | 2 | 2 | 2 | 2 | 2 | 2 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 8.0 | 35% | 71% |
| 9 | 1,949 | 85% | 85% | 85% | 100% | 100% | 85% | 2,944 | 2 | 2 | 2 | 2 | 2 | 2 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 6.0 | 35% | 71% |
| 10 | 1,949 | 85% | 85% | 85% | 100% | 100% | 85% | 2,449 | 2 | 2 | 2 | 2 | 2 | 2 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 8.0 | 35% | 71% |
| 11 | 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% |
| 12 | 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% |
| 13 | 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% |
| 14 | 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% |
| 15 | 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 | 6 | 10.0 | 35% | 71% |
| 16 | 1,949 | 85% | 85% | 85% | 100% | 100% | 85% | 7,122 | 2 | 2 | 2 | 2 | 2 | 2 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 6 | 10.0 | 35% | 71% |
| 17 | 1,949 | 85% | 85% | 85% | 100% | 100% | 85% | 8,258 | 2 | 2 | 2 | 2 | 2 | 2 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 6 | 10.0 | 35% | 71% |
| 18 | 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 | 6 | 10.0 | 35% | 71% |
| 19 | 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 | 6 | 10.0 | 35% | 71% |
| 20 | 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% |
| 21 | 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 | 6 | 10.0 | 35% | 71% |
| 22 | 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 | 6 | 10.0 | 35% | 71% |
| 23 | 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 | 6 | 10.0 | 35% | 71% |
| 24 | 1,949 | 85% | 85% | 85% | 100% | 100% | 75% | 10,146 | 2 | 2 | 2 | 2 | 2 | 2 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 6 | 10.0 | 35% | 71% |
| 25 | 1,949 | 85% | 85% | 85% | 100% | 100% | 85% | 15,759 | 2 | 2 | 2 | 2 | 2 | 2 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 8 | 8.0 | 35% | 71% |
| 26 | 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% |
| 27 | 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% |
| 28 | 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% |
| 29 | 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% |
| 30 | 1,949 | 85% | 85% | 85% | 100% | 100% | 85% | 12,495 | 2 | 2 | 2 | 2 | 2 | 2 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 7 | 8.0 | 35% | 71% |
| 31 | 1,949 | 85% | 85% | 85% | 100% | 100% | 75% | 30,989 | 2 | 2 | 2 | 2 | 2 | 2 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 8 | 8.0 | 35% | 71% |
| 32 | 1,949 | 85% | 85% | 85% | 100% | 100% | 70% | 34,406 | 2 | 2 | 2 | 2 | 2 | 2 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 8 | 10.0 | 35% | 71% |
| 33 | 1,949 | 85% | 85% | 85% | 100% | 100% | 85% | 59,800 | 2 | 2 | 2 | 2 | 2 | 2 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 11 | 6.0 | 35% | 71% |
| 34 | 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% |
| 35 | 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 | 16 | 10.0 | 35% | 71% |
| 36 | 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% |
| 37 | 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% |
| 38 | 1,949 | 85% | 85% | 85% | 100% | 100% | 85% | 20,000 | 2 | 2 | 2 | 2 | 2 | 2 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 6 | 0.0 | 0% | 71% |
| 39 | 1,949 | 85% | 85% | 85% | 100% | 100% | 85% | 16,000 | 2 | 2 | 2 | 2 | 2 | 2 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 0.0 | 0% | 71% |
| 40 | 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 | 6 | 4 | 0.0 | 0% | 71% |
| 41 | 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% |
| 42 | 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% |
| 43 | 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% |
| 44 | 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% |
| 45 | 1,949 | 85% | 85% | 85% | 100% | 100% | 70% | 5,500 | 2 | 2 | 2 | 2 | 2 | 2 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 2 | 0.0 | 0% | 71% |
| 46 | 1,949 | 85% | 85% | 85% | 100% | 100% | 70% | 5,000 | 2 | 2 | 2 | 2 | 2 | 2 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 2 | 0.0 | 0% | 71% |
| 47 | 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% | 71% |



Appendix 6 - Appraisal results (present day)

**96**

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 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 | £14,886 | £14,886 | £14,886 | £14,886 | £14,886 | £14,886 |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £250,000 | £117,566 | £117,566 | £117,566 | £117,566 | £117,566 | £117,566 |
| 3 | 14 unit scheme, medium density, houses | 14 | £1,270,000 | £206,192 | £143,562 | £122,604 | £101,645 | £80,685 | £59,726 |
| 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 |
| 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 |
| 6 | 20 unit scheme, low density, houses (GF) | 20 | £250,000 | £297,054 | £206,952 | £176,799 | £146,644 | £116,489 | £86,334 |
| 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 |
| 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 |
| 9 | 29 unit scheme, low density, houses (GF) | 32 | £250,000 | £475,286 | £331,125 | £282,877 | £234,630 | £186,382 | £138,135 |
| 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 |
| 11 | 45 unit scheme, low density, houses (GF) | 45 | £250,000 | £666,323 | £465,659 | £398,771 | £331,883 | £264,995 | £198,107 |
| 12 | 60 unit scheme, low density, houses (GF) | 60 | £250,000 | £888,193 | £622,006 | £533,277 | £444,548 | £355,819 | £267,091 |
| 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 |
| 14 | 70 unit scheme, low density, houses (GF) | 70 | £250,000 | £1,036,225 | £725,674 | £622,157 | £518,639 | £415,122 | £311,606 |
| 15 | 89 unit scheme, low density - houses | 89 | £1,270,000 | £590,329 | £305,218 | £210,181 | £115,144 | £20,107 | -£75,991 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |

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| --- | --- | --- | --- | --- | --- | --- | --- |
| No | Site location | 0% | 15% | 20% | 25% | 30% | 35% |
| 1 | 1 unit scheme, low density, houses (GF) | **£122** | **£122** | **£122** | **£122** | **£122** | **£122** |
| 2 | 8 unit scheme, medium density, houses (GF) | **£173** | **£173** | **£173** | **£173** | **£173** | **£173** |
| 3 | 14 unit scheme, medium density, houses | £0 | £0 | £0 | £0 | £0 | £0 |
| 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) | £0 | £0 | £0 | £0 | £0 | £0 |
| 6 | 20 unit scheme, low density, houses (GF) | **£113** | **£37** | **£12** | £0 | £0 | £0 |
| 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) | £0 | £0 | £0 | £0 | £0 | £0 |
| 9 | 29 unit scheme, low density, houses (GF) | **£115** | **£40** | **£15** | £0 | £0 | £0 |
| 10 | 32 unit scheme, high density, flats - 4 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 11 | 45 unit scheme, low density, houses (GF) | **£64** | £0 | £0 | £0 | £0 | £0 |
| 12 | 60 unit scheme, low density, houses (GF) | **£166** | **£92** | **£67** | **£42** | **£18** | £0 |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | £0 | £0 | £0 | £0 | £0 | £0 |
| 14 | 70 unit scheme, low density, houses (GF) | **£136** | **£62** | **£38** | **£13** | £0 | £0 |
| 15 | 89 unit scheme, low density - houses | £0 | £0 | £0 | £0 | £0 | £0 |
| 16 | 94 unit scheme, high density, flats - 6 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 20 | 138 unit scheme, low density, houses (GF) | **£92** | **£18** | £0 | £0 | £0 | £0 |
| 21 | 141 unit scheme, high density, flats - 5 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 22 | 146 unit scheme, high density, flats - 5 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 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 | £0 | £0 | £0 | £0 | £0 | £0 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 26 | 241 unit scheme, low density, houses (GF) | **£100** | **£25** | £0 | £0 | £0 | £0 |
| 27 | 304 unit scheme, high density, flats - 6 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 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 | £0 | £0 | £0 | £0 | £0 | £0 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 33 | 650 unit scheme, medium density, houses | £0 | £0 | £0 | £0 | £0 | £0 |
| 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 | £0 | £0 | £0 | £0 | £0 | £0 |
| 36 | Office scheme 1 | £0 | £0 | £0 | £0 | £0 | £0 |
| 37 | Office scheme 2 | £0 | £0 | £0 | £0 | £0 | £0 |
| 38 | Office scheme 3 | £0 | £0 | £0 | £0 | £0 | £0 |
| 39 | Retail scheme 1 | **£148** | **£148** | **£148** | **£148** | **£148** | **£148** |
| 40 | Retail scheme 2 | **£122** | **£122** | **£122** | **£122** | **£122** | **£122** |
| 41 | Retail scheme 3 (convenience) | **£642** | **£642** | **£642** | **£642** | **£642** | **£642** |
| 42 | Hotel scheme 1 | **£143** | **£143** | **£143** | **£143** | **£143** | **£143** |
| 43 | Hotel scheme 2 | **£128** | **£128** | **£128** | **£128** | **£128** | **£128** |
| 44 | Hotel scheme 3 | **£89** | **£89** | **£89** | **£89** | **£89** | **£89** |
| 45 | Industrial/warehouse scheme 1 | **£159** | **£159** | **£159** | **£159** | **£159** | **£159** |
| 46 | Industrial/warehouse scheme 2 | **£140** | **£140** | **£140** | **£140** | **£140** | **£140** |
| 47 | Industrial/warehouse scheme 3 | **£90** | **£90** | **£90** | **£90** | **£90** | **£90** |

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 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 | £30,563 | £30,563 | £30,563 | £30,563 | £30,563 | £30,563 |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £250,000 | £241,634 | £241,634 | £241,634 | £241,634 | £241,634 | £241,634 |
| 3 | 14 unit scheme, medium density, houses | 14 | £1,270,000 | £416,355 | £330,175 | £301,448 | £272,721 | £243,995 | £215,268 |
| 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 |
| 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 |
| 6 | 20 unit scheme, low density, houses (GF) | 20 | £250,000 | £599,423 | £475,433 | £434,102 | £392,772 | £351,442 | £310,112 |
| 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 |
| 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 |
| 9 | 29 unit scheme, low density, houses (GF) | 32 | £250,000 | £959,076 | £760,692 | £694,564 | £628,435 | £562,307 | £496,179 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | 334 | £1,270,000 | -£13,718,457 | -£14,721,914 | -£15,056,399 | -£15,390,885 | -£15,725,370 | -£16,059,856 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 | -£12,576,681 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |

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| No | Site location | 0% | 15% | 20% | 25% | 30% | 35% |
| 1 | 1 unit scheme, low density, houses (GF) | **£382** | **£382** | **£382** | **£382** | **£382** | **£382** |
| 2 | 8 unit scheme, medium density, houses (GF) | **£432** | **£432** | **£432** | **£432** | **£432** | **£432** |
| 3 | 14 unit scheme, medium density, houses | **£195** | **£92** | **£57** | **£23** | £0 | £0 |
| 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) | £0 | £0 | £0 | £0 | £0 | £0 |
| 6 | 20 unit scheme, low density, houses (GF) | **£365** | **£262** | **£227** | **£193** | **£158** | **£123** |
| 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) | £0 | £0 | £0 | £0 | £0 | £0 |
| 9 | 29 unit scheme, low density, houses (GF) | **£368** | **£264** | **£230** | **£195** | **£161** | **£126** |
| 10 | 32 unit scheme, high density, flats - 4 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 11 | 45 unit scheme, low density, houses (GF) | **£315** | **£212** | **£177** | **£143** | **£109** | **£74** |
| 12 | 60 unit scheme, low density, houses (GF) | **£415** | **£313** | **£279** | **£245** | **£211** | **£176** |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | £0 | £0 | £0 | £0 | £0 | £0 |
| 14 | 70 unit scheme, low density, houses (GF) | **£386** | **£283** | **£249** | **£215** | **£181** | **£147** |
| 15 | 89 unit scheme, low density - houses | £0 | £0 | £0 | £0 | £0 | £0 |
| 16 | 94 unit scheme, high density, flats - 6 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 20 | 138 unit scheme, low density, houses (GF) | **£342** | **£239** | **£205** | **£171** | **£137** | **£103** |
| 21 | 141 unit scheme, high density, flats - 5 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 22 | 146 unit scheme, high density, flats - 5 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 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 | £0 | £0 | £0 | £0 | £0 | £0 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 26 | 241 unit scheme, low density, houses (GF) | **£343** | **£240** | **£206** | **£172** | **£138** | **£104** |
| 27 | 304 unit scheme, high density, flats - 6 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 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 | £0 | £0 | £0 | £0 | £0 | £0 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 33 | 650 unit scheme, medium density, houses | **£210** | **£111** | **£78** | **£45** | **£12** | -£21 |
| 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 | £0 | £0 | £0 | £0 | £0 | £0 |
| 36 | Office scheme 1 | £0 | £0 | £0 | £0 | £0 | £0 |
| 37 | Office scheme 2 | £0 | £0 | £0 | £0 | £0 | £0 |
| 38 | Office scheme 3 | £0 | £0 | £0 | £0 | £0 | £0 |
| 39 | Retail scheme 1 | **£148** | **£148** | **£148** | **£148** | **£148** | **£148** |
| 40 | Retail scheme 2 | **£122** | **£122** | **£122** | **£122** | **£122** | **£122** |
| 41 | Retail scheme 3 (convenience) | **£642** | **£642** | **£642** | **£642** | **£642** | **£642** |
| 42 | Hotel scheme 1 | **£143** | **£143** | **£143** | **£143** | **£143** | **£143** |
| 43 | Hotel scheme 2 | **£128** | **£128** | **£128** | **£128** | **£128** | **£128** |
| 44 | Hotel scheme 3 | **£89** | **£89** | **£89** | **£89** | **£89** | **£89** |
| 45 | Industrial/warehouse scheme 1 | **£159** | **£159** | **£159** | **£159** | **£159** | **£159** |
| 46 | Industrial/warehouse scheme 2 | **£140** | **£140** | **£140** | **£140** | **£140** | **£140** |
| 47 | Industrial/warehouse scheme 3 | **£90** | **£90** | **£90** | **£90** | **£90** | **£90** |

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| 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 | £46,240 | £46,240 | £46,240 | £46,240 | £46,240 | £46,240 |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £250,000 | £365,703 | £365,703 | £365,703 | £365,703 | £365,703 | £365,703 |
| 3 | 14 unit scheme, medium density, houses | 14 | £1,270,000 | £626,518 | £516,553 | £479,897 | £443,242 | £406,587 | £369,932 |
| 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 |
| 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 |
| 6 | 20 unit scheme, low density, houses (GF) | 20 | £250,000 | £901,792 | £743,581 | £690,844 | £638,107 | £585,370 | £532,632 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | 357 | £1,270,000 | -£728,802 | -£1,577,877 | -£1,861,041 | -£2,144,206 | -£2,427,370 | -£2,710,535 |
| 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 |
| 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 |
| 33 | 650 unit scheme, medium density, houses | 650 | £1,270,000 | £27,771,146 | £22,933,840 | £21,321,405 | £19,708,970 | £18,096,534 | £16,484,099 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |

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| No | Site location | 0% | 15% | 20% | 25% | 30% | 35% |
| 1 | 1 unit scheme, low density, houses (GF) | **£641** | **£641** | **£641** | **£641** | **£641** | **£641** |
| 2 | 8 unit scheme, medium density, houses (GF) | **£691** | **£691** | **£691** | **£691** | **£691** | **£691** |
| 3 | 14 unit scheme, medium density, houses | **£448** | **£316** | **£272** | **£228** | **£184** | **£139** |
| 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) | £0 | £0 | £0 | £0 | £0 | £0 |
| 6 | 20 unit scheme, low density, houses (GF) | **£618** | **£486** | **£442** | **£398** | **£354** | **£309** |
| 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) | £0 | £0 | £0 | £0 | £0 | £0 |
| 9 | 29 unit scheme, low density, houses (GF) | **£621** | **£488** | **£444** | **£400** | **£356** | **£312** |
| 10 | 32 unit scheme, high density, flats - 4 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 11 | 45 unit scheme, low density, houses (GF) | **£566** | **£434** | **£391** | **£347** | **£303** | **£259** |
| 12 | 60 unit scheme, low density, houses (GF) | **£662** | **£532** | **£489** | **£445** | **£402** | **£359** |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | £0 | £0 | £0 | £0 | £0 | £0 |
| 14 | 70 unit scheme, low density, houses (GF) | **£632** | **£502** | **£459** | **£416** | **£372** | **£329** |
| 15 | 89 unit scheme, low density - houses | £0 | £0 | £0 | £0 | £0 | £0 |
| 16 | 94 unit scheme, high density, flats - 6 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 20 | 138 unit scheme, low density, houses (GF) | **£588** | **£458** | **£415** | **£372** | **£328** | **£285** |
| 21 | 141 unit scheme, high density, flats - 5 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 22 | 146 unit scheme, high density, flats - 5 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 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 | £0 | £0 | £0 | £0 | £0 | £0 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 26 | 241 unit scheme, low density, houses (GF) | **£585** | **£455** | **£412** | **£368** | **£325** | **£282** |
| 27 | 304 unit scheme, high density, flats - 6 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 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 | £0 | £0 | £0 | £0 | £0 | £0 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 33 | 650 unit scheme, medium density, houses | **£437** | **£312** | **£271** | **£229** | **£188** | **£146** |
| 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 | £0 | £0 | £0 | £0 | £0 | £0 |
| 36 | Office scheme 1 | £0 | £0 | £0 | £0 | £0 | £0 |
| 37 | Office scheme 2 | £0 | £0 | £0 | £0 | £0 | £0 |
| 38 | Office scheme 3 | £0 | £0 | £0 | £0 | £0 | £0 |
| 39 | Retail scheme 1 | **£148** | **£148** | **£148** | **£148** | **£148** | **£148** |
| 40 | Retail scheme 2 | **£122** | **£122** | **£122** | **£122** | **£122** | **£122** |
| 41 | Retail scheme 3 (convenience) | **£642** | **£642** | **£642** | **£642** | **£642** | **£642** |
| 42 | Hotel scheme 1 | **£143** | **£143** | **£143** | **£143** | **£143** | **£143** |
| 43 | Hotel scheme 2 | **£128** | **£128** | **£128** | **£128** | **£128** | **£128** |
| 44 | Hotel scheme 3 | **£89** | **£89** | **£89** | **£89** | **£89** | **£89** |
| 45 | Industrial/warehouse scheme 1 | **£159** | **£159** | **£159** | **£159** | **£159** | **£159** |
| 46 | Industrial/warehouse scheme 2 | **£140** | **£140** | **£140** | **£140** | **£140** | **£140** |
| 47 | Industrial/warehouse scheme 3 | **£90** | **£90** | **£90** | **£90** | **£90** | **£90** |

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| 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 | £61,917 | £61,917 | £61,917 | £61,917 | £61,917 | £61,917 |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £250,000 | £489,772 | £489,772 | £489,772 | £489,772 | £489,772 | £489,772 |
| 3 | 14 unit scheme, medium density, houses | 14 | £1,270,000 | £836,682 | £702,930 | £658,347 | £613,763 | £569,180 | £524,597 |
| 4 | 14 unit scheme, medium density, flats - 4 storeys | 14 | £1,270,000 | £130,161 | £33,903 | £1,817 | -£30,697 | -£63,237 | -£95,777 |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | 15 | £250,000 | -£185,269 | -£299,786 | -£337,959 | -£376,131 | -£414,304 | -£452,476 |
| 6 | 20 unit scheme, low density, houses (GF) | 20 | £250,000 | £1,204,162 | £1,011,730 | £947,586 | £883,442 | £819,298 | £755,154 |
| 7 | 21 unit scheme, medium density, flats - 5 storeys | 21 | £1,270,000 | £195,242 | £50,855 | £2,726 | -£46,045 | -£94,855 | -£143,666 |
| 8 | 28 unit scheme, medium density, flats - 3 storeys (GF) | 28 | £250,000 | £260,323 | £67,807 | £3,635 | -£61,395 | -£126,474 | -£191,554 |
| 9 | 29 unit scheme, low density, houses (GF) | 32 | £250,000 | £1,926,659 | £1,618,767 | £1,516,138 | £1,413,507 | £1,310,877 | £1,208,246 |
| 10 | 32 unit scheme, high density, flats - 4 storeys | 32 | £1,270,000 | £263,438 | £62,565 | -£4,454 | -£72,360 | -£140,265 | -£208,170 |
| 11 | 45 unit scheme, low density, houses (GF) | 45 | £250,000 | £2,687,908 | £2,258,981 | £2,116,005 | £1,973,030 | £1,830,054 | £1,687,078 |
| 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 |
| 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 |
| 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 |
| 15 | 89 unit scheme, low density - houses | 89 | £1,270,000 | £4,322,295 | £3,624,095 | £3,391,362 | £3,158,627 | £2,925,894 | £2,693,160 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | 334 | £1,270,000 | -£8,506,549 | -£10,095,995 | -£10,625,811 | -£11,155,627 | -£11,685,442 | -£12,215,258 |
| 29 | 335 unit scheme, high density, flats - 6 storeys | 335 | £1,270,000 | -£4,558,875 | -£6,700,714 | -£7,414,660 | -£8,128,607 | -£8,842,553 | -£9,556,500 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | 357 | £1,270,000 | £940,716 | -£71,196 | -£412,938 | -£756,641 | -£1,103,799 | -£1,450,958 |
| 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 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | 481 | £1,270,000 | -£27,294,374 | -£29,467,505 | -£30,191,882 | -£30,916,259 | -£31,640,636 | -£32,365,013 |
| 33 | 650 unit scheme, medium density, houses | 650 | £1,270,000 | £36,592,044 | £30,749,634 | £28,802,165 | £26,854,695 | £24,907,225 | £22,959,755 |
| 34 | 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 | -£1,526,092 |
| 35 | 826 unit scheme, high density, flats - 16 storeys | 826 | £1,270,000 | -£25,027,138 | -£29,438,900 | -£30,909,488 | -£32,380,075 | -£33,850,663 | -£35,321,250 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |

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| No | Site location | 0% | 15% | 20% | 25% | 30% | 35% |
| 1 | 1 unit scheme, low density, houses (GF) | **£900** | **£900** | **£900** | **£900** | **£900** | **£900** |
| 2 | 8 unit scheme, medium density, houses (GF) | **£951** | **£951** | **£951** | **£951** | **£951** | **£951** |
| 3 | 14 unit scheme, medium density, houses | **£701** | **£540** | **£486** | **£433** | **£379** | **£326** |
| 4 | 14 unit scheme, medium density, flats - 4 storeys | **£4** | £0 | £0 | £0 | £0 | £0 |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | £0 | £0 | £0 | £0 | £0 | £0 |
| 6 | 20 unit scheme, low density, houses (GF) | **£871** | **£710** | **£656** | **£603** | **£549** | **£496** |
| 7 | 21 unit scheme, medium density, flats - 5 storeys | **£37** | £0 | £0 | £0 | £0 | £0 |
| 8 | 28 unit scheme, medium density, flats - 3 storeys (GF) | **£107** | £0 | £0 | £0 | £0 | £0 |
| 9 | 29 unit scheme, low density, houses (GF) | **£874** | **£713** | **£659** | **£605** | **£552** | **£498** |
| 10 | 32 unit scheme, high density, flats - 4 storeys | **£102** | £0 | £0 | £0 | £0 | £0 |
| 11 | 45 unit scheme, low density, houses (GF) | **£815** | **£656** | **£602** | **£549** | **£496** | **£443** |
| 12 | 60 unit scheme, low density, houses (GF) | **£908** | **£750** | **£698** | **£645** | **£592** | **£540** |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | **£4** | £0 | £0 | £0 | £0 | £0 |
| 14 | 70 unit scheme, low density, houses (GF) | **£879** | **£721** | **£668** | **£615** | **£563** | **£510** |
| 15 | 89 unit scheme, low density - houses | **£216** | **£84** | **£41** | £0 | £0 | £0 |
| 16 | 94 unit scheme, high density, flats - 6 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | **£7** | £0 | £0 | £0 | £0 | £0 |
| 20 | 138 unit scheme, low density, houses (GF) | **£835** | **£677** | **£624** | **£571** | **£519** | **£466** |
| 21 | 141 unit scheme, high density, flats - 5 storeys | **£28** | £0 | £0 | £0 | £0 | £0 |
| 22 | 146 unit scheme, high density, flats - 5 storeys | **£6** | £0 | £0 | £0 | £0 | £0 |
| 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 | £0 | £0 | £0 | £0 | £0 | £0 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | **£92** | £0 | £0 | £0 | £0 | £0 |
| 26 | 241 unit scheme, low density, houses (GF) | **£826** | **£669** | **£616** | **£564** | **£511** | **£459** |
| 27 | 304 unit scheme, high density, flats - 6 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 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 | £0 | £0 | £0 | £0 | £0 | £0 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 33 | 650 unit scheme, medium density, houses | **£664** | **£513** | **£463** | **£413** | **£363** | **£313** |
| 34 | 778 unit scheme, medium density, houses and flats - 3 storeys | **£89** | £0 | £0 | £0 | £0 | £0 |
| 35 | 826 unit scheme, high density, flats - 16 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 36 | Office scheme 1 | £0 | £0 | £0 | £0 | £0 | £0 |
| 37 | Office scheme 2 | £0 | £0 | £0 | £0 | £0 | £0 |
| 38 | Office scheme 3 | £0 | £0 | £0 | £0 | £0 | £0 |
| 39 | Retail scheme 1 | **£148** | **£148** | **£148** | **£148** | **£148** | **£148** |
| 40 | Retail scheme 2 | **£122** | **£122** | **£122** | **£122** | **£122** | **£122** |
| 41 | Retail scheme 3 (convenience) | **£642** | **£642** | **£642** | **£642** | **£642** | **£642** |
| 42 | Hotel scheme 1 | **£143** | **£143** | **£143** | **£143** | **£143** | **£143** |
| 43 | Hotel scheme 2 | **£128** | **£128** | **£128** | **£128** | **£128** | **£128** |
| 44 | Hotel scheme 3 | **£89** | **£89** | **£89** | **£89** | **£89** | **£89** |
| 45 | Industrial/warehouse scheme 1 | **£159** | **£159** | **£159** | **£159** | **£159** | **£159** |
| 46 | Industrial/warehouse scheme 2 | **£140** | **£140** | **£140** | **£140** | **£140** | **£140** |
| 47 | Industrial/warehouse scheme 3 | **£90** | **£90** | **£90** | **£90** | **£90** | **£90** |

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| 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 | £77,595 | £77,595 | £77,595 | £77,595 | £77,595 | £77,595 |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £250,000 | £613,839 | £613,839 | £613,839 | £613,839 | £613,839 | £613,839 |
| 3 | 14 unit scheme, medium density, houses | 14 | £1,270,000 | £1,046,845 | £889,309 | £836,796 | £784,285 | £731,773 | £679,260 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | 70 | £250,000 | £356,100 | £142,333 | £71,077 | -£181 | -£73,032 | -£146,349 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 24 | Care Village - 62 bed care home, 51 ALUs, 103 care flats | 154 | £1,270,000 | -£307,709 | -£1,111,417 | -£1,379,319 | -£1,647,221 | -£1,915,124 | -£2,183,026 |
| 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 |
| 26 | 241 unit scheme, low density, houses (GF) | 241 | £250,000 | £17,688,092 | £15,023,857 | £14,135,778 | £13,247,700 | £12,359,620 | £11,471,542 |
| 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 |
| 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 |
| 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 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | 357 | £1,270,000 | £2,600,066 | £1,402,612 | £1,003,462 | £604,312 | £205,160 | -£196,736 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | 404 | £1,270,000 | -£8,111,237 | -£10,798,406 | -£11,694,130 | -£12,589,853 | -£13,485,576 | -£14,381,300 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | 481 | £1,270,000 | -£23,559,528 | -£26,149,638 | -£27,013,009 | -£27,876,380 | -£28,739,750 | -£29,603,121 |
| 33 | 650 unit scheme, medium density, houses | 650 | £1,270,000 | £45,374,544 | £38,531,076 | £36,249,919 | £33,968,763 | £31,687,608 | £29,406,452 |
| 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 |
| 35 | 826 unit scheme, high density, flats - 16 storeys | 826 | £1,270,000 | -£17,572,509 | -£22,818,631 | -£24,567,339 | -£26,316,047 | -£28,064,755 | -£29,813,462 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |

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| No | Site location | 0% | 15% | 20% | 25% | 30% | 35% |
| 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) | **£1,210** | **£1,210** | **£1,210** | **£1,210** | **£1,210** | **£1,210** |
| 3 | 14 unit scheme, medium density, houses | **£954** | **£764** | **£701** | **£638** | **£575** | **£512** |
| 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) | £0 | £0 | £0 | £0 | £0 | £0 |
| 6 | 20 unit scheme, low density, houses (GF) | **£1,124** | **£934** | **£871** | **£808** | **£745** | **£682** |
| 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) | **£316** | **£168** | **£118** | **£68** | **£18** | £0 |
| 9 | 29 unit scheme, low density, houses (GF) | **£1,126** | **£937** | **£874** | **£811** | **£747** | **£684** |
| 10 | 32 unit scheme, high density, flats - 4 storeys | **£311** | **£163** | **£113** | **£63** | **£13** | £0 |
| 11 | 45 unit scheme, low density, houses (GF) | **£1,063** | **£876** | **£813** | **£751** | **£688** | **£626** |
| 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) | **£203** | **£69** | **£24** | £0 | £0 | £0 |
| 14 | 70 unit scheme, low density, houses (GF) | **£1,123** | **£937** | **£876** | **£814** | **£752** | **£690** |
| 15 | 89 unit scheme, low density - houses | **£448** | **£291** | **£238** | **£186** | **£134** | **£81** |
| 16 | 94 unit scheme, high density, flats - 6 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | **£207** | **£72** | **£28** | £0 | £0 | £0 |
| 20 | 138 unit scheme, low density, houses (GF) | **£1,079** | **£893** | **£832** | **£770** | **£708** | **£646** |
| 21 | 141 unit scheme, high density, flats - 5 storeys | **£228** | **£94** | **£49** | **£4** | £0 | £0 |
| 22 | 146 unit scheme, high density, flats - 5 storeys | **£205** | **£71** | **£26** | £0 | £0 | £0 |
| 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 | £0 | £0 | £0 | £0 | £0 | £0 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | **£293** | **£150** | **£102** | **£53** | **£5** | £0 |
| 26 | 241 unit scheme, low density, houses (GF) | **£1,067** | **£882** | **£820** | **£758** | **£697** | **£635** |
| 27 | 304 unit scheme, high density, flats - 6 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 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 | **£183** | **£35** | £0 | £0 | £0 | £0 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 33 | 650 unit scheme, medium density, houses | **£890** | **£714** | **£655** | **£596** | **£537** | **£479** |
| 34 | 778 unit scheme, medium density, houses and flats - 3 storeys | **£245** | **£124** | **£84** | **£44** | **£3** | -£37 |
| 35 | 826 unit scheme, high density, flats - 16 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 36 | Office scheme 1 | £0 | £0 | £0 | £0 | £0 | £0 |
| 37 | Office scheme 2 | £0 | £0 | £0 | £0 | £0 | £0 |
| 38 | Office scheme 3 | £0 | £0 | £0 | £0 | £0 | £0 |
| 39 | Retail scheme 1 | **£148** | **£148** | **£148** | **£148** | **£148** | **£148** |
| 40 | Retail scheme 2 | **£122** | **£122** | **£122** | **£122** | **£122** | **£122** |
| 41 | Retail scheme 3 (convenience) | **£642** | **£642** | **£642** | **£642** | **£642** | **£642** |
| 42 | Hotel scheme 1 | **£143** | **£143** | **£143** | **£143** | **£143** | **£143** |
| 43 | Hotel scheme 2 | **£128** | **£128** | **£128** | **£128** | **£128** | **£128** |
| 44 | Hotel scheme 3 | **£89** | **£89** | **£89** | **£89** | **£89** | **£89** |
| 45 | Industrial/warehouse scheme 1 | **£159** | **£159** | **£159** | **£159** | **£159** | **£159** |
| 46 | Industrial/warehouse scheme 2 | **£140** | **£140** | **£140** | **£140** | **£140** | **£140** |
| 47 | Industrial/warehouse scheme 3 | **£90** | **£90** | **£90** | **£90** | **£90** | **£90** |

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| 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 | £93,252 | £93,252 | £93,252 | £93,252 | £93,252 | £93,252 |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £250,000 | £737,754 | £737,754 | £737,754 | £737,754 | £737,754 | £737,754 |
| 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 |
| 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 |
| 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 |
| 6 | 20 unit scheme, low density, houses (GF) | 20 | £250,000 | £1,808,274 | £1,547,348 | £1,460,373 | £1,373,398 | £1,286,423 | £1,199,448 |
| 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 |
| 8 | 28 unit scheme, medium density, flats - 3 storeys (GF) | 28 | £250,000 | £898,316 | £636,347 | £549,024 | £461,702 | £374,379 | £287,055 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 14 | 70 unit scheme, low density, houses (GF) | 70 | £250,000 | £6,189,350 | £5,295,880 | £4,998,058 | £4,700,234 | £4,402,412 | £4,104,589 |
| 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 |
| 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 |
| 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 |
| 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 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | 133 | £1,270,000 | £3,219,747 | £2,195,293 | £1,853,809 | £1,512,325 | £1,170,840 | £829,356 |
| 20 | 138 unit scheme, low density, houses (GF) | 141 | £250,000 | £12,467,118 | £10,667,416 | £10,067,515 | £9,467,615 | £8,867,714 | £8,267,814 |
| 21 | 141 unit scheme, high density, flats - 5 storeys | 141 | £1,270,000 | £3,413,416 | £2,327,341 | £1,965,316 | £1,603,292 | £1,241,266 | £879,241 |
| 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 |
| 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 |
| 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 | -£1,297,723 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | 208 | £1,270,000 | £5,843,148 | £4,144,359 | £3,578,095 | £3,011,833 | £2,445,569 | £1,879,306 |
| 26 | 241 unit scheme, low density, houses (GF) | 241 | £250,000 | £21,153,429 | £18,095,185 | £17,075,769 | £16,056,354 | £15,036,939 | £14,017,525 |
| 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 |
| 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 | -£8,370,660 |
| 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 | -£4,375,760 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | 357 | £1,270,000 | £4,244,906 | £2,873,493 | £2,414,101 | £1,952,772 | £1,491,444 | £1,030,115 |
| 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 | -£11,642,545 |
| 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 | -£26,841,228 |
| 33 | 650 unit scheme, medium density, houses | 650 | £1,270,000 | £54,157,043 | £46,312,516 | £43,697,675 | £41,082,832 | £38,467,990 | £35,853,148 |
| 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 | £8,915,827 |
| 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 | -£24,305,674 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |

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| No | Site location | 0% | 15% | 20% | 25% | 30% | 35% |
| 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) | **£1,469** | **£1,469** | **£1,469** | **£1,469** | **£1,469** | **£1,469** |
| 3 | 14 unit scheme, medium density, houses | **£1,206** | **£988** | **£915** | **£842** | **£770** | **£697** |
| 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) | **£203** | **£15** | £0 | £0 | £0 | £0 |
| 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 | **£456** | **£284** | **£227** | **£169** | **£112** | **£55** |
| 8 | 28 unit scheme, medium density, flats - 3 storeys (GF) | **£525** | **£353** | **£296** | **£239** | **£181** | **£124** |
| 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 | **£520** | **£348** | **£291** | **£234** | **£177** | **£119** |
| 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) | **£1,397** | **£1,184** | **£1,112** | **£1,041** | **£970** | **£899** |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | **£403** | **£246** | **£194** | **£142** | **£90** | **£38** |
| 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 | **£680** | **£497** | **£436** | **£375** | **£314** | **£253** |
| 16 | 94 unit scheme, high density, flats - 6 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | **£406** | **£250** | **£198** | **£146** | **£93** | **£41** |
| 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 | **£428** | **£271** | **£219** | **£167** | **£115** | **£63** |
| 22 | 146 unit scheme, high density, flats - 5 storeys | **£405** | **£249** | **£196** | **£144** | **£92** | **£40** |
| 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 | £0 | £0 | £0 | £0 | £0 | £0 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | **£494** | **£328** | **£272** | **£217** | **£162** | **£107** |
| 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 | **£74** | £0 | £0 | £0 | £0 | £0 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 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 | **£385** | **£216** | **£160** | **£103** | **£46** | £0 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 33 | 650 unit scheme, medium density, houses | **£1,116** | **£914** | **£846** | **£779** | **£712** | **£645** |
| 34 | 778 unit scheme, medium density, houses and flats - 3 storeys | **£400** | **£262** | **£216** | **£170** | **£124** | **£78** |
| 35 | 826 unit scheme, high density, flats - 16 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 36 | Office scheme 1 | £0 | £0 | £0 | £0 | £0 | £0 |
| 37 | Office scheme 2 | £0 | £0 | £0 | £0 | £0 | £0 |
| 38 | Office scheme 3 | £0 | £0 | £0 | £0 | £0 | £0 |
| 39 | Retail scheme 1 | **£148** | **£148** | **£148** | **£148** | **£148** | **£148** |
| 40 | Retail scheme 2 | **£122** | **£122** | **£122** | **£122** | **£122** | **£122** |
| 41 | Retail scheme 3 (convenience) | **£642** | **£642** | **£642** | **£642** | **£642** | **£642** |
| 42 | Hotel scheme 1 | **£143** | **£143** | **£143** | **£143** | **£143** | **£143** |
| 43 | Hotel scheme 2 | **£128** | **£128** | **£128** | **£128** | **£128** | **£128** |
| 44 | Hotel scheme 3 | **£89** | **£89** | **£89** | **£89** | **£89** | **£89** |
| 45 | Industrial/warehouse scheme 1 | **£159** | **£159** | **£159** | **£159** | **£159** | **£159** |
| 46 | Industrial/warehouse scheme 2 | **£140** | **£140** | **£140** | **£140** | **£140** | **£140** |
| 47 | Industrial/warehouse scheme 3 | **£90** | **£90** | **£90** | **£90** | **£90** | **£90** |

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| 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 | £108,796 | £108,796 | £108,796 | £108,796 | £108,796 | £108,796 |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £250,000 | £860,768 | £860,768 | £860,768 | £860,768 | £860,768 | £860,768 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 10 | 32 unit scheme, high density, flats - 4 storeys | 32 | £1,270,000 | £1,261,277 | £950,706 | £847,182 | £743,660 | £640,136 | £536,612 |
| 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 |
| 12 | 60 unit scheme, low density, houses (GF) | 60 | £250,000 | £6,181,907 | £5,316,601 | £5,028,165 | £4,739,729 | £4,451,039 | £4,161,964 |
| 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 |
| 14 | 70 unit scheme, low density, houses (GF) | 70 | £250,000 | £7,212,224 | £6,202,700 | £5,866,193 | £5,529,684 | £5,192,878 | £4,855,626 |
| 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 |
| 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 |
| 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 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | 113 | £1,270,000 | £1,300,297 | £306,496 | -£25,122 | -£364,308 | -£705,142 | -£1,045,976 |
| 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 |
| 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 |
| 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 |
| 22 | 146 unit scheme, high density, flats - 5 storeys | 146 | £1,270,000 | £4,960,369 | £3,685,293 | £3,257,908 | £2,829,901 | £2,401,892 | £1,973,883 |
| 23 | 148 unit scheme, high density, flats - 6 storeys | 148 | £1,270,000 | £1,703,043 | £401,427 | -£32,903 | -£477,147 | -£923,549 | -£1,369,951 |
| 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 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | 208 | £1,270,000 | £7,893,127 | £5,966,556 | £5,323,496 | £4,680,438 | £4,037,378 | £3,394,319 |
| 26 | 241 unit scheme, low density, houses (GF) | 241 | £250,000 | £24,613,781 | £21,158,177 | £20,006,310 | £18,854,442 | £17,702,575 | £16,550,707 |
| 27 | 304 unit scheme, high density, flats - 6 storeys | 304 | £1,270,000 | £5,171,579 | £2,276,588 | £1,311,591 | £346,594 | -£627,154 | -£1,611,386 |
| 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 |
| 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 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | 357 | £1,270,000 | £5,884,096 | £4,328,304 | £3,809,707 | £3,291,110 | £2,772,513 | £2,253,915 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | 404 | £1,270,000 | -£722,600 | -£4,207,246 | -£5,381,381 | -£6,555,517 | -£7,729,654 | -£8,903,790 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | 481 | £1,270,000 | -£16,089,835 | -£19,513,907 | -£20,655,264 | -£21,796,621 | -£22,937,978 | -£24,079,335 |
| 33 | 650 unit scheme, medium density, houses | 650 | £1,270,000 | £62,939,543 | £54,093,958 | £51,145,429 | £48,196,901 | £45,248,373 | £42,299,375 |
| 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 | £14,067,890 |
| 35 | 826 unit scheme, high density, flats - 16 storeys | 826 | £1,270,000 | -£2,874,839 | -£9,614,027 | -£11,883,042 | -£14,187,990 | -£16,492,938 | -£18,797,885 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 42 | Hotel scheme 1 | - | £1,270,000 | £58,358,179 | £58,358,179 | £58,358,179 | £58,358,179 | £58,358,179 | £58,358,179 |
| 43 | Hotel scheme 2 | - | £1,270,000 | £38,905,453 | £38,905,453 | £38,905,453 | £38,905,453 | £38,905,453 | £38,905,453 |
| 44 | Hotel scheme 3 | - | £1,270,000 | £20,842,207 | £20,842,207 | £20,842,207 | £20,842,207 | £20,842,207 | £20,842,207 |
| 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 |
| 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 |
| 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 |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| No | Site location | 0% | 15% | 20% | 25% | 30% | 35% |
| 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) | **£1,726** | **£1,726** | **£1,726** | **£1,726** | **£1,726** | **£1,726** |
| 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 | **£631** | **£436** | **£371** | **£306** | **£241** | **£176** |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | **£419** | **£208** | **£138** | **£67** | £0 | £0 |
| 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 | **£664** | **£469** | **£404** | **£339** | **£274** | **£209** |
| 8 | 28 unit scheme, medium density, flats - 3 storeys (GF) | **£734** | **£538** | **£473** | **£408** | **£343** | **£278** |
| 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 | **£729** | **£533** | **£468** | **£403** | **£338** | **£273** |
| 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) | **£1,641** | **£1,400** | **£1,320** | **£1,239** | **£1,159** | **£1,078** |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | **£602** | **£424** | **£364** | **£305** | **£245** | **£186** |
| 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 | **£911** | **£702** | **£633** | **£563** | **£494** | **£424** |
| 16 | 94 unit scheme, high density, flats - 6 storeys | **£173** | £0 | £0 | £0 | £0 | £0 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | **£179** | **£1** | £0 | £0 | £0 | £0 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | **£179** | **£0** | £0 | £0 | £0 | £0 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | **£605** | **£427** | **£368** | **£308** | **£249** | **£189** |
| 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 | **£626** | **£449** | **£389** | **£330** | **£270** | **£211** |
| 22 | 146 unit scheme, high density, flats - 5 storeys | **£603** | **£426** | **£367** | **£307** | **£248** | **£188** |
| 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 | **£47** | £0 | £0 | £0 | £0 | £0 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | **£694** | **£506** | **£443** | **£380** | **£317** | **£254** |
| 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 | **£278** | **£85** | **£21** | £0 | £0 | £0 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 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 | **£587** | **£395** | **£331** | **£268** | **£204** | **£140** |
| 31 | 425 unit scheme, high density, flats - 10 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 33 | 650 unit scheme, medium density, houses | **£1,342** | **£1,114** | **£1,038** | **£962** | **£886** | **£811** |
| 34 | 778 unit scheme, medium density, houses and flats - 3 storeys | **£554** | **£399** | **£347** | **£295** | **£243** | **£191** |
| 35 | 826 unit scheme, high density, flats - 16 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 36 | Office scheme 1 | £0 | £0 | £0 | £0 | £0 | £0 |
| 37 | Office scheme 2 | £0 | £0 | £0 | £0 | £0 | £0 |
| 38 | Office scheme 3 | £0 | £0 | £0 | £0 | £0 | £0 |
| 39 | Retail scheme 1 | **£148** | **£148** | **£148** | **£148** | **£148** | **£148** |
| 40 | Retail scheme 2 | **£122** | **£122** | **£122** | **£122** | **£122** | **£122** |
| 41 | Retail scheme 3 (convenience) | **£642** | **£642** | **£642** | **£642** | **£642** | **£642** |
| 42 | Hotel scheme 1 | **£1,359** | **£1,359** | **£1,359** | **£1,359** | **£1,359** | **£1,359** |
| 43 | Hotel scheme 2 | **£1,344** | **£1,344** | **£1,344** | **£1,344** | **£1,344** | **£1,344** |
| 44 | Hotel scheme 3 | **£1,305** | **£1,305** | **£1,305** | **£1,305** | **£1,305** | **£1,305** |
| 45 | Industrial/warehouse scheme 1 | **£159** | **£159** | **£159** | **£159** | **£159** | **£159** |
| 46 | Industrial/warehouse scheme 2 | **£140** | **£140** | **£140** | **£140** | **£140** | **£140** |
| 47 | Industrial/warehouse scheme 3 | **£90** | **£90** | **£90** | **£90** | **£90** | **£90** |

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 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 | £124,340 | £124,340 | £124,340 | £124,340 | £124,340 | £124,340 |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £250,000 | £983,782 | £983,782 | £983,782 | £983,782 | £983,782 | £983,782 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 26 | 241 unit scheme, low density, houses (GF) | 241 | £250,000 | £28,062,139 | £24,213,934 | £22,931,199 | £21,648,464 | £20,365,729 | £19,082,995 |
| 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 |
| 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 |
| 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 |
| 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 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | 404 | £1,270,000 | £2,894,865 | -£941,679 | -£2,234,182 | -£3,538,350 | -£4,851,693 | -£6,165,036 |
| 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 |
| 33 | 650 unit scheme, medium density, houses | 650 | £1,270,000 | £71,714,680 | £61,861,411 | £58,576,988 | £55,292,566 | £52,008,143 | £48,723,720 |
| 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 | £19,206,069 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 42 | Hotel scheme 1 | - | £12,000,000 | £58,358,179 | £58,358,179 | £58,358,179 | £58,358,179 | £58,358,179 | £58,358,179 |
| 43 | Hotel scheme 2 | - | £12,000,000 | £38,905,453 | £38,905,453 | £38,905,453 | £38,905,453 | £38,905,453 | £38,905,453 |
| 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 |
| 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 |
| 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 |
| 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 |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| No | Site location | 0% | 15% | 20% | 25% | 30% | 35% |
| 1 | 1 unit scheme, low density, houses (GF) | **£1,933** | **£1,933** | **£1,933** | **£1,933** | **£1,933** | **£1,933** |
| 2 | 8 unit scheme, medium density, houses (GF) | **£1,983** | **£1,983** | **£1,983** | **£1,983** | **£1,983** | **£1,983** |
| 3 | 14 unit scheme, medium density, houses | **£1,707** | **£1,432** | **£1,341** | **£1,249** | **£1,157** | **£1,066** |
| 4 | 14 unit scheme, medium density, flats - 4 storeys | **£840** | **£621** | **£548** | **£475** | **£403** | **£330** |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | **£633** | **£399** | **£321** | **£243** | **£165** | **£86** |
| 6 | 20 unit scheme, low density, houses (GF) | **£1,877** | **£1,602** | **£1,511** | **£1,419** | **£1,327** | **£1,236** |
| 7 | 21 unit scheme, medium density, flats - 5 storeys | **£873** | **£654** | **£581** | **£509** | **£436** | **£363** |
| 8 | 28 unit scheme, medium density, flats - 3 storeys (GF) | **£942** | **£724** | **£651** | **£578** | **£505** | **£432** |
| 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 | **£937** | **£719** | **£646** | **£573** | **£500** | **£427** |
| 11 | 45 unit scheme, low density, houses (GF) | **£1,807** | **£1,534** | **£1,444** | **£1,353** | **£1,262** | **£1,171** |
| 12 | 60 unit scheme, low density, houses (GF) | **£1,885** | **£1,616** | **£1,526** | **£1,437** | **£1,347** | **£1,257** |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | **£800** | **£600** | **£534** | **£467** | **£401** | **£334** |
| 14 | 70 unit scheme, low density, houses (GF) | **£1,856** | **£1,586** | **£1,497** | **£1,407** | **£1,317** | **£1,227** |
| 15 | 89 unit scheme, low density - houses | **£1,141** | **£907** | **£829** | **£751** | **£673** | **£595** |
| 16 | 94 unit scheme, high density, flats - 6 storeys | **£373** | **£172** | **£105** | **£38** | £0 | £0 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | **£379** | **£178** | **£111** | **£44** | £0 | £0 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | **£379** | **£178** | **£111** | **£44** | £0 | £0 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | **£802** | **£603** | **£536** | **£470** | **£403** | **£337** |
| 20 | 138 unit scheme, low density, houses (GF) | **£1,812** | **£1,543** | **£1,453** | **£1,363** | **£1,273** | **£1,183** |
| 21 | 141 unit scheme, high density, flats - 5 storeys | **£823** | **£624** | **£558** | **£491** | **£425** | **£358** |
| 22 | 146 unit scheme, high density, flats - 5 storeys | **£801** | **£601** | **£535** | **£469** | **£402** | **£336** |
| 23 | 148 unit scheme, high density, flats - 6 storeys | **£390** | **£189** | **£122** | **£55** | £0 | £0 |
| 24 | Care Village - 62 bed care home, 51 ALUs, 103 care flats | **£223** | **£46** | £0 | £0 | £0 | £0 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | **£892** | **£682** | **£613** | **£543** | **£473** | **£402** |
| 26 | 241 unit scheme, low density, houses (GF) | **£1,786** | **£1,519** | **£1,430** | **£1,341** | **£1,252** | **£1,163** |
| 27 | 304 unit scheme, high density, flats - 6 storeys | **£481** | **£266** | **£194** | **£122** | **£50** | £0 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | **£105** | £0 | £0 | £0 | £0 | £0 |
| 29 | 335 unit scheme, high density, flats - 6 storeys | **£437** | **£222** | **£150** | **£78** | **£6** | £0 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | **£789** | **£574** | **£503** | **£432** | **£360** | **£289** |
| 31 | 425 unit scheme, high density, flats - 10 storeys | **£84** | £0 | £0 | £0 | £0 | £0 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 33 | 650 unit scheme, medium density, houses | **£1,567** | **£1,314** | **£1,229** | **£1,145** | **£1,060** | **£976** |
| 34 | 778 unit scheme, medium density, houses and flats - 3 storeys | **£708** | **£535** | **£478** | **£420** | **£363** | **£305** |
| 35 | 826 unit scheme, high density, flats - 16 storeys | **£64** | £0 | £0 | £0 | £0 | £0 |
| 36 | Office scheme 1 | **£301** | **£301** | **£301** | **£301** | **£301** | **£301** |
| 37 | Office scheme 2 | **£230** | **£230** | **£230** | **£230** | **£230** | **£230** |
| 38 | Office scheme 3 | £0 | £0 | £0 | £0 | £0 | £0 |
| 39 | Retail scheme 1 | **£1,851** | **£1,851** | **£1,851** | **£1,851** | **£1,851** | **£1,851** |
| 40 | Retail scheme 2 | **£1,601** | **£1,601** | **£1,601** | **£1,601** | **£1,601** | **£1,601** |
| 41 | Retail scheme 3 (convenience) | £0 | £0 | £0 | £0 | £0 | £0 |
| 42 | Hotel scheme 1 | **£1,104** | **£1,104** | **£1,104** | **£1,104** | **£1,104** | **£1,104** |
| 43 | Hotel scheme 2 | **£961** | **£961** | **£961** | **£961** | **£961** | **£961** |
| 44 | Hotel scheme 3 | **£589** | **£589** | **£589** | **£589** | **£589** | **£589** |
| 45 | Industrial/warehouse scheme 1 | **£159** | **£159** | **£159** | **£159** | **£159** | **£159** |
| 46 | Industrial/warehouse scheme 2 | **£140** | **£140** | **£140** | **£140** | **£140** | **£140** |
| 47 | Industrial/warehouse scheme 3 | **£90** | **£90** | **£90** | **£90** | **£90** | **£90** |

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Site ref | Site location | units | BLV per ha | 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | 481 | £1,270,000 | -£8,620,142 | -£12,878,174 | -£14,297,517 | -£15,716,861 | -£17,136,206 | -£18,555,550 |
| 33 | 650 unit scheme, medium density, houses | 650 | £1,270,000 | £80,469,725 | £69,617,584 | £66,000,203 | £62,382,824 | £58,765,444 | £55,148,063 |
| 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 |
| 35 | 826 unit scheme, high density, flats - 16 storeys | 826 | £1,270,000 | £11,279,124 | £3,217,824 | £514,910 | -£2,243,648 | -£5,009,566 | -£7,819,609 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 42 | Hotel scheme 1 | - | £12,000,000 | £58,358,179 | £58,358,179 | £58,358,179 | £58,358,179 | £58,358,179 | £58,358,179 |
| 43 | Hotel scheme 2 | - | £12,000,000 | £38,905,453 | £38,905,453 | £38,905,453 | £38,905,453 | £38,905,453 | £38,905,453 |
| 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 |
| 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 |
| 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 |
| 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 |

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| --- | --- | --- | --- | --- | --- | --- | --- |
| No | Site location | 0% | 15% | 20% | 25% | 30% | 35% |
| 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) | **£2,240** | **£2,240** | **£2,240** | **£2,240** | **£2,240** | **£2,240** |
| 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 | **£1,048** | **£806** | **£726** | **£645** | **£564** | **£484** |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | **£848** | **£590** | **£504** | **£418** | **£332** | **£246** |
| 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 | **£1,081** | **£840** | **£759** | **£678** | **£598** | **£517** |
| 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) | **£2,131** | **£1,827** | **£1,726** | **£1,625** | **£1,524** | **£1,423** |
| 10 | 32 unit scheme, high density, flats - 4 storeys | **£1,146** | **£904** | **£823** | **£743** | **£662** | **£581** |
| 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) | **£2,128** | **£1,831** | **£1,732** | **£1,633** | **£1,534** | **£1,435** |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | **£997** | **£776** | **£702** | **£628** | **£554** | **£481** |
| 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 | **£1,372** | **£1,112** | **£1,025** | **£938** | **£852** | **£765** |
| 16 | 94 unit scheme, high density, flats - 6 storeys | **£573** | **£350** | **£275** | **£201** | **£127** | **£52** |
| 17 | 109 unit scheme, high density - flats - 7 storeys | **£579** | **£356** | **£281** | **£207** | **£133** | **£58** |
| 18 | 113 unit scheme, high density, flats - 7 storeys | **£578** | **£355** | **£281** | **£207** | **£132** | **£58** |
| 19 | 133 unit scheme, high density, flats - 5 storeys | **£999** | **£778** | **£704** | **£631** | **£557** | **£483** |
| 20 | 138 unit scheme, low density, houses (GF) | **£2,055** | **£1,758** | **£1,659** | **£1,560** | **£1,461** | **£1,362** |
| 21 | 141 unit scheme, high density, flats - 5 storeys | **£1,021** | **£799** | **£726** | **£652** | **£578** | **£504** |
| 22 | 146 unit scheme, high density, flats - 5 storeys | **£998** | **£777** | **£703** | **£629** | **£556** | **£482** |
| 23 | 148 unit scheme, high density, flats - 6 storeys | **£589** | **£366** | **£292** | **£218** | **£144** | **£69** |
| 24 | Care Village - 62 bed care home, 51 ALUs, 103 care flats | **£398** | **£202** | **£137** | **£71** | **£6** | £0 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | **£1,090** | **£858** | **£781** | **£704** | **£627** | **£549** |
| 26 | 241 unit scheme, low density, houses (GF) | **£2,026** | **£1,731** | **£1,633** | **£1,535** | **£1,437** | **£1,339** |
| 27 | 304 unit scheme, high density, flats - 6 storeys | **£683** | **£446** | **£367** | **£288** | **£208** | **£129** |
| 28 | 334 unit scheme, high density, flats - 11 storeys | **£285** | **£74** | **£4** | £0 | £0 | £0 |
| 29 | 335 unit scheme, high density, flats - 6 storeys | **£639** | **£402** | **£323** | **£244** | **£164** | **£85** |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | **£990** | **£754** | **£675** | **£596** | **£517** | **£438** |
| 31 | 425 unit scheme, high density, flats - 10 storeys | **£262** | **£53** | £0 | £0 | £0 | £0 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | £0 | £0 | £0 | £0 | £0 | £0 |
| 33 | 650 unit scheme, medium density, houses | **£1,793** | **£1,513** | **£1,420** | **£1,327** | **£1,234** | **£1,141** |
| 34 | 778 unit scheme, medium density, houses and flats - 3 storeys | **£862** | **£672** | **£609** | **£545** | **£482** | **£418** |
| 35 | 826 unit scheme, high density, flats - 16 storeys | **£225** | **£41** | £0 | £0 | £0 | £0 |
| 36 | Office scheme 1 | **£301** | **£301** | **£301** | **£301** | **£301** | **£301** |
| 37 | Office scheme 2 | **£230** | **£230** | **£230** | **£230** | **£230** | **£230** |
| 38 | Office scheme 3 | £0 | £0 | £0 | £0 | £0 | £0 |
| 39 | Retail scheme 1 | **£1,851** | **£1,851** | **£1,851** | **£1,851** | **£1,851** | **£1,851** |
| 40 | Retail scheme 2 | **£1,601** | **£1,601** | **£1,601** | **£1,601** | **£1,601** | **£1,601** |
| 41 | Retail scheme 3 (convenience) | £0 | £0 | £0 | £0 | £0 | £0 |
| 42 | Hotel scheme 1 | **£1,104** | **£1,104** | **£1,104** | **£1,104** | **£1,104** | **£1,104** |
| 43 | Hotel scheme 2 | **£961** | **£961** | **£961** | **£961** | **£961** | **£961** |
| 44 | Hotel scheme 3 | **£589** | **£589** | **£589** | **£589** | **£589** | **£589** |
| 45 | Industrial/warehouse scheme 1 | **£159** | **£159** | **£159** | **£159** | **£159** | **£159** |
| 46 | Industrial/warehouse scheme 2 | **£140** | **£140** | **£140** | **£140** | **£140** | **£140** |
| 47 | Industrial/warehouse scheme 3 | **£90** | **£90** | **£90** | **£90** | **£90** | **£90** |



Appendix 7 - Appraisal results (grown)

**97**

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| 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 |

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

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| Site ref | Site location | units | BLV per ha | 0% | 10% | 20% | 30% | 40% | 50% |
| 1 | 1 unit scheme, low density, houses (GF) | 1 | £250,000 | £48,382 | £48,382 | £48,382 | £48,382 | £48,382 | £48,382 |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £250,000 | £382,650 | £382,650 | £382,650 | £382,650 | £382,650 | £382,650 |
| 3 | 14 unit scheme, medium density, houses | 14 | £1,270,000 | £655,859 | £510,777 | £462,415 | £414,055 | £365,694 | £317,334 |
| 4 | 14 unit scheme, medium density, flats - 4 storeys | 14 | £1,270,000 | -£50,611 | -£157,402 | -£192,999 | -£228,595 | -£264,193 | -£299,790 |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | 15 | £250,000 | -£414,220 | -£538,481 | -£579,902 | -£621,322 | -£662,742 | -£704,162 |
| 6 | 20 unit scheme, low density, houses (GF) | 20 | £250,000 | £944,007 | £735,273 | £665,694 | £596,117 | £526,538 | £456,960 |
| 7 | 21 unit scheme, medium density, flats - 5 storeys | 21 | £1,270,000 | -£75,916 | -£236,103 | -£289,498 | -£342,894 | -£396,289 | -£449,684 |
| 8 | 28 unit scheme, medium density, flats - 3 storeys (GF) | 28 | £250,000 | -£101,222 | -£314,803 | -£385,998 | -£457,192 | -£528,385 | -£599,580 |
| 9 | 29 unit scheme, low density, houses (GF) | 32 | £250,000 | £1,510,411 | £1,176,436 | £1,065,111 | £953,785 | £842,461 | £731,135 |
| 10 | 32 unit scheme, high density, flats - 4 storeys | 32 | £1,270,000 | -£113,973 | -£336,827 | -£411,111 | -£485,395 | -£559,679 | -£633,964 |
| 11 | 45 unit scheme, low density, houses (GF) | 45 | £250,000 | £2,111,862 | £1,645,435 | £1,489,959 | £1,334,483 | £1,179,007 | £1,023,531 |
| 12 | 60 unit scheme, low density, houses (GF) | 60 | £250,000 | £2,793,787 | £2,179,791 | £1,975,127 | £1,770,463 | £1,565,797 | £1,360,647 |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | 70 | £250,000 | -£334,669 | -£537,304 | -£604,848 | -£672,393 | -£739,938 | -£807,483 |
| 14 | 70 unit scheme, low density, houses (GF) | 70 | £250,000 | £3,259,417 | £2,543,091 | £2,304,315 | £2,065,539 | £1,826,764 | £1,587,422 |
| 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 |

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

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| 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 |

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| 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** |

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| 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 |

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

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| Site ref | Site location | units | BLV per ha | 0% | 10% | 20% | 30% | 40% | 50% |
| 1 | 1 unit scheme, low density, houses (GF) | 1 | £250,000 | £103,359 | £103,359 | £103,359 | £103,359 | £103,359 | £103,359 |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £250,000 | £817,738 | £817,738 | £817,738 | £817,738 | £817,738 | £817,738 |
| 3 | 14 unit scheme, medium density, houses | 14 | £1,270,000 | £1,392,677 | £1,160,619 | £1,083,265 | £1,005,912 | £928,439 | £850,937 |
| 4 | 14 unit scheme, medium density, flats - 4 storeys | 14 | £1,270,000 | £511,769 | £341,870 | £285,236 | £228,603 | £171,970 | £114,818 |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | 15 | £250,000 | £215,883 | £19,384 | -£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 |
| 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 |

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

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| Site ref | Site location | units | BLV per ha | 0% | 10% | 20% | 30% | 40% | 50% |
| 1 | 1 unit scheme, low density, houses (GF) | 1 | £250,000 | £121,543 | £121,543 | £121,543 | £121,543 | £121,543 | £121,543 |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £250,000 | £961,646 | £961,646 | £961,646 | £961,646 | £961,646 | £961,646 |
| 3 | 14 unit scheme, medium density, houses | 14 | £1,270,000 | £1,636,443 | £1,375,449 | £1,288,452 | £1,201,454 | £1,114,457 | £1,027,459 |
| 4 | 14 unit scheme, medium density, flats - 4 storeys | 14 | £1,270,000 | £697,907 | £506,112 | £442,182 | £378,250 | £314,319 | £250,387 |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | 15 | £250,000 | £421,933 | £202,835 | £129,116 | £55,397 | -£18,580 | -£93,342 |
| 6 | 20 unit scheme, low density, houses (GF) | 20 | £250,000 | £2,354,803 | £1,979,303 | £1,854,137 | £1,728,970 | £1,603,803 | £1,478,637 |
| 7 | 21 unit scheme, medium density, flats - 5 storeys | 21 | £1,270,000 | £1,046,860 | £759,169 | £663,272 | £567,376 | £471,478 | £375,581 |
| 8 | 28 unit scheme, medium density, flats - 3 storeys (GF) | 28 | £250,000 | £1,395,813 | £1,012,226 | £884,363 | £756,500 | £628,638 | £500,775 |
| 9 | 29 unit scheme, low density, houses (GF) | 32 | £250,000 | £3,767,686 | £3,166,886 | £2,966,619 | £2,766,352 | £2,566,085 | £2,365,819 |
| 10 | 32 unit scheme, high density, flats - 4 storeys | 32 | £1,270,000 | £1,448,277 | £1,048,039 | £914,626 | £781,213 | £647,800 | £514,387 |
| 11 | 45 unit scheme, low density, houses (GF) | 45 | £250,000 | £5,241,461 | £4,405,727 | £4,127,150 | £3,848,572 | £3,569,993 | £3,291,416 |
| 12 | 60 unit scheme, low density, houses (GF) | 60 | £250,000 | £6,905,013 | £5,804,105 | £5,437,135 | £5,070,165 | £4,703,195 | £4,336,226 |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | 70 | £250,000 | £1,160,132 | £791,233 | £667,703 | £544,171 | £420,641 | £297,111 |
| 14 | 70 unit scheme, low density, houses (GF) | 70 | £250,000 | £8,055,848 | £6,771,455 | £6,343,323 | £5,915,192 | £5,487,061 | £5,058,930 |
| 15 | 89 unit scheme, low density - houses | 89 | £1,270,000 | £8,985,703 | £7,542,966 | £7,062,053 | £6,581,141 | £6,100,229 | £5,619,316 |
| 16 | 94 unit scheme, high density, flats - 6 storeys | 94 | £1,270,000 | £1,402,952 | £325,684 | -£33,878 | -£401,969 | -£771,407 | -£1,140,845 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | 109 | £1,270,000 | £1,626,827 | £377,655 | -£39,285 | -£466,112 | -£894,504 | -£1,322,895 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | 113 | £1,270,000 | £1,686,528 | £391,514 | -£40,726 | -£483,218 | -£927,330 | -£1,371,442 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | 133 | £1,270,000 | £5,215,808 | £3,703,898 | £3,196,759 | £2,688,686 | £2,180,613 | £1,672,539 |
| 20 | 138 unit scheme, low density, houses (GF) | 141 | £250,000 | £16,226,780 | £13,639,645 | £12,777,266 | £11,914,888 | £11,052,510 | £10,190,132 |
| 21 | 141 unit scheme, high density, flats - 5 storeys | 141 | £1,270,000 | £5,529,540 | £3,926,688 | £3,389,045 | £2,850,411 | £2,311,777 | £1,773,143 |
| 22 | 146 unit scheme, high density, flats - 5 storeys | 146 | £1,270,000 | £5,725,623 | £4,065,933 | £3,509,224 | £2,951,489 | £2,393,754 | £1,836,020 |
| 23 | 148 unit scheme, high density, flats - 6 storeys | 148 | £1,270,000 | £2,208,903 | £512,779 | -£53,340 | -£632,887 | -£1,214,555 | -£1,796,225 |
| 24 | Care Village - 62 bed care home, 51 ALUs, 103 care flats | 154 | £1,270,000 | £2,488,371 | £1,134,238 | £682,862 | £231,484 | -£224,151 | -£688,537 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | 208 | £1,270,000 | £9,052,858 | £6,578,073 | £5,750,323 | £4,922,572 | £4,094,822 | £3,267,072 |
| 26 | 241 unit scheme, low density, houses (GF) | 241 | £250,000 | £27,482,141 | £23,101,241 | £21,640,940 | £20,180,641 | £18,720,340 | £17,260,040 |
| 27 | 304 unit scheme, high density, flats - 6 storeys | 304 | £1,270,000 | £6,364,621 | £2,644,479 | £1,404,433 | £164,385 | -£1,090,884 | -£2,362,909 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | 334 | £1,270,000 | -£96,346 | -£3,245,143 | -£4,302,271 | -£5,359,400 | -£6,416,528 | -£7,473,656 |
| 29 | 335 unit scheme, high density, flats - 6 storeys | 335 | £1,270,000 | £7,112,884 | £2,962,461 | £1,578,987 | £195,512 | -£1,204,773 | -£2,623,751 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | 357 | £1,270,000 | £6,821,336 | £4,823,455 | £4,157,495 | £3,491,534 | £2,825,573 | £2,155,529 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | 404 | £1,270,000 | £142,874 | -£4,324,329 | -£5,832,298 | -£7,340,266 | -£8,848,236 | -£10,356,204 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | 481 | £1,270,000 | -£16,453,229 | -£20,887,711 | -£22,365,871 | -£23,844,032 | -£25,322,192 | -£26,800,352 |
| 33 | 650 unit scheme, medium density, houses | 650 | £1,270,000 | £70,267,114 | £59,066,076 | £55,332,397 | £51,598,718 | £47,865,039 | £44,131,359 |
| 34 | 778 unit scheme, medium density, houses and flats - 3 sto | 778 | £1,270,000 | £34,729,646 | £25,839,995 | £22,868,241 | £19,896,278 | £16,924,315 | £13,952,352 |
| 35 | 826 unit scheme, high density, flats - 16 storeys | 826 | £1,270,000 | -£1,277,605 | -£9,969,148 | -£12,898,105 | -£15,874,606 | -£18,851,108 | -£21,827,611 |
| 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 |

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

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| Site ref | Site location | units | BLV per ha | 0% | 10% | 20% | 30% | 40% | 50% |
| 1 | 1 unit scheme, low density, houses (GF) | 1 | £250,000 | £139,727 | £139,727 | £139,727 | £139,727 | £139,727 | £139,727 |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £250,000 | £1,105,554 | £1,105,554 | £1,105,554 | £1,105,554 | £1,105,554 | £1,105,554 |
| 3 | 14 unit scheme, medium density, houses | 14 | £1,270,000 | £1,880,207 | £1,590,281 | £1,493,639 | £1,396,996 | £1,300,354 | £1,203,713 |
| 4 | 14 unit scheme, medium density, flats - 4 storeys | 14 | £1,270,000 | £884,044 | £670,356 | £599,127 | £527,897 | £456,668 | £385,438 |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | 15 | £250,000 | £627,394 | £384,394 | £303,394 | £222,394 | £140,472 | £58,534 |
| 6 | 20 unit scheme, low density, houses (GF) | 20 | £250,000 | £2,705,517 | £2,288,389 | £2,149,347 | £2,010,303 | £1,871,261 | £1,732,219 |
| 7 | 21 unit scheme, medium density, flats - 5 storeys | 21 | £1,270,000 | £1,326,066 | £1,005,534 | £898,689 | £791,846 | £685,001 | £578,157 |
| 8 | 28 unit scheme, medium density, flats - 3 storeys (GF) | 28 | £250,000 | £1,768,088 | £1,340,712 | £1,198,253 | £1,055,794 | £913,335 | £770,877 |
| 9 | 29 unit scheme, low density, houses (GF) | 32 | £250,000 | £4,328,828 | £3,661,423 | £3,438,954 | £3,216,486 | £2,994,018 | £2,771,550 |
| 10 | 32 unit scheme, high density, flats - 4 storeys | 32 | £1,270,000 | £1,836,713 | £1,390,784 | £1,242,142 | £1,093,499 | £944,856 | £796,213 |
| 11 | 45 unit scheme, low density, houses (GF) | 45 | £250,000 | £6,018,241 | £5,090,200 | £4,780,852 | £4,471,506 | £4,162,159 | £3,852,812 |
| 12 | 60 unit scheme, low density, houses (GF) | 60 | £250,000 | £7,927,380 | £6,704,780 | £6,297,247 | £5,889,714 | £5,482,181 | £5,074,649 |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | 70 | £250,000 | £1,527,855 | £1,117,303 | £980,453 | £843,602 | £705,758 | £567,756 |
| 14 | 70 unit scheme, low density, houses (GF) | 70 | £250,000 | £9,248,609 | £7,822,244 | £7,346,789 | £6,871,334 | £6,395,879 | £5,920,424 |
| 15 | 89 unit scheme, low density - houses | 89 | £1,270,000 | £10,419,157 | £8,808,720 | £8,271,907 | £7,735,095 | £7,198,282 | £6,661,470 |
| 16 | 94 unit scheme, high density, flats - 6 storeys | 94 | £1,270,000 | £2,484,155 | £1,280,686 | £879,530 | £478,374 | £77,218 | -£331,587 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | 109 | £1,270,000 | £2,880,562 | £1,485,051 | £1,019,881 | £554,711 | £89,540 | -£384,499 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | 113 | £1,270,000 | £2,986,271 | £1,539,548 | £1,057,307 | £575,067 | £92,826 | -£398,610 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | 133 | £1,270,000 | £6,728,229 | £5,039,654 | £4,476,796 | £3,913,938 | £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 | £1,270,000 | £2,867,561 | -£569,592 | -£1,732,863 | -£2,909,788 | -£4,086,714 | -£5,263,639 |
| 29 | 335 unit scheme, high density, flats - 6 storeys | 335 | £1,270,000 | £11,065,383 | £6,484,066 | £4,943,738 | £3,403,411 | £1,863,083 | £322,755 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | 357 | £1,270,000 | £8,738,957 | £6,514,932 | £5,773,590 | £5,032,248 | £4,290,907 | £3,549,565 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | 404 | £1,270,000 | £4,363,001 | -£532,817 | -£2,185,336 | -£3,850,059 | -£5,528,770 | -£7,207,482 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | 481 | £1,270,000 | -£12,083,987 | -£17,030,608 | -£18,679,481 | -£20,328,355 | -£21,977,229 | -£23,626,103 |
| 33 | 650 unit scheme, medium density, houses | 650 | £1,270,000 | £80,522,949 | £68,099,465 | £63,958,304 | £59,817,143 | £55,675,982 | £51,534,821 |
| 34 | 778 unit scheme, medium density, houses and flats - 3 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 |

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

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| 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 |

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

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| Site ref | Site location | units | BLV per ha | 0% | 10% | 20% | 30% | 40% | 50% |
| 1 | 1 unit scheme, low density, houses (GF) | 1 | £250,000 | £176,095 | £176,095 | £176,095 | £176,095 | £176,095 | £176,095 |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £250,000 | £1,393,372 | £1,393,372 | £1,393,372 | £1,393,372 | £1,393,372 | £1,393,372 |
| 3 | 14 unit scheme, medium density, houses | 14 | £1,270,000 | £2,367,738 | £2,019,943 | £1,904,013 | £1,788,081 | £1,672,150 | £1,556,219 |
| 4 | 14 unit scheme, medium density, flats - 4 storeys | 14 | £1,270,000 | £1,256,319 | £998,842 | £913,017 | £827,191 | £741,365 | £655,540 |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | 15 | £250,000 | £1,038,317 | £746,613 | £649,378 | £552,144 | £454,909 | £357,675 |
| 6 | 20 unit scheme, low density, houses (GF) | 20 | £250,000 | £3,406,944 | £2,906,560 | £2,739,766 | £2,572,971 | £2,406,177 | £2,239,383 |
| 7 | 21 unit scheme, medium density, flats - 5 storeys | 21 | £1,270,000 | £1,884,480 | £1,498,264 | £1,369,525 | £1,240,787 | £1,112,047 | £983,309 |
| 8 | 28 unit scheme, medium density, flats - 3 storeys (GF) | 28 | £250,000 | £2,512,639 | £1,997,685 | £1,826,033 | £1,654,382 | £1,482,731 | £1,311,079 |
| 9 | 29 unit scheme, low density, houses (GF) | 32 | £250,000 | £5,451,111 | £4,650,496 | £4,383,626 | £4,116,755 | £3,849,883 | £3,583,013 |
| 10 | 32 unit scheme, high density, flats - 4 storeys | 32 | £1,270,000 | £2,613,583 | £2,076,275 | £1,897,173 | £1,718,070 | £1,538,968 | £1,359,865 |
| 11 | 45 unit scheme, low density, houses (GF) | 45 | £250,000 | £7,571,800 | £6,459,145 | £6,088,260 | £5,717,374 | £5,346,490 | £4,975,605 |
| 12 | 60 unit scheme, low density, houses (GF) | 60 | £250,000 | £9,967,017 | £8,501,824 | £8,013,427 | £7,525,030 | £7,036,633 | £6,548,236 |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | 70 | £250,000 | £2,263,300 | £1,766,842 | £1,601,355 | £1,435,869 | £1,270,383 | £1,104,897 |
| 14 | 70 unit scheme, low density, houses (GF) | 70 | £250,000 | £11,628,186 | £9,918,795 | £9,348,998 | £8,779,201 | £8,209,405 | £7,639,608 |
| 15 | 89 unit scheme, low density - houses | 89 | £1,270,000 | £13,286,066 | £11,340,228 | £10,691,616 | £10,043,004 | £9,394,391 | £8,745,779 |
| 16 | 94 unit scheme, high density, flats - 6 storeys | 94 | £1,270,000 | £4,632,372 | £3,189,221 | £2,705,402 | £2,220,113 | £1,734,824 | £1,249,534 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | 109 | £1,270,000 | £5,371,580 | £3,698,140 | £3,137,115 | £2,574,386 | £2,011,657 | £1,448,928 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | 113 | £1,270,000 | £5,568,702 | £3,833,851 | £3,252,238 | £2,668,859 | £2,085,480 | £1,502,100 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | 133 | £1,270,000 | £9,753,072 | £7,711,168 | £7,030,533 | £6,349,898 | £5,669,263 | £4,988,628 |
| 20 | 138 unit scheme, low density, houses (GF) | 141 | £250,000 | £23,422,489 | £19,979,288 | £18,831,554 | £17,683,820 | £16,536,087 | £15,388,354 |
| 21 | 141 unit scheme, high density, flats - 5 storeys | 141 | £1,270,000 | £10,339,723 | £8,174,997 | £7,453,422 | £6,731,846 | £6,010,271 | £5,288,695 |
| 22 | 146 unit scheme, high density, flats - 5 storeys | 146 | £1,270,000 | £10,706,380 | £8,464,891 | £7,717,728 | £6,970,564 | £6,223,401 | £5,476,238 |
| 23 | 148 unit scheme, high density, flats - 6 storeys | 148 | £1,270,000 | £7,293,522 | £5,021,327 | £4,259,569 | £3,495,497 | £2,731,425 | £1,967,351 |
| 24 | Care Village - 62 bed care home, 51 ALUs, 103 care flats | 154 | £1,270,000 | £6,537,658 | £4,723,608 | £4,118,926 | £3,514,242 | £2,905,536 | £2,295,524 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | 208 | £1,270,000 | £16,179,639 | £12,873,582 | £11,771,562 | £10,669,543 | £9,567,523 | £8,465,504 |
| 26 | 241 unit scheme, low density, houses (GF) | 241 | £250,000 | £39,584,417 | £33,762,130 | £31,821,367 | £29,880,605 | £27,939,844 | £25,999,081 |
| 27 | 304 unit scheme, high density, flats - 6 storeys | 304 | £1,270,000 | £16,977,143 | £12,043,803 | £10,399,356 | £8,754,909 | £7,110,462 | £5,466,014 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | 334 | £1,270,000 | £8,766,246 | £4,665,081 | £3,289,213 | £1,913,346 | £537,478 | -£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 |

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



Appendix 8 - Appraisal results (downside)

**98**

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| Site ref | Site location | units | BLV per ha | 0% | 10% | 20% | 30% | 40% | 50% |
| 1 | 1 unit scheme, low density, houses (GF) | 1 | £250,000 | £9,666 | £9,666 | £9,666 | £9,666 | £9,666 | £9,666 |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £250,000 | £76,251 | £76,251 | £76,251 | £76,251 | £76,251 | £76,251 |
| 3 | 14 unit scheme, medium density, houses | 14 | £1,270,000 | £135,999 | £60,386 | £35,182 | £9,978 | -£15,441 | -£41,002 |
| 4 | 14 unit scheme, medium density, flats - 4 storeys | 14 | £1,270,000 | -£454,247 | -£506,690 | -£524,172 | -£541,652 | -£559,134 | -£576,614 |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | 15 | £250,000 | -£859,758 | -£923,840 | -£945,201 | -£966,561 | -£987,922 | -£1,009,283 |
| 6 | 20 unit scheme, low density, houses (GF) | 20 | £250,000 | £196,072 | £87,286 | £51,023 | £14,761 | -£21,805 | -£58,581 |
| 7 | 21 unit scheme, medium density, flats - 5 storeys | 21 | £1,270,000 | -£681,370 | -£760,035 | -£786,257 | -£812,478 | -£838,700 | -£864,922 |
| 8 | 28 unit scheme, medium density, flats - 3 storeys (GF) | 28 | £250,000 | -£908,493 | -£1,013,380 | -£1,048,342 | -£1,083,305 | -£1,118,268 | -£1,153,230 |
| 9 | 29 unit scheme, low density, houses (GF) | 32 | £250,000 | £313,715 | £139,656 | £81,638 | £23,618 | -£34,888 | -£93,728 |
| 10 | 32 unit scheme, high density, flats - 4 storeys | 32 | £1,270,000 | -£956,287 | -£1,065,727 | -£1,102,207 | -£1,138,687 | -£1,175,167 | -£1,211,648 |
| 11 | 45 unit scheme, low density, houses (GF) | 45 | £250,000 | £443,708 | £202,634 | £121,646 | £40,298 | -£41,632 | -£124,130 |
| 12 | 60 unit scheme, low density, houses (GF) | 60 | £250,000 | £593,967 | £274,268 | £167,702 | £61,135 | -£46,073 | -£155,477 |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | 70 | £250,000 | -£1,142,345 | -£1,236,558 | -£1,267,963 | -£1,299,367 | -£1,330,772 | -£1,362,177 |
| 14 | 70 unit scheme, low density, houses (GF) | 70 | £250,000 | £692,962 | £319,980 | £195,652 | £71,325 | -£53,752 | -£181,391 |
| 15 | 89 unit scheme, low density - houses | 89 | £1,270,000 | £126,526 | -£238,467 | -£361,944 | -£485,421 | -£608,897 | -£732,374 |
| 16 | 94 unit scheme, high density, flats - 6 storeys | 94 | £1,270,000 | -£5,351,287 | -£5,625,156 | -£5,716,445 | -£5,807,735 | -£5,899,024 | -£5,990,314 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | 109 | £1,270,000 | -£6,205,215 | -£6,522,787 | -£6,628,644 | -£6,734,501 | -£6,840,358 | -£6,946,216 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | 113 | £1,270,000 | -£6,432,930 | -£6,762,155 | -£6,871,897 | -£6,981,639 | -£7,091,380 | -£7,201,122 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | 133 | £1,270,000 | -£4,235,015 | -£4,622,511 | -£4,751,676 | -£4,880,841 | -£5,010,006 | -£5,139,171 |
| 20 | 138 unit scheme, low density, houses (GF) | 141 | £250,000 | £1,395,822 | £644,530 | £394,099 | £143,669 | -£108,273 | -£365,372 |
| 21 | 141 unit scheme, high density, flats - 5 storeys | 141 | £1,270,000 | -£4,489,753 | -£4,900,557 | -£5,037,491 | -£5,174,426 | -£5,311,360 | -£5,448,295 |
| 22 | 146 unit scheme, high density, flats - 5 storeys | 146 | £1,270,000 | -£4,648,964 | -£5,074,336 | -£5,216,125 | -£5,357,916 | -£5,499,706 | -£5,641,497 |
| 23 | 148 unit scheme, high density, flats - 6 storeys | 148 | £1,270,000 | -£8,425,430 | -£8,856,628 | -£9,000,360 | -£9,144,093 | -£9,287,825 | -£9,431,559 |
| 24 | Care Village - 62 bed care home, 51 ALUs, 103 care flats | 154 | £1,270,000 | -£5,981,088 | -£6,325,342 | -£6,440,094 | -£6,554,845 | -£6,669,597 | -£6,784,349 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | 208 | £1,270,000 | -£5,863,725 | -£6,560,799 | -£6,793,157 | -£7,025,515 | -£7,257,873 | -£7,490,231 |
| 26 | 241 unit scheme, low density, houses (GF) | 241 | £250,000 | £2,619,750 | £1,324,669 | £892,936 | £457,731 | £22,526 | -£418,518 |
| 27 | 304 unit scheme, high density, flats - 6 storeys | 304 | £1,270,000 | -£15,927,112 | -£16,973,539 | -£17,322,348 | -£17,671,157 | -£18,019,966 | -£18,368,774 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | 334 | £1,270,000 | -£18,703,826 | -£19,570,191 | -£19,858,980 | -£20,147,768 | -£20,436,556 | -£20,725,344 |
| 29 | 335 unit scheme, high density, flats - 6 storeys | 335 | £1,270,000 | -£17,756,827 | -£18,924,287 | -£19,313,440 | -£19,702,593 | -£20,091,747 | -£20,480,899 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | 357 | £1,270,000 | -£5,131,346 | -£5,699,027 | -£5,888,254 | -£6,077,482 | -£6,266,708 | -£6,455,935 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | 404 | £1,270,000 | -£26,346,237 | -£27,585,074 | -£27,998,020 | -£28,410,965 | -£28,823,911 | -£29,236,857 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | 481 | £1,270,000 | -£43,153,794 | -£44,299,425 | -£44,681,302 | -£45,063,179 | -£45,445,056 | -£45,826,933 |
| 33 | 650 unit scheme, medium density, houses | 650 | £1,270,000 | £7,231,007 | £3,861,672 | £2,738,561 | £1,615,450 | £490,985 | -£649,160 |
| 34 | 778 unit scheme, medium density, houses and flats - 3 sto | 778 | £1,270,000 | -£16,631,914 | -£19,626,014 | -£20,624,048 | -£21,622,081 | -£22,620,115 | -£23,618,148 |
| 35 | 826 unit scheme, high density, flats - 16 storeys | 826 | £1,270,000 | -£54,285,534 | -£56,640,196 | -£57,425,082 | -£58,209,969 | -£58,994,856 | -£59,779,743 |
| 36 | Office scheme 1 | - | £1,270,000 | -£23,138,538 | -£23,138,538 | -£23,138,538 | -£23,138,538 | -£23,138,538 | -£23,138,538 |
| 37 | Office scheme 2 | - | £1,270,000 | -£17,353,902 | -£17,353,902 | -£17,353,902 | -£17,353,902 | -£17,353,902 | -£17,353,902 |
| 38 | Office scheme 3 | - | £1,270,000 | -£8,263,763 | -£8,263,763 | -£8,263,763 | -£8,263,763 | -£8,263,763 | -£8,263,763 |
| 39 | Retail scheme 1 | - | £1,270,000 | £4,484,517 | £4,484,517 | £4,484,517 | £4,484,517 | £4,484,517 | £4,484,517 |
| 40 | Retail scheme 2 | - | £1,270,000 | £3,363,387 | £3,363,387 | £3,363,387 | £3,363,387 | £3,363,387 | £3,363,387 |
| 41 | Retail scheme 3 (convenience) | - | £1,270,000 | £5,069,107 | £5,069,107 | £5,069,107 | £5,069,107 | £5,069,107 | £5,069,107 |
| 42 | Hotel scheme 1 | - | £1,270,000 | £9,664,977 | £9,664,977 | £9,664,977 | £9,664,977 | £9,664,977 | £9,664,977 |
| 43 | Hotel scheme 2 | - | £1,270,000 | £6,443,319 | £6,443,319 | £6,443,319 | £6,443,319 | £6,443,319 | £6,443,319 |
| 44 | Hotel scheme 3 | - | £1,270,000 | £3,451,778 | £3,451,778 | £3,451,778 | £3,451,778 | £3,451,778 | £3,451,778 |
| 45 | Industrial/warehouse scheme 1 | - | £1,000,000 | £1,581,195 | £1,581,195 | £1,581,195 | £1,581,195 | £1,581,195 | £1,581,195 |
| 46 | Industrial/warehouse scheme 2 | - | £1,000,000 | £1,437,450 | £1,437,450 | £1,437,450 | £1,437,450 | £1,437,450 | £1,437,450 |
| 47 | Industrial/warehouse scheme 3 | - | £1,000,000 | £1,149,959 | £1,149,959 | £1,149,959 | £1,149,959 | £1,149,959 | £1,149,959 |

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| Site ref | Site location | units | 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 | £0 |
| 27 | 304 unit scheme, high density, flats - 6 storeys | 304 | £1,003,300 | £0 | £0 | £0 | £0 | £0 | £0 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | 334 | £368,300 | £0 | £0 | £0 | £0 | £0 | £0 |
| 29 | 335 unit scheme, high density, flats - 6 storeys | 335 | £1,866,900 | £0 | £0 | £0 | £0 | £0 | £0 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | 357 | £1,117,600 | £0 | £0 | £0 | £0 | £0 | £0 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | 404 | £1,206,500 | £0 | £0 | £0 | £0 | £0 | £0 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | 481 | £393,700 | £0 | £0 | £0 | £0 | £0 | £0 |
| 33 | 650 unit scheme, medium density, houses | 650 | £10,795,000 | £0 | £0 | £0 | £0 | £0 | £0 |
| 34 | 778 unit scheme, medium density, houses and flats - 3 sto | 778 | £5,410,200 | £0 | £0 | £0 | £0 | £0 | £0 |
| 35 | 826 unit scheme, high density, flats - 16 storeys | 826 | £1,435,100 | £0 | £0 | £0 | £0 | £0 | £0 |
| 36 | Office scheme 1 | - | £1,270,000 | £0 | £0 | £0 | £0 | £0 | £0 |
| 37 | Office scheme 2 | - | £1,270,000 | £0 | £0 | £0 | £0 | £0 | £0 |
| 38 | Office scheme 3 | - | £1,270,000 | £0 | £0 | £0 | £0 | £0 | £0 |
| 39 | Retail scheme 1 | - | £1,270,000 | **£201** | **£201** | **£201** | **£201** | **£201** | **£201** |
| 40 | Retail scheme 2 | - | £1,270,000 | **£174** | **£174** | **£174** | **£174** | **£174** | **£174** |
| 41 | Retail scheme 3 (convenience) | - | £1,270,000 | **£760** | **£760** | **£760** | **£760** | **£760** | **£760** |
| 42 | Hotel scheme 1 | - | £1,270,000 | **£200** | **£200** | **£200** | **£200** | **£200** | **£200** |
| 43 | Hotel scheme 2 | - | £1,270,000 | **£185** | **£185** | **£185** | **£185** | **£185** | **£185** |
| 44 | Hotel scheme 3 | - | £1,270,000 | **£145** | **£145** | **£145** | **£145** | **£145** | **£145** |
| 45 | Industrial/warehouse scheme 1 | - | £1,000,000 | **£106** | **£106** | **£106** | **£106** | **£106** | **£106** |
| 46 | Industrial/warehouse scheme 2 | - | £1,000,000 | **£87** | **£87** | **£87** | **£87** | **£87** | **£87** |
| 47 | Industrial/warehouse scheme 3 | - | £1,000,000 | **£37** | **£37** | **£37** | **£37** | **£37** | **£37** |

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| 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 |

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| 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** | **£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** |

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

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| 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** | **£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** |

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| 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 |
| 9 | 29 unit scheme, low density, houses (GF) | 32 | £250,000 | £1,824,898 | £1,479,380 | £1,364,209 | £1,249,036 | £1,133,863 | £1,018,691 |
| 10 | 32 unit scheme, high density, flats - 4 storeys | 32 | £1,270,000 | £106,236 | -£122,503 | -£199,249 | -£275,997 | -£352,744 | -£429,492 |
| 11 | 45 unit scheme, low density, houses (GF) | 45 | £250,000 | £2,549,398 | £2,068,401 | £1,907,550 | £1,746,700 | £1,585,850 | £1,425,000 |
| 12 | 60 unit scheme, low density, houses (GF) | 60 | £250,000 | £3,368,629 | £2,733,328 | £2,521,560 | £2,309,793 | £2,098,026 | £1,886,259 |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | 70 | £250,000 | -£122,073 | -£331,136 | -£400,824 | -£470,512 | -£540,199 | -£609,887 |
| 14 | 70 unit scheme, low density, houses (GF) | 70 | £250,000 | £3,930,068 | £3,188,883 | £2,941,821 | £2,694,760 | £2,447,698 | £2,200,636 |
| 15 | 89 unit scheme, low density - houses | 89 | £1,270,000 | £4,014,138 | £3,219,818 | £2,955,045 | £2,690,271 | £2,425,497 | £2,160,725 |
| 16 | 94 unit scheme, high density, flats - 6 storeys | 94 | £1,270,000 | -£2,385,469 | -£2,993,193 | -£3,195,767 | -£3,398,341 | -£3,600,916 | -£3,803,491 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | 109 | £1,270,000 | -£2,766,129 | -£3,470,829 | -£3,705,730 | -£3,940,630 | -£4,175,531 | -£4,410,431 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | 113 | £1,270,000 | -£2,867,639 | -£3,598,199 | -£3,841,720 | -£4,085,240 | -£4,328,761 | -£4,572,281 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | 133 | £1,270,000 | -£40,616 | -£898,564 | -£1,185,185 | -£1,471,806 | -£1,758,428 | -£2,045,048 |
| 20 | 138 unit scheme, low density, houses (GF) | 141 | £250,000 | £7,916,279 | £6,423,321 | £5,925,668 | £5,428,015 | £4,930,362 | £4,432,709 |
| 21 | 141 unit scheme, high density, flats - 5 storeys | 141 | £1,270,000 | -£43,058 | -£952,612 | -£1,256,474 | -£1,560,336 | -£1,864,198 | -£2,168,059 |
| 22 | 146 unit scheme, high density, flats - 5 storeys | 146 | £1,270,000 | -£44,585 | -£986,393 | -£1,301,030 | -£1,615,667 | -£1,930,304 | -£2,244,941 |
| 23 | 148 unit scheme, high density, flats - 6 storeys | 148 | £1,270,000 | -£3,755,845 | -£4,712,687 | -£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 |
| 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 |

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| Site ref | Site location | units | BLV | 0% | 15% | 20% | 25% | 30% | 35% |
| 1 | 1 unit scheme, low density, houses (GF) | 1 | £7,500 | **£845** | **£845** | **£845** | **£845** | **£845** | **£845** |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £35,000 | **£895** | **£895** | **£895** | **£895** | **£895** | **£895** |
| 3 | 14 unit scheme, medium density, houses | 14 | £254,000 | **£648** | **£467** | **£407** | **£347** | **£287** | **£226** |
| 4 | 14 unit scheme, medium density, flats - 4 storeys | 14 | £127,000 | £0 | £0 | £0 | £0 | £0 | £0 |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | 15 | £7,500 | £0 | £0 | £0 | £0 | £0 | £0 |
| 6 | 20 unit scheme, low density, houses (GF) | 20 | £162,500 | **£818** | **£637** | **£577** | **£517** | **£457** | **£396** |
| 7 | 21 unit scheme, medium density, flats - 5 storeys | 21 | £152,400 | £0 | £0 | £0 | £0 | £0 | £0 |
| 8 | 28 unit scheme, medium density, flats - 3 storeys (GF) | 28 | £97,500 | **£8** | £0 | £0 | £0 | £0 | £0 |
| 9 | 29 unit scheme, low density, houses (GF) | 32 | £255,000 | **£820** | **£640** | **£580** | **£519** | **£459** | **£399** |
| 10 | 32 unit scheme, high density, flats - 4 storeys | 32 | £101,600 | **£3** | £0 | £0 | £0 | £0 | £0 |
| 11 | 45 unit scheme, low density, houses (GF) | 45 | £495,000 | **£763** | **£585** | **£525** | **£465** | **£405** | **£346** |
| 12 | 60 unit scheme, low density, houses (GF) | 60 | £292,500 | **£857** | **£680** | **£621** | **£562** | **£503** | **£444** |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | 70 | £32,500 | £0 | £0 | £0 | £0 | £0 | £0 |
| 14 | 70 unit scheme, low density, houses (GF) | 70 | £465,000 | **£828** | **£651** | **£592** | **£533** | **£474** | **£415** |
| 15 | 89 unit scheme, low density - houses | 89 | £3,175,000 | **£158** | **£8** | £0 | £0 | £0 | £0 |
| 16 | 94 unit scheme, high density, flats - 6 storeys | 94 | £279,400 | £0 | £0 | £0 | £0 | £0 | £0 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | 109 | £292,100 | £0 | £0 | £0 | £0 | £0 | £0 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | 113 | £304,800 | £0 | £0 | £0 | £0 | £0 | £0 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | 133 | £558,800 | £0 | £0 | £0 | £0 | £0 | £0 |
| 20 | 138 unit scheme, low density, houses (GF) | 141 | £1,307,500 | **£784** | **£607** | **£548** | **£489** | **£430** | **£371** |
| 21 | 141 unit scheme, high density, flats - 5 storeys | 141 | £444,500 | £0 | £0 | £0 | £0 | £0 | £0 |
| 22 | 146 unit scheme, high density, flats - 5 storeys | 146 | £622,300 | £0 | £0 | £0 | £0 | £0 | £0 |
| 23 | 148 unit scheme, high density, flats - 6 storeys | 148 | £317,500 | £0 | £0 | £0 | £0 | £0 | £0 |
| 24 | Care Village - 62 bed care home, 51 ALUs, 103 care flats | 154 | £1,714,500 | £0 | £0 | £0 | £0 | £0 | £0 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | 208 | £787,400 | £0 | £0 | £0 | £0 | £0 | £0 |
| 26 | 241 unit scheme, low density, houses (GF) | 241 | £2,317,500 | **£778** | **£602** | **£543** | **£484** | **£425** | **£367** |
| 27 | 304 unit scheme, high density, flats - 6 storeys | 304 | £1,003,300 | £0 | £0 | £0 | £0 | £0 | £0 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | 334 | £368,300 | £0 | £0 | £0 | £0 | £0 | £0 |
| 29 | 335 unit scheme, high density, flats - 6 storeys | 335 | £1,866,900 | £0 | £0 | £0 | £0 | £0 | £0 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | 357 | £1,117,600 | £0 | £0 | £0 | £0 | £0 | £0 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | 404 | £1,206,500 | £0 | £0 | £0 | £0 | £0 | £0 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | 481 | £393,700 | £0 | £0 | £0 | £0 | £0 | £0 |
| 33 | 650 unit scheme, medium density, houses | 650 | £10,795,000 | **£619** | **£451** | **£395** | **£339** | **£283** | **£227** |
| 34 | 778 unit scheme, medium density, houses and flats - 3 sto | 778 | £5,410,200 | **£23** | £0 | £0 | £0 | £0 | £0 |
| 35 | 826 unit scheme, high density, flats - 16 storeys | 826 | £1,435,100 | £0 | £0 | £0 | £0 | £0 | £0 |
| 36 | Office scheme 1 | - | £1,270,000 | £0 | £0 | £0 | £0 | £0 | £0 |
| 37 | Office scheme 2 | - | £1,270,000 | £0 | £0 | £0 | £0 | £0 | £0 |
| 38 | Office scheme 3 | - | £1,270,000 | £0 | £0 | £0 | £0 | £0 | £0 |
| 39 | Retail scheme 1 | - | £1,270,000 | **£201** | **£201** | **£201** | **£201** | **£201** | **£201** |
| 40 | Retail scheme 2 | - | £1,270,000 | **£174** | **£174** | **£174** | **£174** | **£174** | **£174** |
| 41 | Retail scheme 3 (convenience) | - | £1,270,000 | **£760** | **£760** | **£760** | **£760** | **£760** | **£760** |
| 42 | Hotel scheme 1 | - | £1,270,000 | **£200** | **£200** | **£200** | **£200** | **£200** | **£200** |
| 43 | Hotel scheme 2 | - | £1,270,000 | **£185** | **£185** | **£185** | **£185** | **£185** | **£185** |
| 44 | Hotel scheme 3 | - | £1,270,000 | **£145** | **£145** | **£145** | **£145** | **£145** | **£145** |
| 45 | Industrial/warehouse scheme 1 | - | £1,000,000 | **£106** | **£106** | **£106** | **£106** | **£106** | **£106** |
| 46 | Industrial/warehouse scheme 2 | - | £1,000,000 | **£87** | **£87** | **£87** | **£87** | **£87** | **£87** |
| 47 | Industrial/warehouse scheme 3 | - | £1,000,000 | **£37** | **£37** | **£37** | **£37** | **£37** | **£37** |

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| 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 | -£2,543,548 | -£2,831,661 | -£3,119,775 | -£3,407,888 | -£3,696,001 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | 133 | £1,270,000 | £1,319,774 | £331,037 | £1,459 | -£335,461 | -£674,568 | -£1,013,675 |
| 20 | 138 unit scheme, low density, houses (GF) | 141 | £250,000 | £10,067,315 | £8,328,814 | £7,749,313 | £7,169,814 | £6,590,314 | £6,010,813 |
| 21 | 141 unit scheme, high density, flats - 5 storeys | 141 | £1,270,000 | £1,399,159 | £350,949 | £1,546 | -£355,639 | -£715,143 | -£1,074,647 |
| 22 | 146 unit scheme, high density, flats - 5 storeys | 146 | £1,270,000 | £1,448,774 | £363,394 | £1,601 | -£368,251 | -£740,503 | -£1,112,756 |
| 23 | 148 unit scheme, high density, flats - 6 storeys | 148 | £1,270,000 | -£2,199,317 | -£3,331,372 | -£3,708,724 | -£4,086,076 | -£4,463,428 | -£4,840,780 |
| 24 | Care Village - 62 bed care home, 51 ALUs, 103 care flats | 154 | £1,270,000 | -£1,010,354 | -£1,914,152 | -£2,215,417 | -£2,516,683 | -£2,817,950 | -£3,119,216 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | 208 | £1,270,000 | £2,925,110 | £1,271,334 | £718,685 | £166,036 | -£392,084 | -£952,553 |
| 26 | 241 unit scheme, low density, houses (GF) | 241 | £250,000 | £17,132,493 | £14,178,014 | £13,193,187 | £12,208,360 | £11,223,534 | £10,238,708 |
| 27 | 304 unit scheme, high density, flats - 6 storeys | 304 | £1,270,000 | -£2,834,704 | -£5,372,013 | -£6,217,782 | -£7,063,552 | -£7,909,322 | -£8,755,092 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | 334 | £1,270,000 | -£7,864,268 | -£9,964,975 | -£10,665,210 | -£11,365,445 | -£12,065,681 | -£12,765,916 |
| 29 | 335 unit scheme, high density, flats - 6 storeys | 335 | £1,270,000 | -£3,150,115 | -£5,980,896 | -£6,924,490 | -£7,868,083 | -£8,811,677 | -£9,755,270 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | 357 | £1,270,000 | £1,903,934 | £567,500 | £122,023 | -£328,031 | -£781,735 | -£1,240,560 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | 404 | £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 | £1,149,959 |

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| Site ref | Site location | units | 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** | **£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 | £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 | **£97** | £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 | **£855** | **£660** | **£595** | **£530** | **£465** | **£400** |
| 34 | 778 unit scheme, medium density, houses and flats - 3 sto | 778 | £5,410,200 | **£186** | **£52** | **£7** | -£38 | -£83 | -£128 |
| 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** |

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| 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 | £387,700 | £242,437 | £194,016 | £145,291 | £96,343 | £47,394 |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | 15 | £250,000 | £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 | 21 | £1,270,000 | £581,550 | £363,655 | £291,024 | £217,937 | £144,514 | £71,091 |
| 8 | 28 unit scheme, medium density, flats - 3 storeys (GF) | 28 | £250,000 | £775,400 | £484,874 | £388,033 | £290,583 | £192,685 | £94,789 |
| 9 | 29 unit scheme, low density, houses (GF) | 32 | £250,000 | £2,831,071 | £2,370,259 | £2,216,655 | £2,063,050 | £1,909,446 | £1,755,842 |
| 10 | 32 unit scheme, high density, flats - 4 storeys | 32 | £1,270,000 | £800,933 | £497,796 | £396,751 | £294,956 | £192,809 | £90,662 |
| 11 | 45 unit scheme, low density, houses (GF) | 45 | £250,000 | £3,939,862 | £3,299,415 | £3,085,933 | £2,872,451 | £2,658,969 | £2,445,487 |
| 12 | 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 |
| 13 | 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 |

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| Site ref | Site location | units | 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 | £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 | **£309** | **£121** | **£58** | £0 | £0 | £0 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | 404 | £1,206,500 | £0 | £0 | £0 | £0 | £0 | £0 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | 481 | £393,700 | £0 | £0 | £0 | £0 | £0 | £0 |
| 33 | 650 unit scheme, medium density, houses | 650 | £10,795,000 | **£1,090** | **£867** | **£793** | **£719** | **£645** | **£571** |
| 34 | 778 unit scheme, medium density, houses and flats - 3 sto | 778 | £5,410,200 | **£347** | **£195** | **£144** | **£93** | **£43** | -£8 |
| 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** |

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| 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 | £107,402 | £107,402 | £107,402 | £107,402 | £107,402 | £107,402 |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £250,000 | £849,736 | £849,736 | £849,736 | £849,736 | £849,736 | £849,736 |
| 3 | 14 unit scheme, medium density, houses | 14 | £1,270,000 | £1,446,880 | £1,221,953 | £1,146,977 | £1,072,000 | £997,025 | £922,049 |
| 4 | 14 unit scheme, medium density, flats - 4 storeys | 14 | £1,270,000 | £553,157 | £389,102 | £334,416 | £279,731 | £225,046 | £170,361 |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | 15 | £250,000 | £262,156 | £71,835 | £8,394 | -£55,826 | -£120,164 | -£184,501 |
| 6 | 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 |
| 7 | 21 unit scheme, medium density, flats - 5 storeys | 21 | £1,270,000 | £829,735 | £583,653 | £501,626 | £419,598 | £337,570 | £255,542 |
| 8 | 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 |
| 9 | 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 |
| 10 | 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 |
| 11 | 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 |
| 12 | 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 |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | 70 | £250,000 | £872,582 | £557,755 | £452,812 | £347,870 | £242,928 | £137,985 |
| 14 | 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 |
| 15 | 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 |
| 16 | 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 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | 109 | £1,270,000 | £651,865 | -£418,873 | -£782,817 | -£1,146,760 | -£1,510,703 | -£1,874,646 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | 113 | £1,270,000 | £675,787 | -£434,245 | -£811,544 | -£1,188,842 | -£1,566,141 | -£1,943,441 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | 133 | £1,270,000 | £4,039,419 | £2,744,553 | £2,312,930 | £1,881,308 | £1,449,687 | £1,018,065 |
| 20 | 138 unit scheme, low density, houses (GF) | 141 | £250,000 | £14,352,392 | £12,121,701 | £11,378,137 | £10,634,574 | £9,891,010 | £9,147,447 |
| 21 | 141 unit scheme, high density, flats - 5 storeys | 141 | £1,270,000 | £4,282,392 | £2,909,639 | £2,452,055 | £1,994,470 | £1,536,886 | £1,079,302 |
| 22 | 146 unit scheme, high density, flats - 5 storeys | 146 | £1,270,000 | £4,434,250 | £3,012,818 | £2,539,007 | £2,065,195 | £1,591,385 | £1,117,574 |
| 23 | 148 unit scheme, high density, flats - 6 storeys | 148 | £1,270,000 | £885,101 | -£568,746 | -£1,062,907 | -£1,557,068 | -£2,051,229 | -£2,545,391 |
| 24 | Care Village - 62 bed care home, 51 ALUs, 103 care flats | 154 | £1,270,000 | £1,431,490 | £281,116 | -£103,789 | -£497,602 | -£892,125 | -£1,286,648 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | 208 | £1,270,000 | £7,194,011 | £5,068,358 | £4,359,806 | £3,651,254 | £2,942,703 | £2,234,152 |
| 26 | 241 unit scheme, low density, houses (GF) | 241 | £250,000 | £24,339,587 | £20,555,627 | £19,294,308 | £18,032,987 | £16,771,668 | £15,510,348 |
| 27 | 304 unit scheme, high density, flats - 6 storeys | 304 | £1,270,000 | £3,581,978 | £394,201 | -£677,850 | -£1,759,749 | -£2,853,999 | -£3,948,249 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | 334 | £1,270,000 | -£2,444,490 | -£5,162,367 | -£6,068,326 | -£6,974,285 | -£7,880,244 | -£8,786,203 |
| 29 | 335 unit scheme, high density, flats - 6 storeys | 335 | £1,270,000 | £4,008,393 | £451,909 | -£743,967 | -£1,950,828 | -£3,171,642 | -£4,392,456 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | 357 | £1,270,000 | £5,330,105 | £3,617,408 | £3,046,509 | £2,472,740 | £1,896,288 | £1,319,837 |
| 31 | 425 unit scheme, high density, flats - 10 storeys | 404 | £1,270,000 | -£3,183,311 | -£7,056,296 | -£8,348,910 | -£9,641,523 | -£10,934,137 | -£12,226,750 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | 481 | £1,270,000 | -£19,850,954 | -£23,632,530 | -£24,893,055 | -£26,153,581 | -£27,414,106 | -£28,674,631 |
| 33 | 650 unit scheme, medium density, houses | 650 | £1,270,000 | £62,277,356 | £52,591,098 | £49,362,345 | £46,133,594 | £42,904,841 | £39,676,089 |
| 34 | 778 unit scheme, medium density, houses and flats - 3 sto | 778 | £1,270,000 | £28,385,232 | £20,677,609 | £18,108,402 | £15,539,195 | £12,969,987 | £10,393,192 |
| 35 | 826 unit scheme, high density, flats - 16 storeys | 826 | £1,270,000 | -£7,872,834 | -£15,402,252 | -£17,945,056 | -£20,487,860 | -£23,030,663 | -£25,573,467 |
| 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 | £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 |

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 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** | **£1,653** |
| 2 | 8 unit scheme, medium density, houses (GF) | 8 | £35,000 | **£1,703** | **£1,703** | **£1,703** | **£1,703** | **£1,703** | **£1,703** |
| 3 | 14 unit scheme, medium density, houses | 14 | £254,000 | **£1,435** | **£1,164** | **£1,074** | **£984** | **£894** | **£804** |
| 4 | 14 unit scheme, medium density, flats - 4 storeys | 14 | £127,000 | **£559** | **£344** | **£272** | **£200** | **£129** | **£57** |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | 15 | £7,500 | **£312** | **£79** | **£1** | £0 | £0 | £0 |
| 6 | 20 unit scheme, low density, houses (GF) | 20 | £162,500 | **£1,605** | **£1,334** | **£1,244** | **£1,154** | **£1,064** | **£974** |
| 7 | 21 unit scheme, medium density, flats - 5 storeys | 21 | £152,400 | **£592** | **£377** | **£305** | **£234** | **£162** | **£90** |
| 8 | 28 unit scheme, medium density, flats - 3 storeys (GF) | 28 | £97,500 | **£661** | **£446** | **£375** | **£303** | **£231** | **£159** |
| 9 | 29 unit scheme, low density, houses (GF) | 32 | £255,000 | **£1,608** | **£1,337** | **£1,247** | **£1,157** | **£1,066** | **£976** |
| 10 | 32 unit scheme, high density, flats - 4 storeys | 32 | £101,600 | **£656** | **£441** | **£369** | **£298** | **£226** | **£154** |
| 11 | 45 unit scheme, low density, houses (GF) | 45 | £495,000 | **£1,538** | **£1,271** | **£1,182** | **£1,092** | **£1,003** | **£914** |
| 12 | 60 unit scheme, low density, houses (GF) | 60 | £292,500 | **£1,621** | **£1,356** | **£1,268** | **£1,180** | **£1,092** | **£1,003** |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | 70 | £32,500 | **£528** | **£330** | **£264** | **£198** | **£132** | **£66** |
| 14 | 70 unit scheme, low density, houses (GF) | 70 | £465,000 | **£1,591** | **£1,327** | **£1,238** | **£1,150** | **£1,062** | **£974** |
| 15 | 89 unit scheme, low density - houses | 89 | £3,175,000 | **£882** | **£651** | **£574** | **£497** | **£420** | **£343** |
| 16 | 94 unit scheme, high density, flats - 6 storeys | 94 | £279,400 | **£61** | £0 | £0 | £0 | £0 | £0 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | 109 | £292,100 | **£67** | £0 | £0 | £0 | £0 | £0 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | 113 | £304,800 | **£67** | £0 | £0 | £0 | £0 | £0 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | 133 | £558,800 | **£531** | **£334** | **£268** | **£202** | **£136** | **£70** |
| 20 | 138 unit scheme, low density, houses (GF) | 141 | £1,307,500 | **£1,547** | **£1,283** | **£1,194** | **£1,106** | **£1,018** | **£930** |
| 21 | 141 unit scheme, high density, flats - 5 storeys | 141 | £444,500 | **£553** | **£355** | **£289** | **£223** | **£157** | **£91** |
| 22 | 146 unit scheme, high density, flats - 5 storeys | 146 | £622,300 | **£530** | **£332** | **£267** | **£201** | **£135** | **£69** |
| 23 | 148 unit scheme, high density, flats - 6 storeys | 148 | £317,500 | **£78** | £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 | **£625** | **£418** | **£349** | **£280** | **£210** | **£141** |
| 26 | 241 unit scheme, low density, houses (GF) | 241 | £2,317,500 | **£1,528** | **£1,265** | **£1,178** | **£1,090** | **£1,003** | **£915** |
| 27 | 304 unit scheme, high density, flats - 6 storeys | 304 | £1,003,300 | **£172** | £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 | **£128** | £0 | £0 | £0 | £0 | £0 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | 357 | £1,117,600 | **£519** | **£308** | **£237** | **£167** | **£96** | **£25** |
| 31 | 425 unit scheme, high density, flats - 10 storeys | 404 | £1,206,500 | £0 | £0 | £0 | £0 | £0 | £0 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | 481 | £393,700 | £0 | £0 | £0 | £0 | £0 | £0 |
| 33 | 650 unit scheme, medium density, houses | 650 | £10,795,000 | **£1,324** | **£1,075** | **£992** | **£909** | **£826** | **£743** |
| 34 | 778 unit scheme, medium density, houses and flats - 3 sto | 778 | £5,410,200 | **£508** | **£338** | **£281** | **£224** | **£167** | **£110** |
| 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 | **£1,538** | **£1,538** | **£1,538** | **£1,538** | **£1,538** | **£1,538** |
| 43 | Hotel scheme 2 | - | £1,270,000 | **£1,523** | **£1,523** | **£1,523** | **£1,523** | **£1,523** | **£1,523** |
| 44 | Hotel scheme 3 | - | £1,270,000 | **£1,483** | **£1,483** | **£1,483** | **£1,483** | **£1,483** | **£1,483** |
| 45 | Industrial/warehouse scheme 1 | - | £1,000,000 | **£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** |

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| 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 | £977,656 |
| 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 | £1,080,699 |
| 4 | 14 unit scheme, medium density, flats - 4 storeys | 14 | £1,270,000 | £718,615 | £535,767 | £474,818 | £413,869 | £352,920 | £291,970 |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | 15 | £250,000 | £444,791 | £235,632 | £165,128 | £94,625 | £24,121 | -£47,038 |
| 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 | £1,555,234 |
| 7 | 21 unit scheme, medium density, flats - 5 storeys | 21 | £1,270,000 | £1,077,921 | £803,651 | £712,226 | £620,802 | £529,379 | £437,955 |
| 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 | £583,940 |
| 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 | £2,488,375 |
| 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 | £601,162 |
| 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 | £3,460,566 |
| 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 | £4,559,424 |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | 70 | £250,000 | £1,201,041 | £851,160 | £733,812 | £616,465 | £499,118 | £381,770 |
| 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 | £5,319,328 |
| 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 | £5,943,791 |
| 16 | 94 unit scheme, high density, flats - 6 storeys | 94 | £1,270,000 | £1,523,237 | £499,887 | £158,770 | -£185,817 | -£536,771 | -£887,726 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | 109 | £1,270,000 | £1,766,306 | £579,656 | £184,105 | -£215,469 | -£622,427 | -£1,029,385 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | 113 | £1,270,000 | £1,831,125 | £600,928 | £190,861 | -£223,376 | -£645,268 | -£1,067,161 |
| 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 | £2,020,735 |
| 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 | £10,714,647 |
| 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 | £2,142,284 |
| 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 | £2,218,251 |
| 23 | 148 unit scheme, high density, flats - 6 storeys | 148 | £1,270,000 | £2,398,288 | £787,055 | £249,978 | -£292,564 | -£845,130 | -£1,397,696 |
| 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 | -£370,365 |
| 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 | £3,802,378 |
| 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 | £18,133,465 |
| 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 | -£1,544,828 |
| 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 | -£6,796,345 |
| 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 | -£1,711,049 |
| 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 | £2,585,279 |
| 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 | -£9,391,733 |
| 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 | -£25,815,914 |
| 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 | £46,350,467 |
| 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 | £15,723,751 |
| 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 | -£19,872,421 |
| 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 | £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 |

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| 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 | £0 |
| 29 | 335 unit scheme, high density, flats - 6 storeys | 335 | £1,866,900 | **£341** | **£104** | **£25** | £0 | £0 | £0 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | 357 | £1,117,600 | **£729** | **£494** | **£415** | **£337** | **£259** | **£181** |
| 31 | 425 unit scheme, high density, flats - 10 storeys | 404 | £1,206,500 | £0 | £0 | £0 | £0 | £0 | £0 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | 481 | £393,700 | £0 | £0 | £0 | £0 | £0 | £0 |
| 33 | 650 unit scheme, medium density, houses | 650 | £10,795,000 | **£1,559** | **£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 | £0 |
| 36 | Office scheme 1 | - | £12,000,000 | **£390** | **£390** | **£390** | **£390** | **£390** | **£390** |
| 37 | Office scheme 2 | - | £12,000,000 | **£319** | **£319** | **£319** | **£319** | **£319** | **£319** |
| 38 | Office scheme 3 | - | £12,000,000 | **£4** | **£4** | **£4** | **£4** | **£4** | **£4** |
| 39 | Retail scheme 1 | - | £12,000,000 | **£2,141** | **£2,141** | **£2,141** | **£2,141** | **£2,141** | **£2,141** |
| 40 | Retail scheme 2 | - | £12,000,000 | **£1,891** | **£1,891** | **£1,891** | **£1,891** | **£1,891** | **£1,891** |
| 41 | Retail scheme 3 (convenience) | - | £12,000,000 | £0 | £0 | £0 | £0 | £0 | £0 |
| 42 | Hotel scheme 1 | - | £12,000,000 | **£1,282** | **£1,282** | **£1,282** | **£1,282** | **£1,282** | **£1,282** |
| 43 | Hotel scheme 2 | - | £12,000,000 | **£1,139** | **£1,139** | **£1,139** | **£1,139** | **£1,139** | **£1,139** |
| 44 | Hotel scheme 3 | - | £12,000,000 | **£768** | **£768** | **£768** | **£768** | **£768** | **£768** |
| 45 | Industrial/warehouse scheme 1 | - | £1,000,000 | **£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** |

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| 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 | £139,730 | £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 | £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 | £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 |

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| Site 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** | **£2,238** |
| 3 | 14 unit scheme, medium density, houses | 14 | £254,000 | **£1,956** | **£1,626** | **£1,516** | **£1,406** | **£1,295** | **£1,185** |
| 4 | 14 unit scheme, medium density, flats - 4 storeys | 14 | £127,000 | **£992** | **£728** | **£640** | **£552** | **£464** | **£376** |
| 5 | 15 unit scheme, high density, flats - 7 storeys (GF) | 15 | £7,500 | **£759** | **£477** | **£383** | **£289** | **£195** | **£100** |
| 6 | 20 unit scheme, low density, houses (GF) | 20 | £162,500 | **£2,126** | **£1,796** | **£1,686** | **£1,576** | **£1,465** | **£1,355** |
| 7 | 21 unit scheme, medium density, flats - 5 storeys | 21 | £152,400 | **£1,026** | **£761** | **£673** | **£585** | **£497** | **£409** |
| 8 | 28 unit scheme, medium density, flats - 3 storeys (GF) | 28 | £97,500 | **£1,095** | **£831** | **£743** | **£655** | **£566** | **£478** |
| 9 | 29 unit scheme, low density, houses (GF) | 32 | £255,000 | **£2,129** | **£1,799** | **£1,688** | **£1,578** | **£1,468** | **£1,358** |
| 10 | 32 unit scheme, high density, flats - 4 storeys | 32 | £101,600 | **£1,090** | **£826** | **£738** | **£649** | **£561** | **£473** |
| 11 | 45 unit scheme, low density, houses (GF) | 45 | £495,000 | **£2,053** | **£1,726** | **£1,617** | **£1,508** | **£1,399** | **£1,290** |
| 12 | 60 unit scheme, low density, houses (GF) | 60 | £292,500 | **£2,128** | **£1,805** | **£1,697** | **£1,589** | **£1,482** | **£1,374** |
| 13 | 70 unit student scheme, studio flats - 4 storeys (GF) | 70 | £32,500 | **£939** | **£697** | **£616** | **£535** | **£454** | **£372** |
| 14 | 70 unit scheme, low density, houses (GF) | 70 | £465,000 | **£2,098** | **£1,775** | **£1,668** | **£1,560** | **£1,452** | **£1,344** |
| 15 | 89 unit scheme, low density - houses | 89 | £3,175,000 | **£1,361** | **£1,076** | **£981** | **£886** | **£792** | **£697** |
| 16 | 94 unit scheme, high density, flats - 6 storeys | 94 | £279,400 | **£476** | **£232** | **£150** | **£69** | £0 | £0 |
| 17 | 109 unit scheme, high density - flats - 7 storeys | 109 | £292,100 | **£482** | **£238** | **£156** | **£75** | £0 | £0 |
| 18 | 113 unit scheme, high density, flats - 7 storeys | 113 | £304,800 | **£482** | **£237** | **£156** | **£75** | £0 | £0 |
| 19 | 133 unit scheme, high density, flats - 5 storeys | 133 | £558,800 | **£942** | **£699** | **£619** | **£538** | **£457** | **£376** |
| 20 | 138 unit scheme, low density, houses (GF) | 141 | £1,307,500 | **£2,054** | **£1,731** | **£1,624** | **£1,516** | **£1,408** | **£1,300** |
| 21 | 141 unit scheme, high density, flats - 5 storeys | 141 | £444,500 | **£963** | **£721** | **£640** | **£559** | **£478** | **£397** |
| 22 | 146 unit scheme, high density, flats - 5 storeys | 146 | £622,300 | **£941** | **£698** | **£617** | **£537** | **£456** | **£375** |
| 23 | 148 unit scheme, high density, flats - 6 storeys | 148 | £317,500 | **£493** | **£249** | **£167** | **£86** | **£4** | £0 |
| 24 | Care Village - 62 bed care home, 51 ALUs, 103 care flats | 154 | £1,714,500 | **£323** | **£108** | **£36** | £0 | £0 | £0 |
| 25 | 208 unit scheme, high density, flats - 5 storeys | 208 | £787,400 | **£1,039** | **£786** | **£701** | **£617** | **£532** | **£447** |
| 26 | 241 unit scheme, low density, houses (GF) | 241 | £2,317,500 | **£2,026** | **£1,706** | **£1,599** | **£1,493** | **£1,386** | **£1,279** |
| 27 | 304 unit scheme, high density, flats - 6 storeys | 304 | £1,003,300 | **£595** | **£336** | **£249** | **£162** | **£75** | -£13 |
| 28 | 334 unit scheme, high density, flats - 11 storeys | 334 | £368,300 | **£178** | £0 | £0 | £0 | £0 | £0 |
| 29 | 335 unit scheme, high density, flats - 6 storeys | 335 | £1,866,900 | **£551** | **£292** | **£205** | **£118** | **£31** | -£57 |
| 30 | 357 unit student scheme, high density, studios - 4 storeys | 357 | £1,117,600 | **£938** | **£680** | **£593** | **£507** | **£421** | **£335** |
| 31 | 425 unit scheme, high density, flats - 10 storeys | 404 | £1,206,500 | **£157** | £0 | £0 | £0 | £0 | £0 |
| 32 | 481 unit scheme, high density, flats - 41 storeys | 481 | £393,700 | £0 | £0 | £0 | £0 | £0 | £0 |
| 33 | 650 unit scheme, medium density, houses | 650 | £10,795,000 | **£1,794** | **£1,490** | **£1,389** | **£1,288** | **£1,187** | **£1,086** |
| 34 | 778 unit scheme, medium density, houses and flats - 3 sto | 778 | £5,410,200 | **£829** | **£622** | **£553** | **£484** | **£415** | **£346** |
| 35 | 826 unit scheme, high density, flats - 16 storeys | 826 | £1,435,100 | **£127** | £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 | £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** |