P_20.3

Report for Lancaster City Council

Climate Change Local Plan Review

Viability Assessment – Technical Appendices 2 – May 2021

Three Dragons

Enhabit

Ward Williams Associates

May 2021

Three Dragons

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Please see separate document:

Viability Assessment – Technical Appendices 1 – May 2021

Appendix B – Workshop and development industry consultation

Lancaster Climate Emergency Local Plan Review

Development industry workshop – Thursday 4th March 2021

Zoom online meeting

Present:

Lancaster City Council: Fiona Clark, Maurice Brophy (MB), Susanna Dart, Paul Hatch

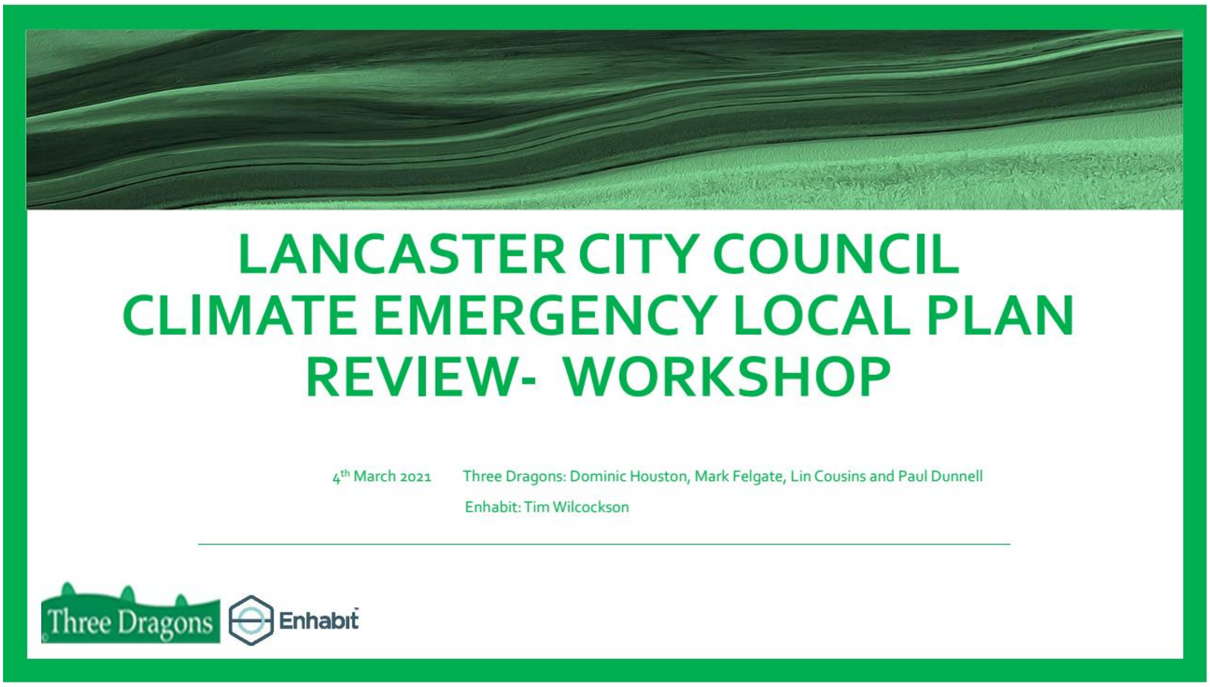
Three Dragons: Lin Cousins (LC), Dominic Houston (DH), Mark Felgate (MF), Paul Dunnell

Enhabit: Tim Wilcockson

Organisations attending: Cushman & Wakefield, Eckersley Property, Gladman Developments, Home Builders Federation, Homes England, Jigsaw Homes, Lune Valley Rural Housing Association, Oakmere Homes, Russell Armer Homes, Savills, South Lakes Housing, Story Homes Ltd

Apologies: None advised

1. **Introduction**



1.1. LC briefly explained the purpose of the workshop – the viability evidence to underpin the proposed introduction of the Climate Emergency Local Plan Review by the Council. The study team is led by Three Dragons with specialist input on carbon reduction measures provided by Enhabit and cost consultant support from Ward Williams Associates (not represented at the workshop)

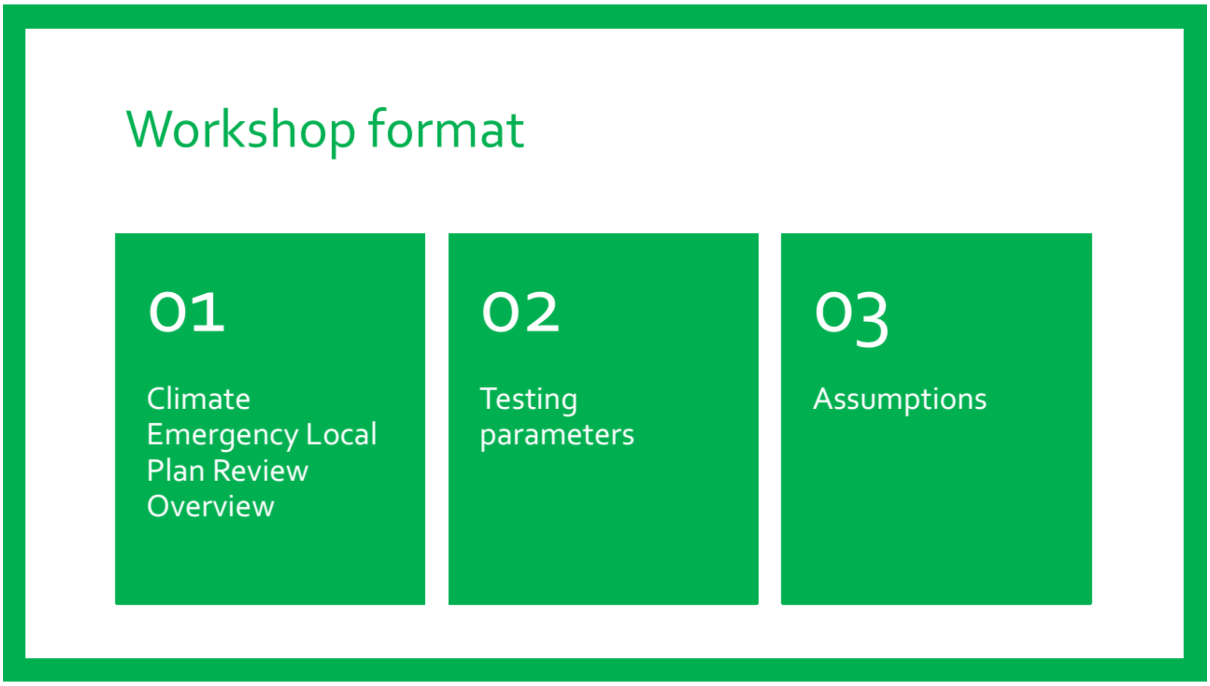
1.2. LC set out that the workshop would consist of a series of brief presentations with opportunities to comment and raise questions at relevant points.

1.3. The workshop would be run on the Chatham House rule – i.e. a note of the workshop will set out the content of the discussions today but will not attribute comments to named individuals or organisations.

1.4. LC explained that the presentation and note of the workshop will be circulated to all participants following the meeting and any further questions or comments would be welcome. Participants were also invited to contact Lin Cousins, Mark Felgate or Dominic Houston directly following the meeting with any further evidence to support comments raised at the meeting. The study team will treat any additional information received in confidence as requested.

1.5. This note will form part of the final report to Lancaster City Council to record the points raised and discussed and will therefore be included in any published report about development viability.

2. Workshop Format



2.1. Section 01, MB (LCC) introduces the CELPR and the relevant background.

2.2. Section 02, MF (Three Dragons), explains the proposed testing parameters.

2.3. Section 03, DH (Three Dragons), sets out the assumptions to be adopted for the testing.

3. Climate Emergency Local Plan Review: overview

Climate Emergency Local Plan Review: Overview

Why are we undertaking a Local Plan Review?

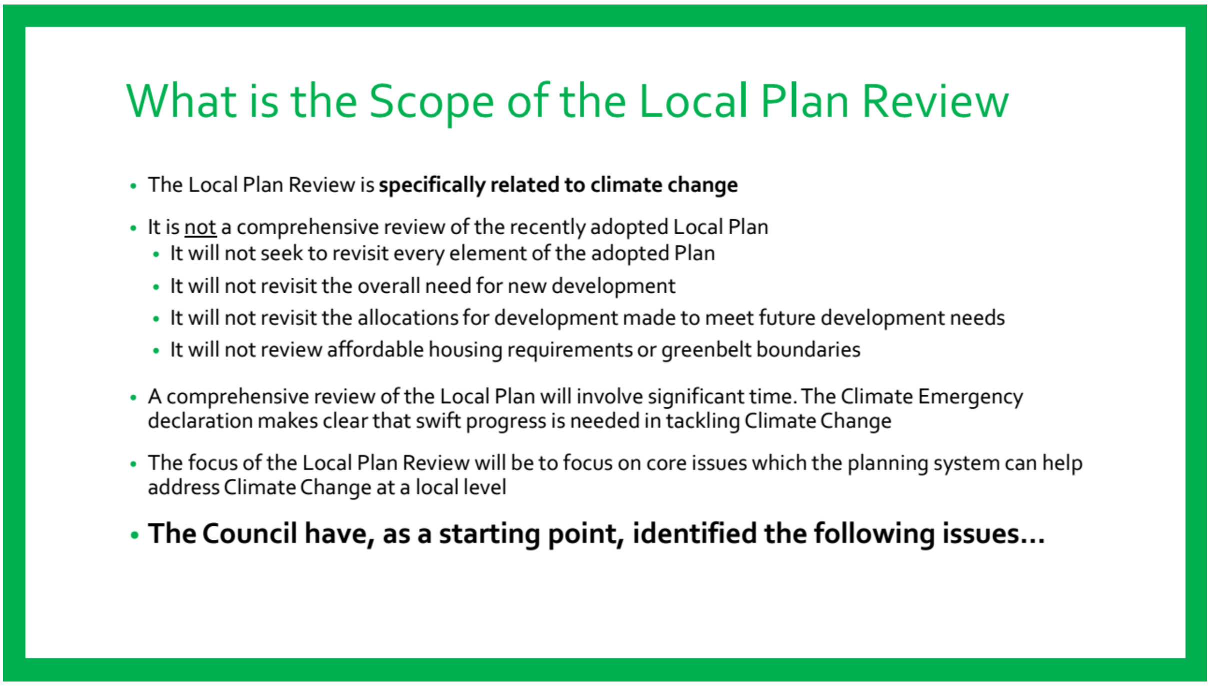
- Lancaster City Council declared a Climate Emergency in January 2019
- This was too late to influence the emerging Plan.
- The new Local Plan was adopted in July 2020.
- Adopted on the basis of an immediate Review in relation to Climate Change only

3.1. MB presented the above slide setting out the background to the Climate Emergency Local Plan Review (CELPR) and how it relates to the recent adoption of the Local Plan.

Comments

- No comments or questions were raised in respect of this slide.

4. Scope of the Local Plan Review



4.1. MB set out the scope of the CELPR and that it is specifically related to climate change.

4.2. Significant progress towards zero carbon can be achieved through a review of policies.

4.3. The introduction of a CIL charge is also being considered to support the provision of related infrastructure to support the CELPR.

Comments

- No comments or questions were raised in respect of this slide.

5. Issues

5.1. MB explained that the government have progressed the Future Homes Standard and have also confirmed local authorities can set their own standards that are more demanding than Building Regulations.

5.2. The adoption of micro-renewable energy sources will aid sustainability. Recent extreme flood events have highlighted the need to manage water better and the benefits of SuDS need to be fully exploited. More sustainable modes of transport need to be adopted and CIL is being considered for appropriate infrastructure to support this.

5.3. LCC are aware of implications of the costs of these measures and the impact this will have on the development industry but an appropriate balance needs to be struck. It is essential to continue to provide the homes that are needed while ensuring that new homes reduce energy and carbon output to address climate change.

5.4. The timetable to get the CELPR adopted is short – the intention is to consult on the draft plan in early summer, with submission in the autumn. The target for adoption is Summer 2022.

Comments

- No comments or questions were raised in respect of this slide.

6. Responding to Climate Emergency: Policy Options

Responding to Climate Emergency: Policy Options

- LCC aim is to reduce energy demand and have net zero carbon new development by 2030
- The council have asked the consultant team to look at a range of new and potential standards that could be set out in policy within the local plan update
- New standards range from changes to building regs through to higher fabric requirements
- New standards trailed for c18m, some developers already meeting and exceeding

In considering the standards:

1) Are you (and/or your clients) already meeting the standard?
2) Does the standard bring additional burden to what you already do? This could be skills, timescale or material/labour cost? – Evidence to support your thoughts?
3) Is it possible to achieve the standard now or a future date (in relation to supply chain and skills in particular)
4) Are there any alternative standards/methods that the council should be considering?

6.1. MF introduced this slide and explained that the government response to Future Homes consultation was published after the work commenced.

6.2. MF noted that comments in the building press have suggested that some developers are already exceeding the new building regs standards and are welcoming the changes it proposes.

6.3. MF explained that team wanted to understand the Lancaster area development industry views of achieving new standards

Comments

- No comments or questions were raised in respect of this slide.

7. Standards, Requirements and Aims 1

Standard	Key requirements – fabric	Key requirements – energy use and source	Aim and carbon reduction
Building Regs - 2021 Part L *(step to FH)*	➢ Roof insulation – increased insulation ➢ Windows – less heat loss on frame	➢ Low temperature heating (e.g. underfloor heating/larger surface area radiators) ➢ Waste water heat recovery ➢ PV (sized to meet demand) ➢ Gas boiler with marginal improved efficiency rating	➢ At least 31% less emissions compared with 2013 Part L *(note impact assessment suggests other measures could achieve target e.g. fabric improvement, low carbon heating)*
Building Regs - 2025 Indicative Future Homes *(step to 2050)*	As above plus: ➢ Floor and wall – increased insulation ➢ Window – triple glazing	As above but: ➢ No gas boiler ➢ Low carbon heating (e.g. air source heat pump)	➢ At least 75% less emissions compared with 2013 Part L

Meeting already? Burdens? Timescale? Alternatives?

7.1. The table sets out typical requirements to meet the 2021 Building Regulation changes in order to achieve a 31% reduction in carbon emissions compared with the 2013 Building Regulations.

7.2. The table also sets out requirements to achieve the Indicative 2025 Future Homes requirements, which will reduce emissions by at least 75% when compared to the 2013 regulations.

7.3. MF noted that there may be cheaper ways of achieving the required emission reductions. These changes are significant steps towards the 2050 net zero carbon targets.

7.4. MF asked whether organisations are already building to 2021 Building Regulation standards and whether this standard and/or future standards (as far as are known) are causing any concerns.

Comments

- It was noted by one participant that it was simpler to adopt higher standards now rather than have to go back and retrofit to achieve future standards, using the example of Passivhaus standards that ensures that actual building performance matches the design expectations.
- There was concern from participants around the shortage of skills and supply of technology of low carbon systems. The issue is partly related to the age of the

workforce in the homebuilding industry. Training is ongoing but it is outside the control of the builders.

- One participant mentioned the Employment and Skills Plan required by LCC. Skilling up the workforce to implement energy efficiency and low carbon technologies would support the industry and aid developers in meeting the plan requirements.
- Participants agreed that the industry is at the start of the process of adopting new approaches to deal with regulations- however it is a massive job and there is a lot to cover. The changes will happen although at the moment they are still using gas boilers. The process is at the start and is beginning to pick up pace.
- A range of costs were suggested for meeting the new Building Regulations – although initial suggestions varied:
    - Additional £10k per dwelling are likely to include providing additional insulation, high performance windows, wastewater heat recovery and PV. PV costs £2k for a semi, £4k for detached. To achieve 31% reduction needs PV and an air source heat pump. Hot water provision requires large storage cylinders.
    - Estimated additional cost for a semi is £8k. House designs and location of the scheme make a difference.
    - Costs are a bit unknown but are between £5k and £10k per dwelling
    - Costs are going to increase by £5-10,000 but not known until final design agreed

Post meeting note: Please can participants provide a breakdown of their cost estimates in meeting the Part L 2021 standards, indicative 2025 Future Homes Standards and if they have considered it Passivhaus Classic standards

- The additional use and demand for electricity may sometimes require additional sub-stations and off-site network improvement which may require some upfront funding from the developer. However, this view was partially countered in that improving the building fabric reduces the heating costs and resultant electricity loading.
- It was acknowledged that skills development would be necessary and that training also produces wider benefits.
- Designing in higher standards - housebuilders are looking at new house types and how they are built in order to achieve the standards. It was suggested that taking the standards into account when designing from first principles was the cheapest way to achieve the standards.
- Volume housebuilders have a substantially different cost base and development model compared to small scheme builders.

Standards, Requirements and Aims 2

Standard	Key requirements – fabric	Key requirements – energy use and source	Aim and carbon reduction
Passivhaus Classic *(AECB, PHI Low Energy are similar but have slightly less stringent energy demand targets)*	As above (FH) plus - ➢ Door – greater insulation (and external post box) ➢ Air tightness improvement (air tightness tapes, no uncontrolled ventilation) ➢ Thermal bridge free	➢ Low carbon heating ➢ Low temperature heating ➢ Mechanical ventilation with heat recovery	➢ Improved energy use, comfort and quality but as a result of measures achieves better performance in terms of emissions as Future Homes.
Passivhaus Plus/Premium	Same as Passivhaus Classic	Same as Passivhaus Classic plus on site renewables	➢ Potentially net contributor to grid?
Net zero whole life carbon (operational and embodied	?	?	

Meeting already? Burdens? Timescale? Alternatives?

Please note we have QS and building experts – Ward Williams Associates and Enhabit to provide specialist advice around costs for development in bringing in these standards.

7.5. MF introduced the standards shown on this slide, explaining that the emphasis here is to reduce energy consumption in order to comply. Airtightness and thermal bridge improvements (i.e. fabric improvements) are key to achieving raised standards.

7.6. The introduction of mechanical ventilation and heat recovery will ensure a healthy living environment. Proper maintenance of systems is essential to achieve the targets.

7.7. Higher upfront costs will be incurred but running costs will be lower.

7.8. Net zero whole life carbon (operational and embodied) will be explored but with a high-level assessment at this stage.

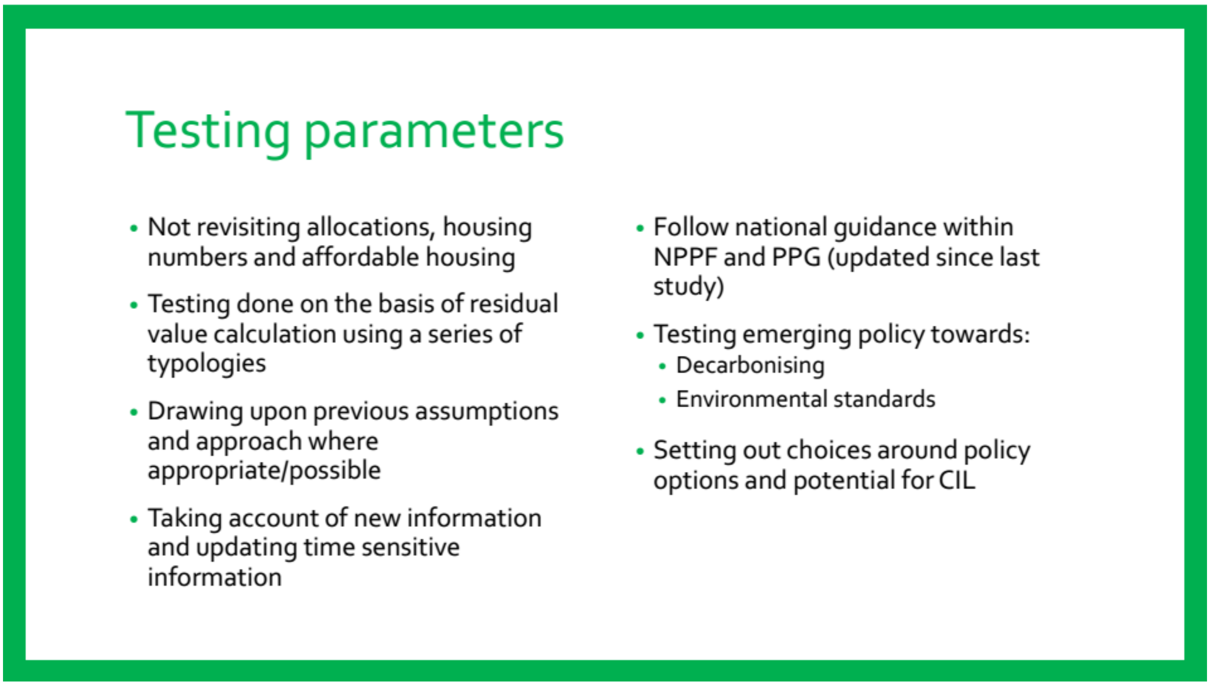
7.9. Feedback on costs is requested but we also have cost consultants who will be working on the project.

Comments

- Only one participant indicated that they had looked (and developed) Passivhaus and that the additional costs were not significantly above their base build costs – other participants suggested that it is for the future.
- Technology is not yet there on the scale needed for volume housebuilders to deliver e.g. there is not an established volume supply of heat pumps and that greater production volumes are needed to achieve cost reductions.
- There are limits to the premium on selling prices to offset against potential additional costs at present.

- DH asked whether costs of higher standards are being factored into land value? Participants suggested that they were not seeing a reduction in land values at present. Landowners expectations regarding land values have not changed yet.
- Developers are beginning to look at Passivhaus but this must be considered alongside other policy requirements.
- There is concern that local authorities all have a different range of standards and interpretations. Consistency across local authorities would assist developers looking ahead. Developers were of the opinion that any change to standards should be addressed through Building Regulations not individual LPAs.
- Passivhaus, although more expensive to construct, has the ability to reduce fuel poverty and potential to recoup lifetime costs.
- Housing associations, being not for profit, are very different to volume housebuilders and so are in a better position to consider Passivhaus.

8. Testing Parameters



MF made clear the strategic policies in the current plan will not be reconsidered (including housing numbers/locations and affordable housing). The main purpose is to test the impact of new environmental standards and the potential for CIL. Whilst the study will draw upon previous work where appropriate it is important to note that PPG on viability has changed since that work was undertaken and it will be PPG that is followed.

Comments

- No comments were made in respect of this slide.

9. Typologies and mix

Typologies/mix – broadly similar to LP testing & policy

	Description	Dwellings	Gross site area h (acres)	Density (dph)	Existing use
Res1*	Small site (H)	2	0.06h (0.15a)	40	GF
Res2*	Small site (H)	6	0.2h (0.49a)	40	BF/BF
Res3*	Small site (H)	15	0.52h (1.29a)	34	BF/BF
Res4*	Medium site (M)	50	1.85h (4.57a)	36	BF/GF
Res5*	Medium site (F)	50	0.74h (1.83a)	80	BF
Res6*	Medium site (F)	100	1.29h (3.19a)	80	BF
Res7*	Large site (M)	150	6.94h (17.15a)	36	BF/GF
Res8	Strategic site (M)	900	48.6h (120a)	31	GF
Res9	Rural exception site				
-	Bailrigg Garden Village - tested separately in a future stage of work				
OPH	Sheltered & extra care	50 & 60	0.55h (1.36a)	79 & 109	BF/GF
STU	Studio/cluster mix	250	0.12h (0.30a)		BF/GF
NR	Other non resi typologies (employment retail, leisure etc)				

* Typologies will be repeated across different value areas and land types where applicable (reflecting future supply)

Market housing	Small sites	Medium sites	Large sites
1 bed flat (50sqm, 538sqf)			
2 bed flat (61 sqm, 657sqf)		10%	10%
2 bed bungalow (65 sqm , 700sqf)		10%	10%
2 bed terrace (70 sqm , 753sqf)	40%	20%	20%
3 bed semi (84 sqm, 904sqf)	35%	35%	35%
4 bed detached (115 sqm, 1238sqf)	25%	25%	25%

Affordable housing**	Small sites	Medium sites	Large sites
1 bed flat (50 sqm, 538sqf) *		35%	35%
2 bed flat (61 sqm, 657sqf) *			
2 bed bungalow (65 sqm , 700sqf)		10%	10%
2 bed terrace (70sqm, 753sqf)	75%	30%	30%
3 bed semi (84sqm, 904sqf)	20%	20%	20%
4 bed detached (115sqm 1238sqf)	5%	5%	5%

a) For low density schemes with flats the council envisages 'cottage' style flats with no communal space therefore no allowance required for this space
b) For the high density flat only scheme AH will be 1 bed and market 2 bed and an allowance of up to 15% floor area is added to allow for circulation, plant and common areas.
c) Retirement flats are larger up to 65 sq m for a 1 bed and 80 sq m for a 2 bed with 30-40% communal and circulation area

9.1. MF explained that the typologies and mix broadly reflect the previous testing.

9.2. Comments relating to typologies and mix were invited once attendees have had the opportunity of considering them in detail when the notes are circulated.

Comments

- No comments or questions were raised during the workshop.

Post meeting note: If you have any alternative typologies or mixes that you consider to be relevant for this high level strategic testing then please include within your response to this note along with reasoning to make the change.

10. **Market Values**

Market new build values?

- New build house prices from Land Registry (five years indexed to Feb 2020 and November 2020) and EPC records for floorspace
- Pattern similar to last study
- Flats in Morecambe and Rural West dominated by a couple of high spec schemes – is that typical?

Area	Flats	Terrace	Semi	Detached
Lancaster	£2,350	£2,200	£2,550	£2,550
Carnforth	£2,250	£2,150	£2,300	£2,500
Rural West	£3,000	£2,350	£2,650	£2,550
Morecambe/ Heysham/ Overton	£2,650	£1,900	£2,100	£2,400
Rural East	£2,550	£2,350	£2,550	£2,600
Forest of Bowland	£2,900	£2,550	£2,650	£2,850
Arnside & Silverdale	£3,000	£2,700	£2,950	£3,200

- A three bed semi would range from £176,000 in Morecambe through to £248,000 in Arnside

10.1. MF set out that Land Registry selling price information for the past 5 years has been used to determine selling prices for each market area. This was done to smooth out short term changes. The proposed selling prices have been sense-checked against current advertised market prices.

10.2. It was specifically noted that the selling prices of flats in Morecambe and Rural West were high and reflected a couple of high spec/ high value schemes. Comments were invited as to whether this is the type of development that is likely to occur in the future or are these prices simply too high.

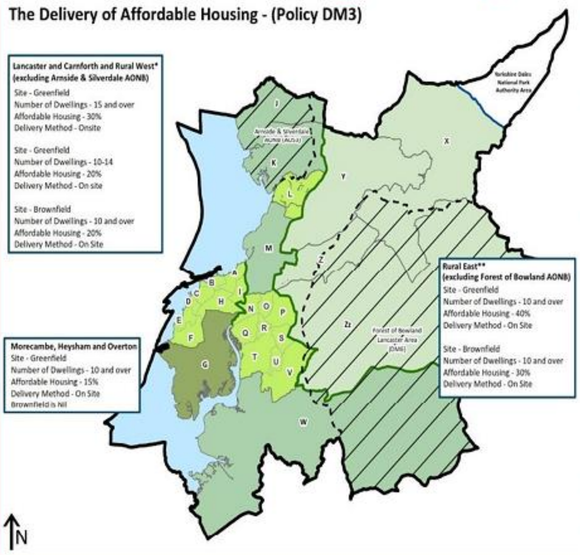
Comments

- It was observed that flats selling price outliers should be excluded.
- In response to a question as to whether the prices were right, it was agreed that the summary data used to arrive at the figures would be circulated. The information will also include unit floor areas.

Post meeting note: Please see appendix A of this note for further details on values. If you have any further local evidence on values please include within your responses to this note.

11. **Affordable housing assumptions**

Affordable housing assumptions



- Affordable housing testing as set out in the current LP with
  - Proportions - as per diagram
  - Tenure - 50% Affordable Rent and 50% Shared Ownership
- The Lancaster BRMA is the best fit for testing:

LHA rate (£ pw)	1 bed	2 bed	3 bed	4 bed
Lancaster BRMA	£97	£121	£138	£161

- Gross to net rental factors:

For (affordable) rent		For shared ownership	
Rent	100% LHA	Share size	40%
Service charge	£5 per unit	Rental charge	2.5%
M+M	£1,000	Capitalisation	4.5%
Voids/bad debts	3%		
Repairs reserve	£600		
Capitalisation	4.5%		

- No grant
- These are all being checked with active RPs in the area

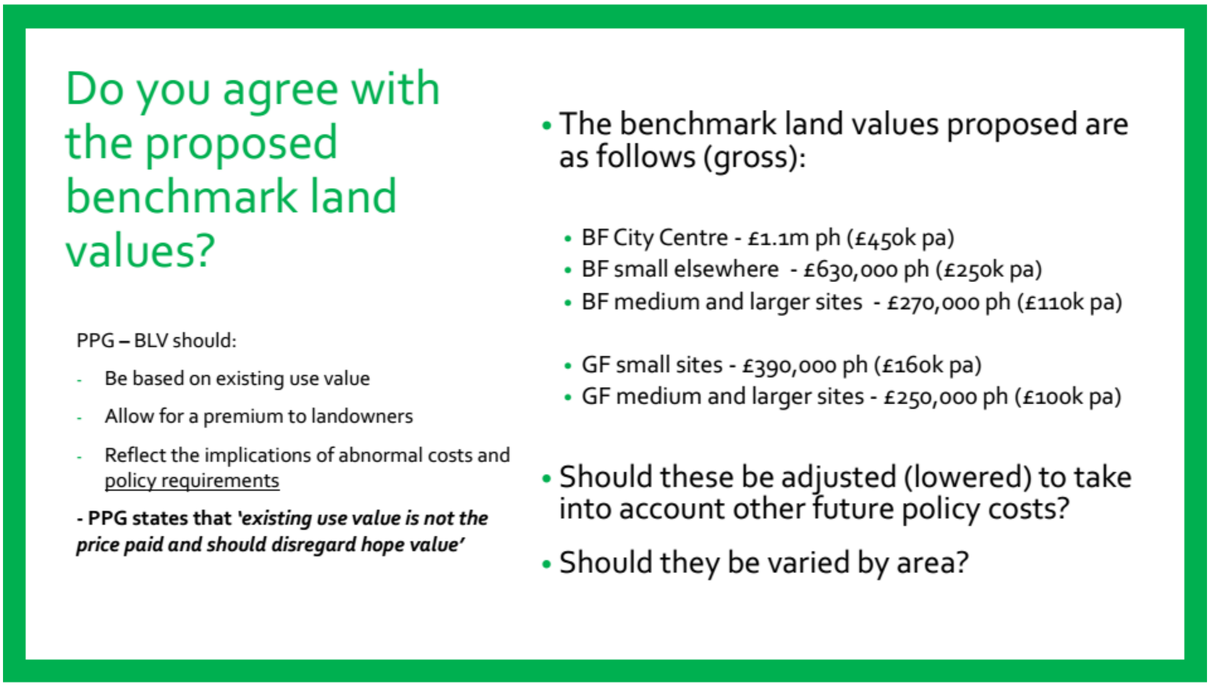
11.1. DH set out that the testing will be based on policy compliant levels of affordable housing (Policy DM3).

11.2. Affordable housing revenue (transfer values) will be based on capitalised net rent less deductions. The out-turn revenue will be checked with RPs.

Comments

- Are the assumptions to be used based on previous testing? It was explained that the LHA rate will have changed and there will be other incremental updates, and that as part of the process, transfer values will be checked with RPs. The previous testing used a different basis for affordable housing values, based on a broad percentage of market value rather than capitalised net rent.
- It was noted that 100% LHA is not always charged – usually 80%. Market rents can be reviewed to help check affordable rent values.
- The impact of proposed government changes to shared ownership may need to be taken into account. The changes include the percentage share sold as well as a new RP liability for internal repairs, and these may be reflected in transfer values. However, at the time of writing the government has not published its response to the consultation.

12. **Benchmark land values**



12.1. DH set out proposed benchmark land values (BMLV) which are based on a different approach to the method used in previous viability study. Changes to PPG have made it clear that Existing Use Value (EUV) plus a premium must be used to calculate BMLV.

12.2. For this study a premium of 10 times EUV has been adopted for greenfield and EUV plus a 20% premium for brownfield land. Agricultural and paddock values have been used as the EUVs for greenfield sites, and standard and lower value industrial land used for the main brownfield sites EUV. Office land values were used for the smaller city centre brownfield sites. To arrive at these brownfield EUVs, it was assumed that only low grade sites were likely to be reused for residential.

Comments

- It was asked what premium to EUV should be applied e.g. 10 times agricultural or 20% over brownfield EUV? It was suggested that landowners' perceptions of land value tend to dictate the market value although it is noted that PPG states policy requirements are expected to inform site value.
- It was also noted that site constraints (e.g. mitigation for surface water flooding or contamination) will affect land value.
- It was noted that there was good demand for commercial sites in the district and therefore limited opportunities to bring these types of sites forward for housing. Some commercial uses can command higher values than residential.

- It was agreed that further discussion on benchmark land values would continue outside this meeting.
- It was suggested that the approach to premium over EUV should be more considered than an arbitrary multiplier that can't be evidenced and it should be a holistic view that considers landowner expectations and market evidence - the danger is that any positive land value is considered viable but land will not be released if the BLV is, say, £80k per acre but land normally sells for £400k per acre plus. However, it was noted that PPG is clear in this respect.
- It was suggested that different BLVs might be applied to different typologies.
- The PPG says hope value should be disregarded in the assessment of EUV. However, it does not provide guidance on setting the premium.
- Landowners' expectations are higher for greenfield. However, while it is expected that landowners will *want* higher values it is likely that they might take a more realistic/ lower value if development is not able to pay more.
- Land values have not eased or changed since the publication of the Local Plan and associated policies. However, the PPG requirements for benchmark land value have changed since the local plan evidence base was produced.

13. **Proposed Build Costs**

Proposed build costs

Typology	BCIS figure	Base build costs £/sqm	Plot costs*, contingency and site infrastructure % of base build cost	Allowance for additional site infrastructure per dwelling
Res 1	Estate housing mean +5%	£1,199	15%	-
Res 2	Estate housing mean	£1,142	15%	-
Res 3 -4	Estate housing mean 95%	£1,085	10%	£5,000 per unit
Res 5	Flats 1-2 storey mean Flats 3-5 storey mean	£1,250 £1,264	10%	-
Res 6	Estate housing mean 89%	£1,016	10%	£10,000 per unit
Res 7	Estate housing LQ	£953	10%	£10,000 per unit
OPH	Supported housing mean	£1,370	15%	£5,000 per unit
STU	Students PBSA	£1,700	10%	-

*Separate allowance for garages of £7,700 per garage to apply to 20% of total units – based on recent consents in LCC

13.1. DH set out that the adjusted BCIS costs are based on BCIS analysis and information from cost consultants.

13.2. The costs are average build costs and reflect an average type of scheme – just as the values also reflect averages.

13.3. Three Dragons are aware that there are a number of site-specific appraisals that have been submitted to LCC which will contain details of site-specific build costs. It was requested that developers advise Three Dragons or LCC if they are happy for these to be passed to Three Dragons for review. The study team also invited any further information or evidence relating to build costs.

Comments

- It was noted that costs depend on what type of home is being built. DH responded that this is a generic study and therefore not site specific. For plan-wide testing a generic cost is required and is acceptable.
- The LCC Draft Viability Protocol proposes lower quartile costs as a starting point for negotiating s106 obligations, which was considered to be at odds with the proposed costs for this testing. It was explained that both approaches propose to use LQ for larger scale development.
- Some participants suggested costs are increasing and developers are struggling to make a profit. However, DH noted that BCIS evidence states that costs have been static for last 12 months.

- Three Dragons requested that further evidence to justify testing of higher build costs than set out in the slide is sent to Three Dragons.

Post meeting note: Please can you forward or provide your consent in writing that the council can release, any viability appraisals that have been used in discussion with the council to support planning applications and any other supporting information to evidence changes to the presented costs illustrated above.

14. **Other costs**

Other costs

Development cost	Assumption	Note
Fees and finance		
Professional fees	6% – 10%	Of costs
Finance rate	5.35%	Of all costs including land value
Marketing/sales fees	3% of GDV for market plus £500 per AH unit	6% for retirement housing
Developer return	17.5% market GDV & 6% AH contractor return	6% AH GDV – sensitivity test
Agents and legal	1.75% of land value	
Policy and mitigation		
S106	£2,500 per unit	Based on past permissions, S106 to be reviewed
Accessibility	20% of dwellings M4(2) £1,400 per unit	UK Gov impact assessment
Decarbonising	Part L 2021 - £2,260 (flat) - £3, 130(house) FHS 2025 and other standards?	UK Gov impact assessment – sensitivity tests to include FHS and other optional standards
Biodiversity net gain	£207 per unit BF & £948 per unit GF	UK Gov impact assessment
EV charging	£100 - £865 (ducting through to full provision)	UK Gov impact assessment

14.1. DH set out the proposed assumptions set out in the slide and invited further comments in response to the notes being circulated.

14.2. It was pointed out that the generic s106 costs are for standard SHLAA sites. For allocated sites, there are site specific s106 costs. Council records show that some sites have no s106 costs.

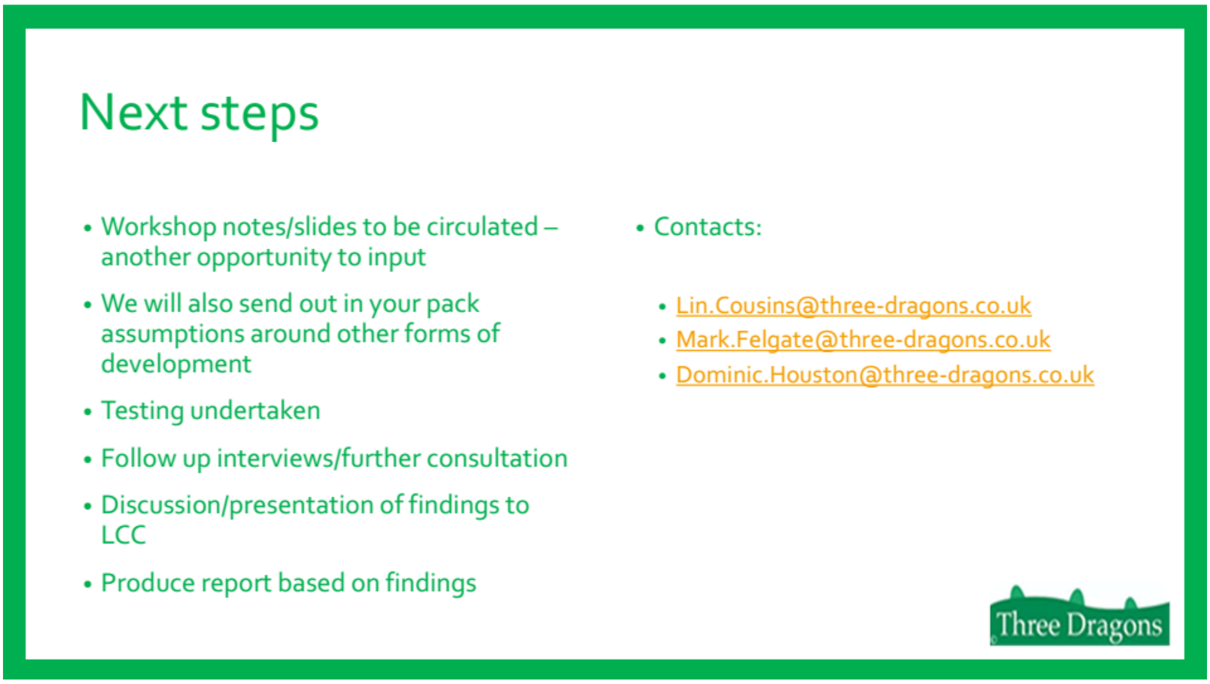
Comment

- Fees and finance are less than seen elsewhere. DH requested further evidence and information is welcome to support different rates.
- In response to a question regarding s106, it was advised that allocated sites have specific policy requirements that will differ from these generic averages. The figure of £2,500 is based on s106 agreements for 17 consents and approximately 900 dwellings and takes into account that not all requests for contributions are eventually agreed.
- One participant suggested that a typical developer contribution is £8,500 per dwelling, although this was yet to be agreed.

- Planning delays leave developers exposed to policy changes that take place after land purchase – but it was questioned as to whether option agreements had mechanisms to deal with such changes.
- Health authorities have now started asking for contributions so this may need to be considered.
- The offer to consider more information was reiterated, acknowledging that it does take time to compile it.

Post meeting note: Please can you forward or provide your consent in writing that the council can release, any viability appraisals that have been used in discussion with the council to support planning applications and any other supporting information to evidence changes to the presented costs illustrated above.

15. **Next Steps**



15.1. LC thanked everyone for their time and contributions to the meeting. Three Dragons will contact attendees who indicated willingness to provide additional information to assist in defining assumptions to be used in the viability testing.

15.2. Workshop notes will be circulated as soon as possible after the meeting.

15.3. Any further comments and information can be submitted in response to the notes.

15.4. Final date for comments, information and evidence is Friday 19th March 2021. Please send to Mark.Felgate@three-dragons.co.uk

Appendix A – Review of residential values

Review of residential value

1. As offered up at the workshop some further details around the presentation residential values are provided as follows.

<u>Overview</u>

2. The Lancaster City Council district (LCC) has a range of newbuild residential sales values reflecting the different levels of demand (and household spending power) in different neighbourhoods, a wide geography, and a wide range of dwelling sizes and build types.

3. For this study we have analysed recent prices paid by floor area using the same areas used to inform the local plan testing i.e. Lancaster, Carnforth and Rural West; Morecambe, Heysham and Overton; Rural East; Forest of Bowland AONB and Arnside and Silverdale AONB. It is important to note that within a particular area, there may be wide variation of value per square metre, so for example an area that has an average high value may include some localised lower sales values, and vice versa.

4. The set of the market values in LCC was derived from an analysis of Land Registry data for the period January 2016 – February 2020 and adjusted (using the dwelling type district index) to February 2020 and separately an analysis of the same data but from March 2020 to November 2020 (the latest available at time of undertaking the work in January 2021), indexed to November 2020. The reason for looking at the data sets separately was to take into account the uncertainty about whether the significant value increases seen in 2020 will be sustained after the end of the stamp duty holiday. If all data was indexed to November 2020 then that would have resulted in much higher average house prices, based on a very limited data set - therefore it was considered a more robust approach to look at both timescales separately.

5. It is recognised that Land Registry data lags in registering newbuild sales by 3 to 9 months, and dwellings are categorised only as being of four types (Detached, Semi-detached, Terraced, and Flats). These four types do not distinguish by dwelling size (floor area) or by build type (especially height).

<u>Detailed methodology for market sales values</u>

6. Price Paid Data for all transactions (over 10,000 recorded transactions) in LCC for the period 2016 - 2020 was downloaded in January 2021 from the Land Registry website and included addresses, postcodes, areas, and type of dwelling as well as the transaction date. The resultant listing of prices paid was inflation adjusted using ONS House Price Index data

for Lancaster for each transaction date to February 2020 (January 2016-February 2020 data) and November 2021 (for March 2020 to November 2020 data). The January 2016-February 2020 dataset and the March 2020 to November 2020 datasets were then combined to form a weighted average.

7. Floor areas for all new build dwellings inspected for an Energy Performance Certificate in Lancaster district over the same period was also downloaded from the full dataset on the England EPC website and included addresses, postcodes, area, and types of dwelling.

8. Measurements for EPCs are required to meet the Net Internal Floor area definition (see EPC website), whereas all financial viability testing values and costs for this report have been based on Gross Internal Area (GIA) as defined by RICS. The differences in area definition can be significant for commercial buildings but for the self-contained space of a residential dwelling is small enough for NIA to be taken to be almost the same as GIA.

9. An algorithm was prepared to match the addresses in both data sets. A total of over 800 addresses of new build sales in LCC were matched to EPC addresses. Data that did not match was for a number of reasons, either difficult address formats, flat numbering changes on scheme completion, new postcodes issued for developments after EPC inspection and sometimes after sale, and obvious data entry errors. This was supplemented through manual checking on larger sites to increase the overall rate of success in matching the two databases.

10. Further work to refine the value was undertaken. Removed from the data set were 'Category B' entries. Category B transactions are non-standard transactions and described by Land Registry as "Additional Price Paid Entry including transfers under a power of sale/repossessions, buy to lets (where they can be identified by a mortgage) and transfers to non-private individuals".

11. It is also recognised that following discussion at the workshop, a small number of outliers will need to be removed from the matched data set where either prices, floor areas, or price per square metre were at extremely low or extremely high figures. Therefore, the data presented at the workshop maybe subject to change.

12. It should also be noted that not all areas have a significant sample of new build properties from which an average can robustly be drawn. For the purposes of these presented figures where there are less than 10 transactions for any property type an uplift on average secondhand values (often referred to as a new build premium) has been used. This is especially apparent in the AONB areas and also for most forms of dwelling type in Morecambe, where there has been little in the way of new build development.

13. For simplicity the following table has merged the Lancaster, Carnforth and Rural West Values as in terms of policy the same affordable housing requirements apply. For testing

these may be split (as shown in the presentation). The average unit values are calculated on the basis of the average size of the unit x the average £sqm value. These sizes are different from those shown in the presentation, which are based on the previous study, however it could be considered that where sizes are compliant with policy that these sizes could be used as an alternative.

New dwellings	Period & index	01/16 - 02/20					03/20 - 11/20				
Value area	Type	Count	£ per sqm	Av sqm	Av £ unit		Count	£ per sqm	Av sqm	Av £ unit	
Lancaster and Carnforth and Rural West	**All**	**697**	**£2,448**	**100**	**£246,048**		**36**	**£3,336**	**86**	**£285,591**	**All**
	Detached	286	£2,549	119	£304,355		16	£2,923	108	£316,802	Detached
	Semi	137	£2,383	94	£223,817		9	£5,120	84	£431,255	Semi
	Terrace	113	£2,222	98	£218,773		5	£2,583	52	£134,297	Terrace
	Flat	161	£2,442	74	£180,531		6	£1,999	55	£109,946	Flat
Morecambe, Heysham and Overton	**All**	**29**	**£3,040**	**98**	**£298,136**		**5**	**£3,588**	**98**	**£353,051**	**All**
	Detached	1	£2,167	101	£218,896		-	-	-	-	Detached
	Semi	-	-	-	-		-	-	-	-	Semi
	Terrace	8	£1,921	79	£152,136		-	-	-	-	Terrace
	Flat	20	£3,419	105	£360,498		5	£3,588	98	£353,051	Flat
Rural East	**All**	**55**	**£2,482**	**113**	**£281,260**		**16**	**£2,846**	**135**	**£385,262**	**All**
	Detached	32	£2,513	130	£327,276		13	£2,852	147	£418,625	Detached
	Semi	6	£2,594	90	£234,425		3	£2,799	86	£240,686	Semi
	Terrace	14	£2,364	98	£232,199		-	-	-	-	Terrace
	Flat	3	£2,307	49	£113,033		-	-	-	-	Flat
Forest of Bowland AONB	**All**	**18**	**£2,684**	**110**	**£294,692**		**2**	**£2,521**	**147**	**£370,637**	**All**
	Detached	17	£2,688	111	£299,494		2	£2,521	147	£370,637	Detached
	Semi	1	£2,598	82	£213,064		-	-	-	-	Semi
	Terrace	-	-	-	-		-	-	-	-	Terrace
	Flat	-	-	-	-		-	-	-	-	Flat
Arnside and Silverdale AONB	**All**	**-**	**-**	**-**	**-**		**-**	**-**	**-**	**-**	**All**
	Detached	-	-	-	-		-	-	-	-	Detached
	Semi	-	-	-	-		-	-	-	-	Semi
	Terrace	-	-	-	-		-	-	-	-	Terrace
	Flat	-	-	-	-		-	-	-	-	Flat
Total		**799**					**59**				

Appendix B – Review of non-residential values

1. The following set of data will be used to help inform the non residential testing. If you have any comments on the information or would like to discuss please let us know via your response to this note. Please note that retail and employment data is for all stock and therefore further analysis may be required to provide yields and rents that represent new stock.

Table B1 – Retail and employment

		Lancaster			Lancashire			North West		
Category 1	Category 2	Count	Average rent per Sqft	Average rent per Sqm	Count	Average rent per Sqft	Average rent per Sqm	Count	Average rent per Sqft	Average rent per Sqm
Office	Office - Business Parks (B1b)	12	£12.08	£130.06	41	£11.24	£121.00	23	£18.18	£195.73
	Office - Office - Business Park (B1a)	2	£12.50	£134.55	31	£8.96	£96.49	129	£13.12	£141.28
	Office - Office (B1a)	48	£9.17	£98.70	420	£10.24	£110.28	1800	£16.65	£179.22
	Office - Serviced Office (B1a)	0			0			7	£31.45	£338.57
Industrial	Industrial - Garage / Workshop (B1c)	0			7	£4.83	£52.04	3	£5.64	£60.74
	Industrial - General Industrial (B2)	22	£3.67	£39.55	55	£4.44	£47.75	214	£6.37	£68.57
	Industrial - Industrial Park (B1/2/8)	13	£4.51	£48.51	14	£3.82	£41.09	42	£6.44	£69.33
	Industrial - Light Industrial / Business Units (B1c)	5	£5.62	£60.47	105	£4.75	£51.16	87	£6.32	£67.98
	Industrial - Mixed Industrial (B1/2)	0			24	£4.58	£49.33	36	£5.24	£56.43
	Industrial - Mixed Industrial (B1/2/8)	52	£4.78	£51.45	465	£5.20	£55.93	654	£6.01	£64.69
	Industrial - Storage and Distribution (B8)	0			11	£4.15	£44.66	14	£5.27	£56.70
Retail	Retail - Betting Shop	2	£7.39	£79.51	3	£11.50	£123.82	4	£12.18	£131.05
	Retail - Financial & Professional Services (A2)	3	£12.49	£134.41	11	£10.73	£115.46	10	£26.48	£285.01
	Retail - Financial (A2)	1	£6.08	£65.44	3	£14.70	£158.23	6	£13.28	£142.93
	Retail - Foodstore/Supermarket (A1)	1	£6.77	£72.87	12	£10.20	£109.74	12	£11.67	£125.61
	Retail - Garden Centres (A1)	0			0			1	£15.10	£162.53
	Retail - General Retail (A1)	112	£18.64	£200.64	496	£14.81	£159.43	582	£17.38	£187.11
	Retail - Hot Food Take Away (Food & Drink) (A5)	0			3	£11.70	£125.94	10	£26.15	£281.44
	Retail - Mixed-use Retail (A1/2/3/4/5, B1 or D1)	5	£12.59	£135.47	12	£12.53	£134.89	49	£12.59	£135.50
	Retail - Mixed-use Retail and Leisure (A1/2/3/4/5/D2)	0			3	£7.32	£78.79	5	£18.08	£194.65
	Retail - Non Food Retail Warehouse (A1)	0			11	£6.46	£69.53	16	£7.71	£83.02
	Retail - Restaurants and Cafes (Food & Drink) (A3)	11	£16.12	£173.47	38	£14.66	£157.74	43	£14.61	£157.27
	Retail - Retail Park (A1/2/3/4/5)	1	£14.96	£161.03	22	£13.15	£141.55	16	£18.20	£195.87
	Retail - Shopping Centre (A1/2/3/4/5)	91	£24.63	£265.06	82	£23.47	£252.59	32	£17.46	£187.95
	Retail - Showrooms - General (A1)	0			9	£8.41	£90.49	7	£7.07	£76.15

		Lancaster		Lancashire		North West	
Yields	Office - Business Parks (B1b)			8	8.46%	130	8.60%
	Office - Office - Business Park (B1a)			3	9.65%	15	7.96%
	Office - Office (B1a)	1	10.34%	37	8.82%	660	8.05%
	Office - Serviced Office (B1a)					3	9.90%
	Industrial - Distribution Parks (B8)			1	9.34%	8	8.42%
	Industrial - Garage / Workshop (B1c)			1	7.58%	1	7.58%
	Industrial - General Industrial (B2)			31	9.32%	90	8.94%
	Industrial - Industrial Park (B1/2/8)	1	10.70%	25	9.56%	57	8.76%
	Industrial - Light Industrial / Business Units (B1c)			5	7.16%	15	7.54%
	Industrial - Mixed Industrial (B1/2)			3	10.16%	23	8.43%
	Industrial - Mixed Industrial (B1/2/8)	1	12.52%	41	9.16%	257	8.36%
	Industrial - Storage and Distribution (B8)	1	10.02%	4	10.18%	12	6.40%
	Retail - Betting Shop			2	9.15%	9	7.98%
	Retail - Department Stores (A1/2/3)					3	6.51%
	Retail - Financial & Professional Services (A2)	1	7.00%	6	7.78%	16	7.08%
	Retail - Financial (A2)	1	17.29%			1	7.16%
	Retail - Foodstore/Supermarket (A1)	2	7.99%	11	6.74%	54	6.26%
	Retail - General Retail (A1)	22	7.96%	141	8.87%	709	8.72%
	Retail - Hot Food Take Away (Food & Drink) (A5)			1	9.53%	6	10.39%
	Retail - Mixed-use Retail (A1/2/3/4/5, B1 or D1)			1	9.45%	22	9.01%
	Retail - Mixed-use Retail and Leisure (A1/2/3/4/5/D2)			1	7.85%	2	8.03%
	Retail - Non Food Retail Warehouse (A1)			13	7.15%	25	7.38%
	Retail - Restaurants and Cafes (Food & Drink) (A3)			13	9.58%	60	8.33%
	Retail - Retail Park (A1/2/3/4/5)	2	6.35%	20	7.93%	49	7.51%
	Retail - Shopping Centre (A1/2/3/4/5)	7	7.10%	18	7.39%	45	8.72%
	Retail - Showrooms - General (A1)			1	15.38%	8	7.90%

Table B1 – Purpose built student accommodation

Scheme	Type	Size (sqm)	Weeks	Beds	Rent
St. Georges Quay	Standard En-suite	13.11	51	1	£122
St. Georges Quay	Standard En-suite	13.11	44	1	£141
St. Georges Quay	Standard Studio	19.33	51	1	£161
St. Georges Quay	Standard Studio	19.33	44	1	£170
St Leonards Gate	Standard Studio	18.5	51	1	£157
St Leonards Gate	Standard Studio	18.5	44	1	£175
St Leonards Gate	Standard En-suite	13.5	51	1	£135
St Leonards Gate	Standard En-suite	13.5	44	1	£146
St Leonards Gate	Classic En-suite	15	51	1	£149
Cable Street	Classic Studio	19	51	1	£168
Cable Street	Classic Studio Plus	21	51	1	£171
Caton Court, Aparto	Twin En-suite	13.5	51	1	£125
Caton Court, Aparto	Bronze En-suite	13.5	51	1	£152
Caton Court, Aparto	Bronze En-suite	13.5	45	1	£155
Caton Court, Aparto	Silver En-suite	14.1	45	1	£158
Caton Court, Aparto	Silver En-suite	14.1	51	1	£161
Caton Court, Aparto	Bronze Studio	17.5	51	1	£175
Caton Court, Aparto	Silver Studio	21	51	1	£188

Consultation note

Following the workshop attendees were invited to comment on the notes of the workshop and also provide any additional points and further evidence to support their views on the assumptions. As well as the workshop on viability assumptions the council have also been consulting upon a viability protocol. The closing date for that consultation coincided with the date set for receiving comments on the workshop note – as there is some crossover, the comments directly relating to assumptions within the viability protocol have also been considered.

The following is a summary of comments received post the workshop:

Ref	Comment/further evidence	Response
	Building standards	
01	Concern expressed about supply chain and skills: • Heat pumps current output of 38,000 per year – not clear how this will be increased • Currently only 900 registered heat pump engineers	Councils preferred approach is fabric first which minimises the need for alternative technology. Higher standards are to be staggered allowing time for improved supply chain.
	Electricity capacity	
02	Concern expressed about capacity with potential for EV points and further domestic demand for electricity generated heat	Councils preferred approach is fabric first which minimises the impact on the grid.
	Design	
03	Requirements for PV and heat pumps may lead to lower densities and therefore higher cost	No evidence to support this view – fabric first approach will minimise need for alternative technology.
	Building standards cost	
04	Cost of introducing new building standards needs to be considered with other costs such as EV, biodiversity, water/sewage charges and design – whilst it could be argued that this should come off land value, it is unclear as to whether the cumulative impact will effect appetite to sell.	Testing has included the cumulative impact and offers alternative benchmark land values.
05	Cost provided for small scheme (20 units, av size 89sqm) at £1,572 psqm to meet Passivhaus Classic Standard	Study has used expert cost consultancy advice for build costs.
06	Costs of higher standards needs to be included within the viability testing	Testing has included a range of alternative standards
07	Workshop note (Pare 7.9) implied that comment regarding developing Passivhaus not being significantly above their base build cost was misleading as the scheme suggested was not like for like standard development.	Study has used expert cost consultancy advice for build costs.
	Build cost	
08	Build cost are different from those in the viability protocol and those used in the past and in surrounding	Approach to build costs is set out and justified in more detail in main report

	areas – a consistent approach should be used – e.g. median	
09	many builders have a high spec than the figures with BCIS	The BCIS are heavily influenced by smaller developers and affordable housing and adjustments are made to take into account scale.
	BLV	
10	BLV for GF should not be set at 10 times EUV or at 20% uplift of BF EV – further local evidence should be gathered to support GF and BF BLV	Main report and appendices set out detailed information supporting the BLV.
11	BLV do not reflect actual sales of land, which are significantly higher	PPG sets clear guidance for establishing BLV
12	No variance based on location	A range of BLV is shown in the testing.
	Developer return	
13	The return should be a blended rate of 17.5% of total GDV (including affordable housing) and potentially higher for smaller sites, reflecting greater financial risk for smaller developers	Main report and appendices set out detailed information supporting return.
14	Return is not consistent with the viability protocol and elsewhere 20% is accepted.	Main report and appendices set out detailed information supporting return.
	Professional fees	
15	Requires greater explanation of the range and how it is to be used but professional fees below 8% is unlikely to be appropriate	Main report and appendices set out detailed information supporting return.
	S106	
16	S106 appear to be too low, requires further evidence to support the chosen level.	S106 has been increased in response to comments.
	Biodiversity net gain	
17	The figures quoted for biodiversity net gain are not for the North West and figures are likely to be higher given the impact assessment is 2017 cost based.	Figures have been amended to reflect location.
	EV	
18	Unclear how the costs for EV reflect the impact assessment and these will need amending as they are 2019 cost based.	Main report sets out the detail for EV points.

The following is a summary of comments relating to assumptions from the Viability Protocol:

Ref	Comment/further evidence	Response
	Contingency	
a	3% for GF is considered minimal, preference for 5% and to be applied to base build, externals and abnormals	Main report and appendices set out detailed information supporting approach to contingency.
b	3% minimum for small sites, higher allowance for larger sites at 5% to be applied to base build, garages, externals, site infrastructure and abnormals.	Main report and appendices set out detailed information

		supporting approach to contingency.
	Professional fees	
c	8-10% acceptable for generic sites but should be higher (at a minimum of 10% for strategic sites in excess of 500 units	Main report and appendices set out detailed information supporting approach to professional fees.
d	6% reasonable for larger scale developers – 8% for small to medium.	Main report and appendices set out detailed information supporting approach to professional fees.
	Marketing and disposal costs	
e	Minimum should be agents 1%, legal 0.5% and marketing 1.5%	Main report and appendices set out detailed information supporting approach to marketing etc.
f	3% of GDV represents a typical industry standard with legals fees of £650 per unit	Main report and appendices set out detailed information supporting approach to marketing etc.
g	Incentives should be a revenue calculation, with GDV taking into account any incentive or discount.	Main report and appendices set out detailed information supporting approach to marketing etc.
	Finance	
h	Rate should be 6.5%	Main report and appendices set out detailed information supporting approach to finance.
i	6% (inclusive of cost, arrangement, monitoring and exit fees) is acceptable for medium and larger sites – for smaller developers the figure should be 7%	Main report and appendices set out detailed information supporting approach to finance.
	Developer return	
j	20% return on market and 6% return on affordable housing	Main report and appendices set out detailed information supporting return.
k	Developers do not differentiate the profit applied to market and affordable housing but will target a blended rate across both tenures – funders will not accept les than a minimum 20% blended profit margin	No evidence to support this position.
	BLV	
l	BLV should reflect local market evidence, including the LPVA	See PPG guidance and Main report appendices
m	BLV should be varied according to location	See PPG guidance and Main report appendices
n	The premium to EUV is not accepted at 10 to 15 x EUV – it is dependant on market area and dynamic. The use of a market based approach for determining land value is not	See PPG guidance, latest RICS guidance and Main report appendices

	unacceptable it is the foundation of establishing market values as per RICS guidelines.	
o	**Affordable housing**	
p	Affordable rent (transfer value) should be around 40% to 50% market value	Affordable values have been established with locally active RPs.
q	Shared ownership (transfer value) should be around 60% to 70% market value	Affordable values have been established with locally active RPs.
	Developer return	
r	The SPD can't use 15% for return as it is untested and unreasonable	It is not unreasonable, when there is a viability issue for all parties to consider revised assumptions.
s	Elsewhere 20% is accepted.	There is no set figure – see PPG for further guidance.
	Build cost	
t	If LQ used this would discriminate against SME housebuilders	LQ is not used for smaller sites within the plan viability testing – alternative figures should be supported by evidence.
u	LQ may be appropriate for larger sites developed by established national volume housebuilders, however figure not appropriate for small and medium sized sites.	Agree but alternative figures should be supported by evidence.
v	Building standards – option 2 ranges between £4,000 - £6,000 per plot	See review by cost consultants
w	SME costs for building standards option 2 - £5,000 - £10,000 per plot plus likelihood of a substation at c.£100,000	See review by cost consultants
x	Plot costs/external works and site infrastructure costs – suggested at on a site of 200 dwellings c.£17,000; £24,000 - £42,000 the range locally. Plus a further £2,500-£3,000 per plot for connection costs – noting no further information provided to support any of these figures.	See main report for more detail on construction costs.
y	15% allowance for external works seems to adopted across the board by most residential developers.	See main report for more detail on construction costs.

Further consultation was undertaken with key agents in the area involved with development. These were telephone interviews and the following was discussed:

- There was some concern about potential lack of local industry awareness about the SPD and the CELPR, and questions about the consultation process. In response, LCC confirmed the invitation process for the CELPR development industry workshop and the notification process for the SPD. This process showed that some of the concerns related to individuals/organisations choosing not to participate in the different consultations rather than indicating a systematic lack of awareness.
- Benchmark land values – although it was noted that landowners will typically have high expectations of land value, it was confirmed that land values will reduce as planning obligations and other constraints increase. It was also confirmed that land payments will

typically be phased over the course of development, particularly in situations where there is a need for higher infrastructure spend.

- The commentary suggested that PBSA will typically outbid other development types in the location suitable for student accommodation. However, it locations outside the university 'catchments', the competition is less fierce. Nonetheless, landowner expectations tend to have the highest value uses as a yardstick.
- Discussions confirmed that there is demand for office and industrial development and that in man cases this is for premises rather than land – but the rent levels were not high enough to catalyse speculative development in most cases.
- The consultations helped to confirm that the industrial benchmarks used in the testing were reasonable.

Appendix C – Policy review

Part One: Climate Change review of Strategic Policies and Land Allocations DPD	Cost impact?	Nature of costs
Policy SP1: Presumption in Favour of Sustainable Development		
Policy CC1: Responding to Climate Change and Creating Environmental Sustainability	Possible	Typologies will need to consider the detailed policies which arise from this 'parent' policy
Policy SP2: Lancaster District Settlement Hierarchy		
Policy SP3: Development Strategy for Lancaster District	Possible	Typologies will need to reflect typical new development for main urban areas, including strategic greenfield locations, and in rural locations.
Policy SP4: Priorities for Sustainable Economic Growth	Possible	Non-residential typologies will need to reflect the type and location of non-residential development planned.
Policy SP5: The Delivery of New Jobs	Possible	As per SP4 – typologies to reflect University Health Innovation Campus and other knowledge-based business uses; Balrigg employment uses; retail and culture in Lancaster; Port of Heysham freight growth; Heysham Gateway start-ups; North and South Lancaster business parks new offices; rural business uses (agri-business centre).
Policy SP6: The Delivery of New Homes	Possible	Similar to SP2-3, it identifies location for development and levels of growth across local authority area. The policy outlines *"requirement will be realised through maximising opportunities for the regeneration of brownfield land within the district, the delivery of large strategic greenfield sites adjacent to urban areas and the delivery of smaller greenfield sites"*. We will analyse the anticipated delivery to ensure that chosen typologies reflect the probable land type (green or brownfield) which have slightly different cost assumptions for delivery. Policy includes new student accommodation, and Gypsy and Traveller pitches.
Policy SP7: Maintaining Lancaster District's Unique Heritage		
Policy SP8: Protecting the Natural Environment		
Policy SP9: Maintaining Strong and Vibrant Communities		
Policy SP10: Improving Transport Connectivity	Yes	Development proposals are expected to contribute to transport infrastructure. Testing to include appropriate allowances. There may be implications from new policy development as part of the Climate Emergency Local Plan review.
Policy SP1: Lancaster South Broad Location for Growth (Including Bailrigg Garden Village)	Yes	The implications of this policy will be tested as part of subsequent viability work as plans develop within the LSAAP DPD.
Policy SG2: Lancaster University Health Innovation Campus	Possible	As above
Policy SG3: Infrastructure Delivery for Growth In South Lancaster	Yes	As above
Policy SG4: Lancaster City Centre	Yes	City centre development will contribute to the car parking and movement strategies. Testing will include appropriate allowances.
Policy SG5: Canal Quarter, Central Lancaster	Yes	Town centre uses to be included in viability testing, along with reuse of local materials. Contributions to congestion alleviation and biodiversity net gain.

Part One: Climate Change review of Strategic Policies and Land Allocations DPD	**Cost impact?**	**Nature of costs**
Policy SG6: Lancaster Castle and Lancaster Quay		
Policy SG7: East Lancaster Strategic Site	Yes	Policy requires infrastructure provision, biodiversity net gain, flood mitigation.
Policy SG8: Infrastructure Requirement & Delivery for Growth in East Lancaster	Yes	Policy requires primary school and secondary school places, local centre and community facilities, country park, walking/cycling linkages, contributions to public transport, and utilities.
Policy SG9: North Lancaster Strategic Site	Yes	Policy requires mixed use, open space, noise mitigation, biological heritage enhancement, flood mitigation, pedestrian improvements and canal footbridge.
Policy SG10: Infrastructure Requirement & Delivery for Growth in North Lancaster	Yes	Policy requires primary school and secondary school places, local centre and community facilities, walking/cycling linkages, contributions to public transport and local highways, utilities, open space.
Policy SG11: Land at Lundsfield Quarry, South Carnforth	Yes	Policy requires transport, education and green infrastructure provision, biodiversity enhancement, flood mitigation.
Policy SG12: Port of Heysham And Future Expansion Opportunities	Yes	Policy requires flood mitigation, highways access, walking/cycling infrastructure, contributions to other highways.
Policy SG13: Heysham Gateway, South Heysham	Yes	Policy requires local transport improvements, improved access to nature reserves and contributions to green infrastructure, biodiversity benefits, ground remediation, drainage.
Policy SG14: Heysham Nuclear Power Station		
Policy EC1: Established Employment Areas	Possible	Employment typologies should have resemblance to those set out in these areas in regards to their viability assumptions (scale, values, costs etc)
Policy EC2: Future Employment Growth	Possible	Employment typologies should include B1, B2 and B8.
Policy EC3: Junction 33 Agri-Business Centre, Galgate	Possible	Rural agri-business centre may need to be included in the non-residential typologies, with flood mitigation and walking/cycling links.
Policy EC4: White Lund Employment Area		
Policy EC5: Regeneration Priority Areas		
Policy EC6: University Of Cumbria Campus, Lancaster		
Policy EC7: Lancaster And Morecambe College		
Policy TC1: The Retail Hierarchy For Lancaster District	Possible	Retail typologies should have resemblance to those set out in these areas regarding their viability assumptions (scale, values, costs etc)
Policy TC2: Town Centre Designations		
Policy TC3: Future Retail Growth	Possible	Retail typologies should have resemblance to those set out in these areas regarding their viability assumptions (scale, values, costs etc)
Policy TC4: Central Morecambe		
Policy H1: Residential Development in Urban Areas	Possible	The site allocation list set out in the policy, alongside knowledge of other 'typical' or 'probable' sites, either through dialogue with the council or found in documents such as the SHELAA are important in setting appropriate typologies.
Policy H2: Housing Delivery in Rural Areas Of The District	Possible	Same as above. Though important to acknowledge that these will likely have different site economics (for instance perhaps less likely to have costs associated with 'brownfield' sites; remediation, demolition etc.)
Policy H3: Heritage Led Housing Development		
Policy H4: Land at Grab Lane, East Lancaster	Possible	Unless the site already has permission, should inform choice of typologies. Consideration should also be taken to the additional cost items in policy (for
Policy H5: Land at Lancaster Leisure Park and Auction Mart, East Lancaster		

Part One: Climate Change review of Strategic Policies and Land Allocations DPD	**Cost impact?**	**Nature of costs**
Policy H6: Royal Albert Fields, Ashton Road, Lancaster		instance transport, education, open space, biodiversity, flood risk) or other guidance that has an impact on viability (for instance housing mix).
Policy DOS1: Land at Bulk Road & Lawsons Quay, Central Lancaster		
Policy DOS 2: Lune Industrial Estate, Luneside, Lancaster		
Policy DOS 3: Land at Willow Lane, Lancaster		
Policy DOS 4: Galgate Mill, Galgate		
Policy DOS 5: Land at Middleton Towers, Middleton		
Policy DOS 6: Morecambe Festival Market and Surrounding Area		
Policy DOS 7: Land at Former TDG Depot, Warton Road, Carnforth		
Policy DOS 8: Former Thomas Graveson Site, Warton Road, Carnforth		
Policy EN1: Mill Race Heritage Priority Area		
Policy EN2: Areas of Outstanding Natural Beauty		
Policy EN3: The Open Countryside		
Policy EN4: The North Lancashire Green Belt		
Policy EN5: Local Landscape Designations		
Policy EN6: Areas of Separation		
Policy EN7: Environmentally Important Areas	**Possible**	Policy sets out sites designates as SPA's, SAC's and RAMSAR sites. If development in this area are expected to provide a payment for mitigation, then this should be established and included within the appraisal
Policy EN8: Grab Lane Preserved Setting Area		
Policy EN9: Air Quality Management Areas		
Policy SC1: Neighbourhood Planning Areas		
Policy SC2: Local Green Spaces		
Policy SC3: Open Space, Recreation and Leisure		
Policy SC4: Green And Blue Corridors and Chains		
Policy SC5: Recreation Opportunity Areas		
Policy T1: Lancaster Park and Ride		
Policy T2: Developing Cycling and Walking Network		
Policy T3: Lancaster Canal		
Policy T4: Public Transport Corridors		
Policy Lprm1: Local Plan Review Mechanism		

Part Two: Climate Change review of Development Management DPD	Cost impact?	Nature of costs & how should this be treated?
Policy DM1: New Residential Development and Meeting Housing Needs	Yes	The supporting text includes direction on an appropriate mix across the district as set out in the SHMA (although noting that here will be site specific factors). Mix will need to be considered as part of the typologies.
Policy DM2: Housing Standards	Yes	New housing to meet NDSS and 20% of all housing to meet M4(2) will need to be included in the viability testing subject to viability (NDSS)/exceptional circumstances (M4(2)).
Policy DM3: The Delivery of Affordable Housing	Yes	Policy requires affordable housing subject to viability: • Lancaster, Carnforth and Rural West o Greenfield 15 units 30% o Greenfield 10-14 units 20% o Brownfield 10+ units 20% • Morecambe, Heysham And Overton o Greenfield 10+ units 15% • Rural East o Greenfield 10+ units 40% o Brownfield 10+ units 30+ Tenure: • 60% affordable/social rent and 40% intermediate; or • 50% affordable/social rent and 50% intermediate Separate affordable housing requirements are in place for the Arnside & Silverdale AONB and the Forest of Bowland AONB.
Policy DM4: Residential Development Outside Main Urban Areas		
Policy DM5: Rural Exception Sites	Yes	Schemes up to 10 dwellings allowed, 100% affordable.
Policy DM6: Housing Provision in The Forest of Bowland AONB	Yes	Schemes up to 10 dwellings allowed. 50% affordable housing in the Forest of Bowland AONB subject to viability, with developments of 2-5 dwellings providing a commuted sum.
Policy DM7: Purpose Built Accommodation for Students	Possible	Student Accommodation often has different characteristics to 'standard' residential schemes, requiring a separate typology.
Policy DM8: Accommodation for Older People and Vulnerable Communities	Possible	Accommodation for older persons has different characteristics to 'standard' residential schemes and should be considered as separate typologies. Older persons housing is subject to the same affordable housing requirements as other housing. Accommodation for vulnerable groups is required to be 100% affordable for intended occupants.
Policy DM9: Accommodation for Gypsy and Travellers and Travelling Showpeople		
Policy DM10: Accommodation for Rural Workers		
Policy DM11: Residential Moorings on Lancaster Canal		
Policy DM12: Self Build, Custom Build and Community-Led Housing		
Policy DM13: Residential Conversions		
Policy DM14: Proposals Involving Employment and Premises		
Policy DM15: Small Business Generation		
Policy DM16: Town Centre Development		

Part Two: Climate Change review of Development Management DPD	Cost impact?	Nature of costs & how should this be treated?
Policy DM17: Retail Frontages		
Policy DM18: Local Centres		
Policy DM19: Retail Development Outside Defined Centres		
Policy DM20: Hot Food Takeaways and Betting Shops		
Policy DM21: Advertisements and Shopfronts		
Policy DM22: Leisure Facilities and Attractions		
Policy DM23: Visitor Accommodation	Possible	Tourism uses such as hotels should be included as a typology.
Policy DM24: The Creation and Protection of Cultural Assets		
Policy DM25: The Evening and Night-Time Economy		
Policy DM26: Public Realm and Civic Space		
Policy DM27: Open Space, Sports and Recreational Facilities	Yes	Development will be required to provide contributions to open space, sports and recreation facilities in areas where there is a deficiency – either on site or via a contribution. Appendix D provides thresholds and standards for onsite provision and off-site contributions.
Policy DM28: Employment and Skills Plans		
Policy DM29: Key Design Principles		
Policy DM30a: Sustainable Design	Yes	Testing will need to consider implications of higher building standards aimed at minimising demand and maximising energy efficiency through a fabric first approach.
Policy DM30b: Sustainable Design and Construction – Water Efficiency	Possible	Water efficiency can normally achieved through design with minimal cost
Policy DM30c: Materials, Waste and Construction		
Policy DM31: Air Quality Management and Pollution		
Policy DM32: Contaminated Land	Possible	PPG requires that contamination is reflected in site value although there may be cases where decontamination is a higher cost than existing use value. However, supporting text suggests that the Council is not aware of any development sites in the district that are contaminated to such an extent as to render them undevelopable.
Policy DM33: Development and Flood Risk	Possible	Flood risk along with other constraints will be reflected in site value although there may be cases where flood mitigation is a higher cost than existing use value. SuDS is now a normal part of typical development.
Policy DM34: Surface Water Run-Off and Sustainable Drainage	Possible	SuDS is now a normal part of typical development.
Policy DM35: Water Supply and Wastewater		
Policy DM36: Protecting Water Resources, Water Quality and Infrastructure		
Policy DM37: Development Affecting Listed Buildings		
Policy DM38: Development Affecting Conservation Areas		
Policy DM39: The Setting of Designated Heritage Assets		
Policy DM40: Registered Parks and Gardens		

Part Two: Climate Change review of Development Management DPD	**Cost impact?**	**Nature of costs & how should this be treated?**
Policy DM41: Development Affecting Non-Designated Heritage or Their Settings		
Policy DM42: Archaeology		
Policy DMCCH1: Retrofit of Buildings of Traditional Construction For Energy Efficiency	**Possible**	Specific to individual buildings, not possible to test through high level strategic assessment
Policy DMCCH2: Micro-Renewables in the Setting of Heritage Assests		
Policy DM43: Green and Blue Infrastructure	**Yes**	See response to 'Policy DM27: Open Space, Sports And Recreational Facilities'
Policy DM44: The Protection and Enhancement of Biodiversity	**Yes**	Developments should provide biodiversity and ecological net gain.
Policy DM45: Protection of Trees, Hedgerows and Woodland		
Policy DM46: Development and Landscape Impact		
Policy DM47: Economic Development in Rural Areas		
Policy DM48: Diversification of Agricultural Premises		
Policy DM49: The Re-Use and Conversion of Rural Buildings		
Policy DM50: Development in The Green Belt		
Policy DM51: Equine Related Development		
Policy DM52: Holiday Caravans, Chalets, Camping Pods and Log Cabins		
Policy DM53: Renewable and Low Carbon Energy Generation		
Policy DM54: Upgrades to The National Grid		
Policy DM55: Neighbourhood Planning		
Policy DM56: Protection of Local Services and Community Facilities		
Policy DM57: Health and Well-Being	**Yes**	Policy requires open space, children's play facilities, food growing, indoor and outdoor leisure provision and healthcare infrastructure to support development.
Policy DM58: Infrastructure Delivery and Funding	**Yes**	The policy requires development will provide planning contributions. Example requirements include education, health, library provision etc., subject to viability.
Policy DM59: Telecommunications and Broadband Improvements		
Policy DM60: Enhancing Accessibility and Transport Linkages		
Policy DM61: Prioritising Walking and Cycling		
Policy DM62: Vehicle Parking Provision and Electric Vehicle Charging Points	**Yes**	Testing will need to include appropriate allowances for EV changing
Policy DM63: Transport Efficiency and Travel Plans		
Policy DM64: Lancaster District Highways and Transport Masterplan	**Yes**	Contributions may be required towards the delivery of new transport infrastructure.
Policy DM65: The Enforcement of Planning Controls		
Policy DM66: Enforcement Action Against Untidy Sites And Buildings		

Appendix D – Strategic sites information

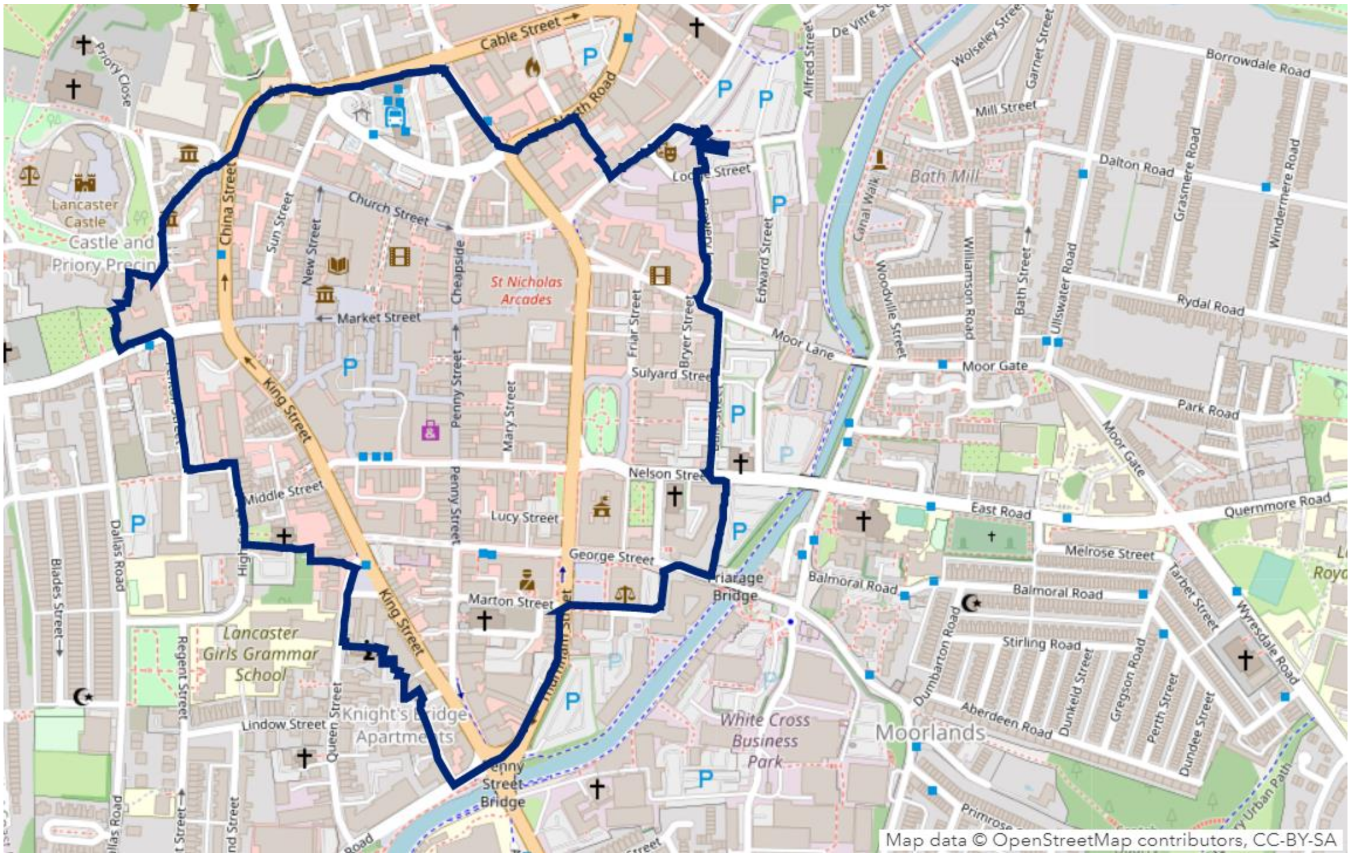
Land budget (sourced from LCC and based upon SoCG for LCC Local Plan)		
	North Lancaster	East Lancaster
Dwellings	700	930
	Hectares	Hectares
Description		
Local Plan boundary	**73.9**	**120**
Exclusion	**0**	**40**
Existing retained uses		1
Proposed realignment of Lansil Golf Course		39
Land with 'use' change but unsuitable for developm	**35.5**	**33.6**
Local landscape designations/habitat creations and incidental amenity space including country park	35.5	33.6
Gross residential area	**38.4**	**46.4**
POS (minimum as required by POS policy)	6.4	8.4
Local centre	0.6	0.6
Education site	1.6	1.2
Employment land	2	0
Net residential area	27.8	36.2
DPH	25	26

Section 106 package

Res9 E Lancs (930 scheme)	S106
Bus	£200,000
Tow Path & Bridge	£225,000
Quernmore Crossing	£50,000
Cycleway	£150,000
Carriageway improvements	£240,000
Primary	£3,335,770
Secondary	£1,818,782
Pitch Improvements	£75,000
Health	£241,853
Total	£6,336,405

Res8 N Lancs (700 scheme)	S106
Rd/Cyc/Walk Halton/Aldrens	£200,000
Skerton - Cycling/Walking	£60,000
Slyne Road Crossing	£60,000
Canal Crossing	£40,000
Upgrades Slyne Road & Hammerto	£100,000
Playing Pitch Improvements	£60,000
Primary	£2,510,794
Secondary	£1,368,976
Health	£192,931
Total	£4,592,701

Appendix E – Lancaster City Centre



Appendix F – Land Registry/EPC data

PricePaid	Date	HPI Adju	Postcode	Type	Ward	£psm HPI Adjusted
£ 212,000	07/01/2016	£ 222,323	LA1 3SY	F	Bulk Ward	£ 2,117
£ 212,995	15/01/2016	£ 227,847	LA2 6ND	T	Halton-with-Aughton Ward	£ 2,129
£ 321,950	15/01/2016	£ 348,134	LA1 3FT	D	Bulk Ward	£ 2,637
£ 320,995	18/01/2016	£ 347,101	LA1 3SZ	D	Bulk Ward	£ 3,072
£ 250,995	22/01/2016	£ 271,408	LA1 5UY	D	Marsh Ward	£ 2,467
£ 293,950	22/01/2016	£ 317,856	LA1 3FZ	D	Bulk Ward	£ 2,627
£ 316,950	22/01/2016	£ 342,727	LA1 3FT	D	Bulk Ward	£ 2,596
£ 259,995	29/01/2016	£ 281,140	LA1 5TS	D	Marsh Ward	£ 2,556
£ 117,000	26/01/2016	£ 122,697	LA1 3SY	F	Bulk Ward	£ 1,979
£ 219,950	29/01/2016	£ 230,661	LA1 3SY	F	Bulk Ward	£ 2,097
£ 324,950	29/01/2016	£ 340,774	LA1 3SY	F	Bulk Ward	£ 2,184
£ 350,000	29/01/2016	£ 367,043	LA1 3SY	F	Bulk Ward	£ 2,134
£ 224,950	29/01/2016	£ 243,746	LA1 3FY	S	Bulk Ward	£ 2,513
£ 224,950	29/01/2016	£ 243,746	LA1 3FY	S	Bulk Ward	£ 2,513
£ 239,950	29/01/2016	£ 256,682	LA1 3FQ	T	Bulk Ward	£ 2,157
£ 310,995	29/01/2016	£ 336,288	LA1 3SZ	D	Bulk Ward	£ 2,976
£ 299,995	29/01/2016	£ 324,393	LA1 5UY	D	Marsh Ward	£ 2,476
£ 139,950	05/02/2016	£ 148,596	LA1 3SY	F	Bulk Ward	£ 2,436
£ 108,000	19/02/2016	£ 114,672	LA5 9LE	F	Carnforth & Millhead Ward	£ 1,712
£ 274,950	19/02/2016	£ 291,935	LA1 3SY	F	Bulk Ward	£ 2,246
£ 184,995	26/02/2016	£ 202,818	LA1 5TZ	S	Marsh Ward	£ 2,634
£ 239,950	05/02/2016	£ 259,489	LA1 3FQ	T	Bulk Ward	£ 2,181
£ 367,995	23/02/2016	£ 402,324	LA1 3TA	D	Bulk Ward	£ 2,833
£ 237,995	29/02/2016	£ 260,197	LA1 3TB	D	John O'Gaunt Ward	£ 2,924
£ 229,950	29/02/2016	£ 252,104	LA1 3FY	S	Bulk Ward	£ 2,711
£ 225,000	19/02/2016	£ 243,322	LA2 6RJ	T	Halton-with-Aughton Ward	£ 2,134
£ 179,950	29/02/2016	£ 191,067	LA1 3SY	F	Bulk Ward	£ 2,548
£ 179,950	29/02/2016	£ 191,067	LA1 3SY	F	Bulk Ward	£ 2,548
£ 185,950	29/02/2016	£ 197,437	LA1 3SY	F	Bulk Ward	£ 2,468
£ 234,950	29/02/2016	£ 257,586	LA1 3FY	S	Bulk Ward	£ 2,407
£ 262,995	26/02/2016	£ 284,411	LA1 5UZ	T	Marsh Ward	£ 2,091
£ 175,000	12/02/2016	£ 185,960	BB7 9UB	T	Sabden Ward	£ 1,660
£ 135,000	30/03/2016	£ 155,697	LA2 8En	F	Ingleton and Clapham Ward	£ 3,041
£ 339,950	04/03/2016	£ 370,310	LA5 8BN	D	Bolton & Slyne Ward	£ 2,849
£ 349,950	17/03/2016	£ 381,203	LA1 3TB	D	John O'Gaunt Ward	£ 2,541
£ 254,995	18/03/2016	£ 277,768	LA1 5UY	D	Marsh Ward	£ 2,548
£ 339,950	18/03/2016	£ 370,310	LA5 8BN	D	Bolton & Slyne Ward	£ 2,849
£ 200,950	24/03/2016	£ 218,896	LA3 2LY	D	Heysham South Ward	£ 2,167
£ 332,495	24/03/2016	£ 362,189	LA2 6RN	D	Halton-with-Aughton Ward	£ 2,070
£ 254,995	30/03/2016	£ 277,768	LA1 5US	D	Marsh Ward	£ 2,548
£ 249,950	11/03/2016	£ 263,425	LA1 3SY	F	Bulk Ward	£ 2,311
£ 315,000	18/03/2016	£ 331,981	LA1 3TF	F	Bulk Ward	£ 2,406
£ 124,950	31/03/2016	£ 131,686	LA1 3SY	F	Bulk Ward	£ 2,485
£ 220,950	04/03/2016	£ 241,327	LA1 3FQ	S	Bulk Ward	£ 2,774
£ 232,995	15/03/2016	£ 254,483	LA1 3SZ	S	Bulk Ward	£ 2,293
£ 209,950	24/03/2016	£ 229,312	LA5 8BN	S	Bolton & Slyne Ward	£ 2,866
£ 230,495	24/03/2016	£ 251,752	LA1 3SZ	S	Bulk Ward	£ 2,767
£ 209,995	24/03/2016	£ 229,361	LA2 6ND	S	Halton-with-Aughton Ward	£ 2,144
£ 209,995	24/03/2016	£ 229,361	LA2 6ND	S	Halton-with-Aughton Ward	£ 2,144
£ 232,995	24/03/2016	£ 254,483	LA1 3SZ	S	Bulk Ward	£ 2,293

£	232,450	31/03/2016	£	253,887	LA1 3FY	S	Bulk Ward	£	2,730
£	234,950	31/03/2016	£	256,618	LA1 3FY	S	Bulk Ward	£	2,398
£	237,950	04/03/2016	£	256,051	LA1 3FQ	T	Bulk Ward	£	2,152
£	254,995	04/03/2016	£	274,393	LA1 5UZ	T	Marsh Ward	£	2,018
£	142,500	11/03/2016	£	153,340	LA1 1BF	T	Scotforth West Ward	£	1,704
£	196,995	21/03/2016	£	211,981	LA1 3FQ	T	Bulk Ward	£	2,753
£	235,000	21/03/2016	£	252,877	LA2 6RJ	T	Halton-with-Aughton Ward	£	2,218
£	194,950	24/03/2016	£	209,780	LA1 3FQ	T	Bulk Ward	£	2,724
£	196,950	24/03/2016	£	211,932	LA1 3FQ	T	Bulk Ward	£	2,752
£	215,495	24/03/2016	£	231,888	LA1 3SZ	T	Bulk Ward	£	2,089
£	213,495	24/03/2016	£	229,736	LA1 3SZ	T	Bulk Ward	£	2,070
£	209,495	24/03/2016	£	225,432	LA1 3SZ	T	Bulk Ward	£	2,031
£	235,000	24/03/2016	£	252,877	LA2 6RJ	T	Halton-with-Aughton Ward	£	2,218
£	215,495	29/03/2016	£	231,888	LA1 3SZ	T	Bulk Ward	£	2,089
£	284,950	31/03/2016	£	310,398	LA5 8BN	D	Bolton & Slyne Ward	£	3,104
£	324,950	31/03/2016	£	353,970	LA5 8BN	D	Bolton & Slyne Ward	£	3,025
£	324,950	31/03/2016	£	342,468	LA1 3SY	F	Bulk Ward	£	2,482
£	121,000	11/03/2016	£	130,196	BB7 9UY	T	Sabden Ward	£	1,887
£	197,500	15/04/2016	£	221,333	LA2 8En	F	Ingleton and Clapham Ward	£	2,689
£	254,995	15/04/2016	£	276,945	LA1 5UY	D	Marsh Ward	£	2,541
£	204,995	29/04/2016	£	222,641	LA2 0LD	D	Ellel Ward	£	2,530
£	129,995	01/04/2016	£	136,444	LA1 5TW	F	Marsh Ward	£	2,067
£	129,995	07/04/2016	£	136,444	LA1 5UZ	F	Marsh Ward	£	2,729
£	139,995	07/04/2016	£	146,940	LA1 5UZ	F	Marsh Ward	£	2,939
£	139,995	08/04/2016	£	146,940	LA1 5UZ	F	Marsh Ward	£	2,939
£	139,995	15/04/2016	£	146,940	LA1 5UZ	F	Marsh Ward	£	3,126
£	129,995	15/04/2016	£	136,444	LA1 5UZ	F	Marsh Ward	£	2,903
£	129,995	15/04/2016	£	136,444	LA1 5UZ	F	Marsh Ward	£	2,729
£	107,000	15/04/2016	£	112,308	LA2 6RJ	F	Halton-with-Aughton Ward	£	2,246
£	219,950	15/04/2016	£	230,862	LA1 3SY	F	Bulk Ward	£	2,456
£	109,995	20/04/2016	£	115,452	LA1 5UZ	F	Marsh Ward	£	2,309
£	219,950	29/04/2016	£	239,473	LA1 3FQ	S	Bulk Ward	£	2,753
£	230,495	29/04/2016	£	250,954	LA1 3SZ	S	Bulk Ward	£	2,758
£	239,950	29/04/2016	£	261,248	LA1 3FY	S	Bulk Ward	£	2,442
£	196,950	29/04/2016	£	214,431	LA1 3FY	S	Bulk Ward	£	1,624
£	235,000	22/04/2016	£	251,776	LA2 6RJ	T	Halton-with-Aughton Ward	£	2,209
£	139,995	29/04/2016	£	149,989	LA1 5TZ	T	Marsh Ward	£	2,586
£	299,995	29/04/2016	£	325,819	LA1 3TA	D	Bulk Ward	£	2,909
£	235,000	11/05/2016	£	252,195	LA2 8En	F	Ingleton and Clapham Ward	£	4,203
£	229,950	03/05/2016	£	245,318	LA1 3FY	S	Bulk Ward	£	2,638
£	263,995	06/05/2016	£	281,872	LA2 6RN	D	Halton-with-Aughton Ward	£	2,135
£	239,995	17/05/2016	£	256,247	LA1 5TS	D	Marsh Ward	£	2,330
£	229,995	20/05/2016	£	245,570	LA1 5TZ	D	Marsh Ward	£	2,384
£	256,453	20/05/2016	£	273,820	LA1 3TB	D	John O'Gaunt Ward	£	2,402
£	284,950	26/05/2016	£	304,246	LA1 3FQ	D	Bulk Ward	£	2,623
£	229,995	27/05/2016	£	245,570	LA1 5TZ	D	Marsh Ward	£	2,384
£	299,995	27/05/2016	£	320,310	LA1 3TA	D	Bulk Ward	£	2,860
£	310,995	27/05/2016	£	332,055	LA1 3TA	D	Bulk Ward	£	2,939
£	279,995	27/05/2016	£	298,956	LA1 3TB	D	John O'Gaunt Ward	£	2,392
£	318,703	27/05/2016	£	340,285	LA1 3FY	D	Bulk Ward	£	2,578
£	219,950	13/05/2016	£	224,625	LA1 3SY	F	Bulk Ward	£	2,316

£	214,950	20/05/2016	£	219,519	LA1 3TG	F	Bulk Ward	£	2,311
£	196,950	06/05/2016	£	210,112	LA1 3FY	S	Bulk Ward	£	1,982
£	226,950	26/05/2016	£	242,117	LA1 3FY	S	Bulk Ward	£	2,603
£	224,950	27/05/2016	£	239,983	LA1 3FY	S	Bulk Ward	£	2,758
£	267,995	06/05/2016	£	280,904	LA1 5UZ	T	Marsh Ward	£	2,065
£	208,995	20/05/2016	£	219,062	LA1 5UZ	T	Marsh Ward	£	2,047
£	208,995	20/05/2016	£	219,062	LA1 5UZ	T	Marsh Ward	£	1,905
£	212,995	27/05/2016	£	223,255	LA1 5UZ	T	Marsh Ward	£	1,941
£	259,995	27/05/2016	£	272,519	LA1 5UZ	T	Marsh Ward	£	2,004
£	332,495	27/05/2016	£	355,011	LA2 6RN	D	Halton-with-Aughton Ward	£	2,029
£	129,950	03/06/2016	£	132,587	LA1 3SY	F	Bulk Ward	£	2,455
£	249,995	03/06/2016	£	266,899	LA1 5TS	D	Marsh Ward	£	2,426
£	249,995	24/06/2016	£	266,899	LA1 5TZ	D	Marsh Ward	£	2,542
£	324,950	24/06/2016	£	346,923	LA5 8BN	D	Bolton & Slyne Ward	£	2,965
£	349,995	24/06/2016	£	373,661	LA1 3TB	D	John O'Gaunt Ward	£	2,491
£	249,995	30/06/2016	£	266,899	LA1 3SZ	D	Bulk Ward	£	2,591
£	339,950	30/06/2016	£	362,937	LA1 3FY	D	Bulk Ward	£	2,669
£	129,950	10/06/2016	£	132,587	LA1 3TG	F	Bulk Ward	£	2,455
£	109,995	16/06/2016	£	112,227	LA1 5UZ	F	Marsh Ward	£	1,700
£	224,950	27/06/2016	£	229,514	LA1 3SY	F	Bulk Ward	£	2,342
£	184,995	17/06/2016	£	197,173	LA1 3SZ	S	Bulk Ward	£	2,858
£	184,995	17/06/2016	£	197,173	LA1 3SZ	S	Bulk Ward	£	2,858
£	240,591	17/06/2016	£	256,428	LA1 3FY	S	Bulk Ward	£	2,085
£	242,950	17/06/2016	£	258,943	LA1 3FY	S	Bulk Ward	£	2,105
£	175,995	28/06/2016	£	187,580	LA1 5TZ	S	Marsh Ward	£	2,719
£	241,245	28/06/2016	£	257,125	LA1 3SZ	S	Bulk Ward	£	2,316
£	230,495	30/06/2016	£	245,668	LA1 3TA	S	Bulk Ward	£	2,700
£	232,995	30/06/2016	£	248,332	LA1 3SZ	S	Bulk Ward	£	2,237
£	201,995	17/06/2016	£	211,385	LA1 5TZ	T	Marsh Ward	£	1,976
£	345,000	21/06/2016	£	361,037	LA1 1BF	T	Scotforth West Ward	£	2,635
£	295,000	22/06/2016	£	308,713	LA1 1BF	T	Scotforth West Ward	£	3,430
£	184,995	24/06/2016	£	193,595	LA1 5TZ	T	Marsh Ward	£	2,514
£	184,995	24/06/2016	£	193,595	LA1 5TZ	T	Marsh Ward	£	2,514
£	201,995	24/06/2016	£	211,385	LA1 5TZ	T	Marsh Ward	£	1,976
£	199,995	24/06/2016	£	209,292	LA1 5TZ	T	Marsh Ward	£	1,956
£	199,995	24/06/2016	£	209,292	LA1 5TZ	T	Marsh Ward	£	1,956
£	204,995	24/06/2016	£	214,524	LA1 5UZ	T	Marsh Ward	£	2,005
£	126,995	30/06/2016	£	132,898	LA2 0LE	T	Ellel Ward	£	2,658
£	127,995	30/06/2016	£	133,945	LA2 0LE	T	Ellel Ward	£	2,679
£	129,995	30/06/2016	£	136,038	LA2 0LE	T	Ellel Ward	£	2,721
£	309,950	01/07/2016	£	329,393	LA2 0BN	D	Ellel Ward	£	2,514
£	322,950	01/07/2016	£	343,208	LA1 3FY	D	Bulk Ward	£	2,600
£	254,995	04/07/2016	£	270,990	LA2 0LD	D	Ellel Ward	£	2,336
£	239,995	08/07/2016	£	255,049	LA1 5TS	D	Marsh Ward	£	2,319
£	274,950	08/07/2016	£	292,197	LA2 0BN	D	Ellel Ward	£	2,586
£	189,950	01/07/2016	£	192,822	LA1 3TG	F	Bulk Ward	£	2,504
£	194,950	07/07/2016	£	197,897	LA1 3TG	F	Bulk Ward	£	2,868
£	319,995	08/07/2016	£	340,068	LA1 5US	D	Marsh Ward	£	2,596
£	229,995	22/07/2016	£	244,422	LA1 3TB	D	John O'Gaunt Ward	£	2,746
£	324,995	22/07/2016	£	345,381	LA1 5UY	D	Marsh Ward	£	2,698
£	184,950	08/07/2016	£	187,746	LA1 3TG	F	Bulk Ward	£	2,537

£	106,000	29/07/2016	£	107,602	LA2 6RJ	F	Halton-with-Aughton Ward	£	2,242
£	159,950	29/07/2016	£	162,368	LA1 3TG	F	Bulk Ward	£	2,224
£	189,950	29/07/2016	£	192,822	LA1 3TG	F	Bulk Ward	£	2,381
£	221,950	29/07/2016	£	225,305	LA1 3TE	F	Bulk Ward	£	2,048
£	224,950	22/07/2016	£	238,926	LA1 3FY	S	Bulk Ward	£	2,746
£	259,995	06/07/2016	£	270,293	LA1 5UZ	T	Marsh Ward	£	1,987
£	299,950	12/07/2016	£	311,831	LA1 1BF	T	Scotforth West Ward	£	2,735
£	165,000	15/07/2016	£	171,536	LA5 8BN	T	Bolton & Slyne Ward	£	2,560
£	274,995	15/07/2016	£	285,887	LA1 5UZ	T	Marsh Ward	£	2,102
£	201,995	29/07/2016	£	209,996	LA1 5TZ	T	Marsh Ward	£	1,963
£	173,130	05/08/2016	£	182,051	LA2 8En	F	Ingleton and Clapham Ward	£	2,460
£	288,950	10/08/2016	£	304,994	LA2 0BN	D	Ellel Ward	£	2,460
£	199,950	08/08/2016	£	202,403	LA1 3SY	F	Bulk Ward	£	2,410
£	286,950	12/08/2016	£	302,883	LA1 3FQ	D	Bulk Ward	£	2,075
£	249,995	19/08/2016	£	263,876	LA1 5TS	D	Marsh Ward	£	2,399
£	304,452	19/08/2016	£	321,357	LA2 0BN	D	Ellel Ward	£	2,453
£	286,950	19/08/2016	£	302,883	LA1 3FQ	D	Bulk Ward	£	1,761
£	299,995	25/08/2016	£	316,652	LA1 3TA	D	Bulk Ward	£	2,827
£	332,950	25/08/2016	£	351,437	LA5 8BN	D	Bolton & Slyne Ward	£	2,881
£	241,995	26/08/2016	£	255,432	LA1 3TA	D	Bulk Ward	£	2,936
£	274,995	26/08/2016	£	290,264	LA1 5TS	D	Marsh Ward	£	2,639
£	279,995	26/08/2016	£	295,542	LA1 3TB	D	John O'Gaunt Ward	£	2,592
£	293,995	26/08/2016	£	310,319	LA1 3TB	D	John O'Gaunt Ward	£	2,483
£	289,995	26/08/2016	£	306,097	LA1 3TB	D	John O'Gaunt Ward	£	2,449
£	340,995	26/08/2016	£	359,929	LA1 3TB	D	John O'Gaunt Ward	£	2,553
£	139,950	26/08/2016	£	141,667	LA1 3TG	F	Bulk Ward	£	2,024
£	139,950	31/08/2016	£	141,667	LA1 3TG	F	Bulk Ward	£	2,024
£	174,950	31/08/2016	£	177,096	LA1 3SY	F	Bulk Ward	£	2,426
£	232,495	22/08/2016	£	245,582	LA1 3TA	S	Bulk Ward	£	2,699
£	209,950	26/08/2016	£	221,768	LA2 0BN	S	Ellel Ward	£	2,549
£	230,495	26/08/2016	£	243,470	LA1 3TA	S	Bulk Ward	£	2,675
£	211,995	26/08/2016	£	223,928	LA1 3TB	S	John O'Gaunt Ward	£	2,217
£	158,000	01/08/2016	£	163,567	LA4 6WD	T	Torrisholme Ward	£	2,124
£	159,000	05/08/2016	£	164,603	LA4 6WD	T	Torrisholme Ward	£	2,138
£	237,000	12/08/2016	£	245,351	LA2 6RJ	T	Halton-with-Aughton Ward	£	2,152
£	165,000	19/08/2016	£	170,814	LA4 6WD	T	Torrisholme Ward	£	2,162
£	249,995	02/09/2016	£	263,949	LA1 5UY	D	Marsh Ward	£	2,422
£	329,950	02/09/2016	£	348,367	LA1 3FQ	D	Bulk Ward	£	2,639
£	319,995	02/09/2016	£	337,857	LA1 5UY	D	Marsh Ward	£	2,379
£	354,950	02/09/2016	£	374,763	LA1 3FQ	D	Bulk Ward	£	2,567
£	399,950	06/09/2016	£	422,275	LA1 3FQ	D	Bulk Ward	£	4,854
£	249,995	09/09/2016	£	263,949	LA1 5TS	D	Marsh Ward	£	2,400
£	274,995	09/09/2016	£	290,345	LA1 5TS	D	Marsh Ward	£	2,639
£	229,250	23/09/2016	£	242,046	LA1 3TB	D	John O'Gaunt Ward	£	2,720
£	249,995	23/09/2016	£	263,949	LA1 3TB	D	John O'Gaunt Ward	£	2,588
£	279,950	23/09/2016	£	295,576	LA1 3TB	D	John O'Gaunt Ward	£	2,593
£	344,995	23/09/2016	£	364,252	LA1 5UY	D	Marsh Ward	£	2,565
£	194,950	02/09/2016	£	197,545	LA1 3TG	F	Bulk Ward	£	2,324
£	209,950	05/09/2016	£	221,624	LA2 0BN	S	Ellel Ward	£	2,547
£	209,950	05/09/2016	£	221,624	LA2 0BN	S	Ellel Ward	£	2,547
£	274,995	02/09/2016	£	285,218	LA1 5UZ	T	Marsh Ward	£	2,097

£ 244,995	28/09/2016	£ 258,670	LA2 0LD	D	Ellel Ward	£ 2,395
£ 184,995	30/09/2016	£ 195,321	LA2 0LD	D	Ellel Ward	£ 2,411
£ 249,995	30/09/2016	£ 263,949	LA1 5TS	D	Marsh Ward	£ 2,400
£ 272,950	30/09/2016	£ 288,186	LA1 3FQ	D	Bulk Ward	£ 2,484
£ 312,950	30/09/2016	£ 330,418	LA2 0BN	D	Ellel Ward	£ 2,503
£ 219,950	30/09/2016	£ 222,877	LA1 3TG	F	Bulk Ward	£ 2,322
£ 211,995	23/09/2016	£ 223,782	LA1 3TB	S	John O'Gaunt Ward	£ 2,216
£ 209,950	30/09/2016	£ 221,624	LA2 0BN	S	Ellel Ward	£ 2,547
£ 166,000	06/09/2016	£ 172,171	LA6 1GS	T	Kellet Ward	£ 2,152
£ 267,995	09/09/2016	£ 277,958	LA1 5UZ	T	Marsh Ward	£ 2,044
£ 272,995	16/09/2016	£ 283,144	LA1 5UZ	T	Marsh Ward	£ 2,082
£ 284,995	16/09/2016	£ 295,590	LA1 5UZ	T	Marsh Ward	£ 2,173
£ 274,995	23/09/2016	£ 285,218	LA1 5UZ	T	Marsh Ward	£ 2,097
£ 186,995	30/09/2016	£ 193,947	LA1 5TZ	T	Marsh Ward	£ 2,519
£ 163,996	30/09/2016	£ 170,093	LA1 5TZ	T	Marsh Ward	£ 1,590
£ 204,995	30/09/2016	£ 212,616	LA1 5TZ	T	Marsh Ward	£ 1,987
£ 356,950	03/10/2016	£ 371,798	LA1 3FQ	D	Bulk Ward	£ 2,547
£ 239,995	06/10/2016	£ 249,978	LA2 0LD	D	Ellel Ward	£ 2,315
£ 352,950	07/10/2016	£ 367,632	LA1 3FQ	D	Bulk Ward	£ 3,169
£ 259,995	07/10/2016	£ 270,810	LA2 0LE	D	Ellel Ward	£ 2,335
£ 278,979	07/10/2016	£ 290,584	LA1 3TB	D	John O'Gaunt Ward	£ 2,061
£ 229,250	14/10/2016	£ 238,786	LA1 3TB	D	John O'Gaunt Ward	£ 2,777
£ 328,950	14/10/2016	£ 342,634	LA1 3FQ	D	Bulk Ward	£ 2,616
£ 289,950	14/10/2016	£ 302,011	LA1 3FQ	D	Bulk Ward	£ 2,305
£ 314,995	21/10/2016	£ 328,098	LA1 3TA	D	Bulk Ward	£ 2,904
£ 326,950	21/10/2016	£ 340,550	LA1 3FQ	D	Bulk Ward	£ 2,936
£ 285,950	21/10/2016	£ 297,845	LA2 0BN	D	Ellel Ward	£ 2,441
£ 104,995	06/10/2016	£ 104,820	LA1 5UZ	F	Marsh Ward	£ 1,588
£ 207,995	24/10/2016	£ 216,647	LA2 0LE	D	Ellel Ward	£ 2,462
£ 239,995	28/10/2016	£ 249,978	LA1 3TB	D	John O'Gaunt Ward	£ 2,907
£ 189,950	31/10/2016	£ 189,634	LA1 3TG	F	Bulk Ward	£ 2,370
£ 229,950	31/10/2016	£ 229,568	LA1 3TG	F	Bulk Ward	£ 2,495
£ 259,995	28/10/2016	£ 270,810	LA1 5US	D	Marsh Ward	£ 2,462
£ 374,950	31/10/2016	£ 374,327	LA1 3SY	F	Bulk Ward	£ 2,479
£ 230,495	28/10/2016	£ 240,511	LA1 3TA	S	Bulk Ward	£ 2,643
£ 189,995	28/10/2016	£ 195,902	LA1 5TZ	T	Marsh Ward	£ 2,544
£ 239,995	03/11/2016	£ 249,065	LA1 5TW	D	Marsh Ward	£ 2,264
£ 334,995	03/11/2016	£ 347,656	LA1 5US	D	Marsh Ward	£ 2,448
£ 329,950	04/11/2016	£ 342,420	LA5 8BN	D	Bolton & Slyne Ward	£ 2,739
£ 322,950	11/11/2016	£ 335,156	LA1 3FQ	D	Bulk Ward	£ 2,770
£ 329,950	11/11/2016	£ 342,420	LA5 8BN	D	Bolton & Slyne Ward	£ 2,739
£ 292,950	11/11/2016	£ 304,022	LA1 3FQ	D	Bulk Ward	£ 2,321
£ 184,995	18/11/2016	£ 191,987	LA2 0LD	D	Ellel Ward	£ 2,370
£ 330,000	18/11/2016	£ 342,472	LA1 3SA	D	Bulk Ward	£ 2,614
£ 207,995	25/11/2016	£ 215,856	LA2 0LE	D	Ellel Ward	£ 2,453
£ 269,995	25/11/2016	£ 280,199	LA1 3TB	D	John O'Gaunt Ward	£ 2,458
£ 237,000	04/11/2016	£ 245,604	LA2 6RJ	T	Halton-with-Aughton Ward	£ 2,154
£ 134,950	30/11/2016	£ 134,751	LA1 3SY	F	Bulk Ward	£ 2,173
£ 134,950	30/11/2016	£ 134,751	LA1 3SY	F	Bulk Ward	£ 2,173
£ 184,950	30/11/2016	£ 184,677	LA1 3SY	F	Bulk Ward	£ 2,280
£ 199,950	30/11/2016	£ 199,655	LA1 3SY	F	Bulk Ward	£ 2,269

£	259,950	30/11/2016	£	259,566	LA1 3SY	F	Bulk Ward	£	2,257
£	139,995	25/11/2016	£	146,173	LA2 0LE	S	Ellel Ward	£	2,707
£	139,995	25/11/2016	£	146,173	LA2 0LE	S	Ellel Ward	£	2,707
£	169,995	25/11/2016	£	177,496	LA1 5TZ	S	Marsh Ward	£	2,572
£	237,995	25/11/2016	£	248,497	LA1 5TZ	S	Marsh Ward	£	2,054
£	237,995	25/11/2016	£	248,497	LA1 5TZ	S	Marsh Ward	£	2,054
£	177,896	25/11/2016	£	184,354	LA1 5TZ	T	Marsh Ward	£	2,394
£	287,995	02/12/2016	£	300,995	LA1 3TB	D	John O'Gaunt Ward	£	2,408
£	328,950	02/12/2016	£	343,799	LA1 3FQ	D	Bulk Ward	£	2,624
£	314,950	02/12/2016	£	329,167	LA2 0BN	D	Ellel Ward	£	2,494
£	334,995	08/12/2016	£	350,117	LA1 5US	D	Marsh Ward	£	2,466
£	218,496	09/12/2016	£	228,359	LA1 3TB	D	John O'Gaunt Ward	£	2,566
£	235,000	09/12/2016	£	245,608	LA1 5TZ	D	Marsh Ward	£	2,339
£	276,950	09/12/2016	£	289,452	LA2 0BN	D	Ellel Ward	£	2,562
£	288,950	09/12/2016	£	301,994	LA2 0BN	D	Ellel Ward	£	2,435
£	326,950	09/12/2016	£	341,709	LA1 3FQ	D	Bulk Ward	£	2,608
£	309,950	09/12/2016	£	323,941	LA2 0BN	D	Ellel Ward	£	2,473
£	339,995	09/12/2016	£	355,343	LA1 3FQ	D	Bulk Ward	£	2,692
£	329,995	09/12/2016	£	344,891	LA1 3TB	D	John O'Gaunt Ward	£	2,446
£	321,950	09/12/2016	£	336,483	LA1 3FQ	D	Bulk Ward	£	1,956
£	259,995	12/12/2016	£	271,731	LA1 5US	D	Marsh Ward	£	2,470
£	218,495	16/12/2016	£	228,358	LA1 3TB	D	John O'Gaunt Ward	£	2,566
£	249,995	16/12/2016	£	261,280	LA1 3TB	D	John O'Gaunt Ward	£	2,562
£	292,950	16/12/2016	£	306,174	LA2 0BN	D	Ellel Ward	£	2,469
£	276,995	16/12/2016	£	289,499	LA1 3TB	D	John O'Gaunt Ward	£	2,316
£	186,995	20/12/2016	£	195,436	LA2 0LE	D	Ellel Ward	£	2,413
£	246,995	22/12/2016	£	258,145	LA2 0LE	D	Ellel Ward	£	2,933
£	159,950	02/12/2016	£	167,259	LA4 6WD	T	Torrisholme Ward	£	2,117
£	179,950	19/12/2016	£	180,719	LA1 3SY	F	Bulk Ward	£	1,902
£	124,950	22/12/2016	£	125,484	LA1 3SY	F	Bulk Ward	£	2,413
£	149,950	22/12/2016	£	150,591	LA1 3TG	F	Bulk Ward	£	2,008
£	189,950	22/12/2016	£	190,762	LA1 3TG	F	Bulk Ward	£	2,355
£	129,995	19/12/2016	£	137,044	LA2 0LE	S	Ellel Ward	£	2,741
£	129,995	19/12/2016	£	137,044	LA2 0LE	S	Ellel Ward	£	2,741
£	129,995	19/12/2016	£	137,044	LA2 0LE	S	Ellel Ward	£	2,741
£	129,995	22/12/2016	£	137,044	LA2 0LE	S	Ellel Ward	£	2,741
£	285,000	22/12/2016	£	300,455	LA1 1BF	S	Scotforth West Ward	£	3,338
£	233,995	23/12/2016	£	246,684	LA1 3RX	S	Bulk Ward	£	2,222
£	233,995	23/12/2016	£	246,684	LA1 3RX	S	Bulk Ward	£	2,222
£	170,000	16/12/2016	£	177,768	LA1 5TZ	T	Marsh Ward	£	2,309
£	151,952	20/12/2016	£	158,895	LA4 6WD	T	Torrisholme Ward	£	2,011
£	166,995	23/12/2016	£	174,626	LA1 5TY	T	Marsh Ward	£	2,531
£	176,995	23/12/2016	£	185,083	LA1 5TZ	T	Marsh Ward	£	2,404
£	319,995	06/01/2017	£	333,612	LA1 5US	D	Marsh Ward	£	2,547
£	249,995	20/01/2017	£	260,633	LA1 5US	D	Marsh Ward	£	2,391
£	364,995	20/01/2017	£	380,527	LA1 3TB	D	John O'Gaunt Ward	£	2,537
£	339,950	25/01/2017	£	354,416	LA5 8BN	D	Bolton & Slyne Ward	£	2,835
£	219,995	26/01/2017	£	229,356	LA1 5TS	D	Marsh Ward	£	2,085
£	274,995	27/01/2017	£	286,697	LA1 3FQ	D	Bulk Ward	£	2,705
£	325,720	27/01/2017	£	339,580	LA1 3SZ	D	Bulk Ward	£	3,005
£	244,950	27/01/2017	£	255,373	LA1 3FQ	D	Bulk Ward	£	1,949

£	179,999	23/01/2017	£	180,684	LA1 4AR	F	Scotforth West Ward	£	3,543
£	184,999	23/01/2017	£	185,703	LA1 4AR	F	Scotforth West Ward	£	3,376
£	244,999	24/01/2017	£	245,932	LA1 4AR	F	Scotforth West Ward	£	3,369
£	259,999	24/01/2017	£	260,989	LA1 4AR	F	Scotforth West Ward	£	3,389
£	284,999	25/01/2017	£	286,084	LA1 4AR	F	Scotforth West Ward	£	3,327
£	284,999	27/01/2017	£	286,084	LA1 4AR	F	Scotforth West Ward	£	3,327
£	169,950	30/01/2017	£	170,597	LA1 3SY	F	Bulk Ward	£	1,984
£	204,950	30/01/2017	£	205,730	LA1 3SY	F	Bulk Ward	£	2,312
£	169,995	27/01/2017	£	178,847	LA1 5TZ	S	Marsh Ward	£	2,592
£	212,995	27/01/2017	£	224,087	LA1 3TB	S	John O'Gaunt Ward	£	2,219
£	179,995	27/01/2017	£	187,706	LA1 5TZ	T	Marsh Ward	£	2,438
£	276,995	10/02/2017	£	288,941	LA1 3FQ	D	Bulk Ward	£	2,726
£	335,995	10/02/2017	£	350,486	LA1 3FQ	D	Bulk Ward	£	2,675
£	234,995	13/02/2017	£	245,130	LA2 0LD	D	Ellel Ward	£	2,270
£	329,995	17/02/2017	£	344,227	LA1 5UY	D	Marsh Ward	£	2,628
£	224,995	24/02/2017	£	234,698	LA1 3TB	D	John O'Gaunt Ward	£	2,637
£	320,000	24/02/2017	£	333,801	LA5 8BN	D	Bolton & Slyne Ward	£	2,736
£	199,999	03/02/2017	£	199,097	LA1 4AR	F	Scotforth West Ward	£	3,493
£	184,999	06/02/2017	£	184,164	LA1 4AR	F	Scotforth West Ward	£	3,758
£	212,995	24/02/2017	£	224,024	LA1 3TB	S	John O'Gaunt Ward	£	2,218
£	199,950	23/02/2017	£	199,048	LA1 3SY	F	Bulk Ward	£	3,210
£	150,000	03/02/2017	£	155,883	LA4 6WD	T	Torrisholme Ward	£	1,973
£	284,999	24/02/2017	£	283,713	LA1 4AR	F	Scotforth West Ward	£	3,299
£	174,950	27/02/2017	£	174,161	LA1 3TG	F	Bulk Ward	£	2,419
£	159,000	27/02/2017	£	158,283	LA1 3TG	F	Bulk Ward	£	2,083
£	199,950	27/02/2017	£	199,048	LA1 3TG	F	Bulk Ward	£	2,288
£	163,995	24/02/2017	£	170,427	LA1 5TY	T	Marsh Ward	£	2,470
£	170,995	24/02/2017	£	177,701	LA1 5TZ	T	Marsh Ward	£	2,308
£	175,000	30/03/2017	£	183,660	LA2 8En	F	Ingleton and Clapham Ward	£	2,662
£	299,950	03/03/2017	£	310,351	LA2 0BL	D	Ellel Ward	£	2,503
£	335,995	10/03/2017	£	347,646	LA1 3FQ	D	Bulk Ward	£	2,654
£	314,950	17/03/2017	£	325,872	LA2 0BL	D	Ellel Ward	£	2,469
£	239,995	30/03/2017	£	248,317	LA1 5TS	D	Marsh Ward	£	2,257
£	186,995	31/03/2017	£	193,479	LA2 0LE	D	Ellel Ward	£	2,389
£	274,000	31/03/2017	£	283,502	LA5 8BN	D	Bolton & Slyne Ward	£	2,923
£	249,995	31/03/2017	£	258,664	LA1 3TB	D	John O'Gaunt Ward	£	2,536
£	274,950	31/03/2017	£	284,485	LA1 3FQ	D	Bulk Ward	£	2,684
£	279,995	31/03/2017	£	289,704	LA2 0BL	D	Ellel Ward	£	2,564
£	294,995	31/03/2017	£	305,225	LA2 0BL	D	Ellel Ward	£	2,502
£	161,495	03/03/2017	£	168,373	LA1 5TZ	S	Marsh Ward	£	2,440
£	166,995	13/03/2017	£	174,107	LA1 5TY	S	Marsh Ward	£	2,523
£	150,000	03/03/2017	£	154,895	LA4 6WD	T	Torrisholme Ward	£	2,012
£	139,950	31/03/2017	£	137,947	LA1 3SY	F	Bulk Ward	£	2,122
£	174,950	31/03/2017	£	172,446	LA1 3TG	F	Bulk Ward	£	2,183
£	224,995	24/03/2017	£	234,578	LA1 3RX	S	Bulk Ward	£	2,636
£	380,000	10/03/2017	£	392,400	LA1 1BF	T	Scotforth West Ward	£	2,023
£	168,145	24/03/2017	£	173,632	LA1 5TZ	T	Marsh Ward	£	2,255
£	171,696	31/03/2017	£	177,299	LA1 5TS	T	Marsh Ward	£	2,303
£	179,995	31/03/2017	£	185,868	LA1 5TS	T	Marsh Ward	£	2,414
£	209,995	31/03/2017	£	216,847	LA1 5TS	T	Marsh Ward	£	2,027
£	209,995	31/03/2017	£	216,847	LA1 5TS	T	Marsh Ward	£	2,027

£	269,995	31/03/2017	£	278,805	LA1 5UZ	T	Marsh Ward	£	2,050
£	278,995	31/03/2017	£	288,099	LA1 5UZ	T	Marsh Ward	£	2,118
£	123,310	07/04/2017	£	129,736	LA2 8En	F	Ingleton and Clapham Ward	£	2,680
£	239,995	03/04/2017	£	247,641	LA1 3RX	D	Bulk Ward	£	2,846
£	239,995	07/04/2017	£	247,641	LA1 5TS	D	Marsh Ward	£	2,251
£	229,995	27/04/2017	£	237,323	LA1 5TT	D	Marsh Ward	£	2,157
£	297,995	28/04/2017	£	307,489	LA1 3TB	D	John O'Gaunt Ward	£	2,460
£	364,995	29/04/2017	£	376,624	LA2 6RN	D	Halton-with-Aughton Ward	£	1,962
£	189,950	28/04/2017	£	185,758	LA1 3SY	F	Bulk Ward	£	2,087
£	179,950	28/04/2017	£	175,978	LA1 3TG	F	Bulk Ward	£	1,955
£	169,450	28/04/2017	£	165,710	LA1 3SY	F	Bulk Ward	£	1,763
£	255,000	28/04/2017	£	249,372	LA1 3SY	F	Bulk Ward	£	2,445
£	295,000	13/04/2017	£	306,830	LA1 1BF	S	Scotforth West Ward	£	3,409
£	209,995	28/04/2017	£	218,416	LA1 3RX	S	Bulk Ward	£	2,837
£	219,995	28/04/2017	£	228,817	LA1 3TB	S	John O'Gaunt Ward	£	2,571
£	208,995	13/04/2017	£	214,893	LA1 3RX	T	Bulk Ward	£	2,791
£	168,145	28/04/2017	£	172,890	LA1 5TZ	T	Marsh Ward	£	2,245
£	312,995	04/05/2017	£	324,292	LA1 5US	D	Marsh Ward	£	2,534
£	270,953	12/05/2017	£	280,732	LA1 3TB	D	John O'Gaunt Ward	£	2,463
£	299,995	19/05/2017	£	310,822	LA2 0BL	D	Ellel Ward	£	2,507
£	185,995	25/05/2017	£	192,708	LA2 0LE	D	Ellel Ward	£	2,379
£	239,995	25/05/2017	£	248,657	LA2 0LE	D	Ellel Ward	£	2,261
£	229,995	26/05/2017	£	238,296	LA1 5TT	D	Marsh Ward	£	2,166
£	279,995	26/05/2017	£	290,101	LA2 0BL	D	Ellel Ward	£	2,567
£	319,995	26/05/2017	£	331,544	LA2 0BL	D	Ellel Ward	£	2,531
£	229,995	30/05/2017	£	238,296	LA2 0LE	D	Ellel Ward	£	2,206
£	129,995	05/05/2017	£	127,322	LA1 5UZ	F	Marsh Ward	£	2,546
£	129,995	05/05/2017	£	127,322	LA1 5TT	F	Marsh Ward	£	1,929
£	109,995	12/05/2017	£	107,733	LA1 5UZ	F	Marsh Ward	£	1,632
£	109,995	17/05/2017	£	107,733	LA1 5UZ	F	Marsh Ward	£	1,632
£	129,995	19/05/2017	£	127,322	LA1 5UZ	F	Marsh Ward	£	2,546
£	170,000	22/05/2017	£	166,504	LA1 3SY	F	Bulk Ward	£	1,830
£	139,995	26/05/2017	£	137,116	LA1 5UZ	F	Marsh Ward	£	2,917
£	179,995	05/05/2017	£	187,282	LA1 5TS	S	Marsh Ward	£	2,432
£	244,995	12/05/2017	£	254,914	LA1 3FQ	S	Bulk Ward	£	2,072
£	231,995	17/05/2017	£	241,387	LA1 3RX	S	Bulk Ward	£	2,712
£	244,995	19/05/2017	£	254,914	LA1 3FQ	S	Bulk Ward	£	2,072
£	78,750	12/05/2017	£	81,176	LA3 1TB	T	Heysham North Ward	£	937
£	206,995	26/05/2017	£	215,375	LA1 3RX	S	Bulk Ward	£	2,797
£	226,995	26/05/2017	£	236,185	LA1 3RX	S	Bulk Ward	£	2,654
£	244,950	19/05/2017	£	252,496	LA1 3FX	T	Bulk Ward	£	2,122
£	179,995	26/05/2017	£	185,540	LA1 5TS	T	Marsh Ward	£	2,410
£	168,145	26/05/2017	£	173,325	LA1 5TS	T	Marsh Ward	£	2,251
£	239,000	26/05/2017	£	246,362	LA6 2GY	T	Upper Lune Valley Ward	£	2,713
£	304,995	02/06/2017	£	315,514	LA1 3FX	D	Bulk Ward	£	2,608
£	219,995	16/06/2017	£	227,582	LA1 5TT	D	Marsh Ward	£	2,069
£	317,500	16/06/2017	£	328,450	LA1 1BF	D	Scotforth West Ward	£	2,933
£	319,995	16/06/2017	£	331,031	LA1 3RX	D	Bulk Ward	£	2,929
£	304,995	16/06/2017	£	315,514	LA1 3FX	D	Bulk Ward	£	2,608
£	261,995	22/06/2017	£	271,031	LA1 5UY	D	Marsh Ward	£	2,464
£	299,995	23/06/2017	£	310,342	LA2 0BL	D	Ellel Ward	£	2,503

£	257,995	29/06/2017	£	266,893	LA2 0LE	D	Ellel Ward	£	2,301
£	227,995	30/06/2017	£	235,858	LA2 0LE	D	Ellel Ward	£	2,184
£	279,995	30/06/2017	£	289,652	LA2 0LD	D	Ellel Ward	£	2,497
£	274,995	30/06/2017	£	284,479	LA1 3TB	D	John O'Gaunt Ward	£	2,431
£	139,995	22/06/2017	£	136,203	LA1 5UZ	F	Marsh Ward	£	2,724
£	129,995	27/06/2017	£	126,474	LA1 5UZ	F	Marsh Ward	£	2,691
£	129,995	29/06/2017	£	126,474	LA1 3TB	F	John O'Gaunt Ward	£	2,258
£	129,995	29/06/2017	£	126,474	LA1 3TB	F	John O'Gaunt Ward	£	2,258
£	127,995	30/06/2017	£	124,528	LA1 3TB	F	John O'Gaunt Ward	£	2,224
£	208,995	16/06/2017	£	216,621	LA1 3RX	S	Bulk Ward	£	2,813
£	176,995	09/06/2017	£	181,283	LA1 5TS	T	Marsh Ward	£	2,354
£	122,995	30/06/2017	£	119,663	LA1 3TB	F	John O'Gaunt Ward	£	2,137
£	184,995	30/06/2017	£	191,745	LA1 5TY	S	Marsh Ward	£	2,490
£	294,995	30/06/2017	£	305,169	LA2 0BL	D	Ellel Ward	£	2,501
£	125,995	30/06/2017	£	122,582	LA1 3TB	F	John O'Gaunt Ward	£	2,189
£	212,995	30/06/2017	£	220,767	LA2 0BL	S	Ellel Ward	£	2,538
£	212,995	30/06/2017	£	220,767	LA2 0BL	S	Ellel Ward	£	2,538
£	229,995	30/06/2017	£	238,387	LA1 3RX	S	Bulk Ward	£	2,620
£	162,995	28/06/2017	£	166,944	LA2 0LE	T	Ellel Ward	£	2,385
£	159,995	29/06/2017	£	163,871	LA2 0LE	T	Ellel Ward	£	2,341
£	234,995	29/06/2017	£	240,688	LA1 3RX	T	Bulk Ward	£	2,168
£	162,995	30/06/2017	£	166,944	LA2 0LE	T	Ellel Ward	£	2,385
£	185,995	30/06/2017	£	190,501	LA2 0LE	T	Ellel Ward	£	2,352
£	239,995	30/06/2017	£	245,810	LA1 3RX	T	Bulk Ward	£	2,215
£	239,995	30/06/2017	£	245,810	LA1 3RX	T	Bulk Ward	£	2,215
£	244,995	30/06/2017	£	250,931	LA1 3RX	T	Bulk Ward	£	2,261
£	229,995	01/08/2017	£	241,688	LA2 0LE	D	Ellel Ward	£	2,238
£	229,995	11/08/2017	£	241,688	LA1 5TT	D	Marsh Ward	£	2,197
£	364,995	11/08/2017	£	383,552	LA1 3FX	D	Bulk Ward	£	2,627
£	249,995	21/08/2017	£	262,705	LA1 5UY	D	Marsh Ward	£	2,410
£	219,995	31/08/2017	£	231,180	LA1 5TW	D	Marsh Ward	£	2,102
£	274,995	21/08/2017	£	285,138	LA1 5UZ	T	Marsh Ward	£	2,097
£	221,995	25/08/2017	£	230,183	LA1 3RX	T	Bulk Ward	£	2,529
£	242,495	01/09/2017	£	255,012	LA1 3RX	D	Bulk Ward	£	2,931
£	279,995	01/09/2017	£	294,448	LA2 0BN	D	Ellel Ward	£	2,606
£	334,950	08/09/2017	£	352,240	LA1 3FR	D	Bulk Ward	£	2,689
£	306,995	15/09/2017	£	322,842	LA1 3FX	D	Bulk Ward	£	2,464
£	302,995	29/09/2017	£	318,635	LA1 3RX	D	Bulk Ward	£	2,820
£	299,995	29/09/2017	£	315,480	LA2 0BN	D	Ellel Ward	£	2,544
£	229,995	13/09/2017	£	242,354	LA1 3RX	S	Bulk Ward	£	2,663
£	199,995	15/09/2017	£	210,742	LA1 3FX	S	Bulk Ward	£	2,737
£	249,950	22/09/2017	£	263,382	LA1 3FX	S	Bulk Ward	£	2,141
£	199,995	29/09/2017	£	210,742	LA1 3FX	S	Bulk Ward	£	2,737
£	245,495	29/09/2017	£	258,687	LA1 3SZ	S	Bulk Ward	£	2,331
£	249,995	29/09/2017	£	263,429	LA1 3FX	S	Bulk Ward	£	2,142
£	247,995	15/09/2017	£	258,084	LA1 3FR	T	Bulk Ward	£	2,169
£	194,950	29/09/2017	£	202,881	LA1 3TJ	T	Bulk Ward	£	2,568
£	279,995	06/10/2017	£	294,394	LA2 0BN	D	Ellel Ward	£	2,605
£	279,995	27/10/2017	£	294,394	LA1 3FX	D	Bulk Ward	£	2,777
£	322,995	27/10/2017	£	339,605	LA1 3SX	D	Bulk Ward	£	3,005
£	459,950	30/10/2017	£	483,603	LA1 3TH	D	Bulk Ward	£	2,657

£	134,995	16/10/2017	£	135,270	LA1 5UZ	F	Marsh Ward	£	2,705
£	247,995	27/10/2017	£	261,882	LA1 3SZ	S	Bulk Ward	£	2,359
£	329,950	30/10/2017	£	348,426	LA1 3TH	S	Bulk Ward	£	2,680
£	280,000	06/11/2017	£	287,143	LA2 8RP	T	Ingleton and Clapham Ward	£	3,729
£	294,995	16/11/2017	£	306,172	LA2 0BN	D	Ellel Ward	£	2,510
£	304,995	17/11/2017	£	316,551	LA1 3FX	D	Bulk Ward	£	2,616
£	324,995	17/11/2017	£	337,309	LA2 0BN	D	Ellel Ward	£	2,555
£	239,995	24/11/2017	£	249,088	LA1 5TW	D	Marsh Ward	£	2,264
£	319,995	24/11/2017	£	332,119	LA2 0BN	D	Ellel Ward	£	2,516
£	409,995	27/11/2017	£	425,529	LA1 3FX	D	Bulk Ward	£	2,474
£	99,995	20/11/2017	£	99,206	LA1 5UZ	F	Marsh Ward	£	1,984
£	132,995	24/11/2017	£	131,945	LA1 5UZ	F	Marsh Ward	£	2,807
£	139,995	24/11/2017	£	138,890	LA1 5UZ	F	Marsh Ward	£	2,894
£	250,000	02/11/2017	£	258,858	LA1 1BF	T	Scotforth West Ward	£	2,876
£	223,995	02/11/2017	£	231,931	LA1 3RX	T	Bulk Ward	£	2,549
£	269,995	10/11/2017	£	279,561	LA1 5UZ	T	Marsh Ward	£	2,056
£	169,950	30/11/2017	£	175,971	LA1 3TJ	T	Bulk Ward	£	2,227
£	249,995	06/12/2017	£	257,586	LA1 5UY	D	Marsh Ward	£	2,363
£	319,995	08/12/2017	£	329,711	LA2 0BN	D	Ellel Ward	£	2,498
£	229,995	14/12/2017	£	236,978	LA1 5TW	D	Marsh Ward	£	2,154
£	210,995	15/12/2017	£	217,402	LA2 0LE	D	Ellel Ward	£	2,013
£	304,995	15/12/2017	£	314,256	LA1 3FX	D	Bulk Ward	£	2,597
£	294,995	15/12/2017	£	303,952	LA2 0BN	D	Ellel Ward	£	2,491
£	247,995	22/12/2017	£	255,525	LA1 3SX	D	Bulk Ward	£	2,871
£	199,950	08/12/2017	£	196,765	LA5 8DX	F	Bolton & Slyne Ward	£	2,624
£	309,950	21/12/2017	£	319,768	LA1 3TH	S	Bulk Ward	£	2,460
£	169,950	15/12/2017	£	174,681	LA1 3TJ	T	Bulk Ward	£	2,211
£	242,995	15/12/2017	£	249,760	LA1 3FX	T	Bulk Ward	£	2,099
£	243,995	21/12/2017	£	250,788	LA1 3FR	T	Bulk Ward	£	2,107
£	199,995	22/12/2017	£	205,563	LA1 3RX	T	Bulk Ward	£	2,670
£	324,995	26/01/2018	£	330,697	LA2 0BN	D	Ellel Ward	£	2,505
£	364,995	26/01/2018	£	371,398	LA1 3FX	D	Bulk Ward	£	2,544
£	299,950	31/01/2018	£	305,212	LA6 2FP	D	Upper Lune Valley Ward	£	2,677
£	99,995	26/01/2018	£	97,164	LA1 5UZ	F	Marsh Ward	£	1,450
£	242,000	29/01/2018	£	246,303	LA1 3TH	S	Bulk Ward	£	2,593
£	242,000	29/01/2018	£	246,303	LA1 3TH	S	Bulk Ward	£	2,593
£	265,000	04/01/2018	£	268,933	LA1 1BF	T	Scotforth West Ward	£	2,988
£	179,950	29/01/2018	£	182,621	LA1 3TJ	T	Bulk Ward	£	2,312
£	409,995	22/02/2018	£	414,001	LA1 3FX	D	Bulk Ward	£	2,407
£	284,995	23/02/2018	£	287,780	LA2 0BJ	D	Ellel Ward	£	2,547
£	298,995	23/02/2018	£	301,916	LA2 0BJ	D	Ellel Ward	£	2,475
£	324,995	23/02/2018	£	328,170	LA2 0BJ	D	Ellel Ward	£	2,486
£	215,000	26/02/2018	£	217,101	LA6 2FP	D	Upper Lune Valley Ward	£	2,524
£	263,000	26/02/2018	£	265,570	LA1 3SX	D	Bulk Ward	£	2,012
£	202,499	06/02/2018	£	196,536	LA5 9EE	F	Carnforth & Millhead Ward	£	3,510
£	277,499	09/02/2018	£	269,328	LA5 9EE	F	Carnforth & Millhead Ward	£	3,132
£	237,000	22/07/2019	£	232,021	LA5 8DX	F	Bolton & Slyne Ward	£	2,637
£	189,999	16/02/2018	£	184,404	LA5 9EE	F	Carnforth & Millhead Ward	£	3,073
£	267,499	20/02/2018	£	259,622	LA5 9EE	F	Carnforth & Millhead Ward	£	3,128
£	192,499	22/02/2018	£	186,831	LA5 9EE	F	Carnforth & Millhead Ward	£	3,278
£	199,999	23/02/2018	£	194,110	LA5 9EE	F	Carnforth & Millhead Ward	£	3,466

£	140,000	23/02/2018	£	135,878	LA1 4JH	F	Scotforth West Ward	£	2,123
£	267,499	23/02/2018	£	259,622	LA5 9EE	F	Carnforth & Millhead Ward	£	3,054
£	169,999	26/02/2018	£	164,993	LA5 9EE	F	Carnforth & Millhead Ward	£	2,895
£	177,499	28/02/2018	£	172,272	LA5 9EE	F	Carnforth & Millhead Ward	£	3,022
£	140,000	28/02/2018	£	135,878	LA1 4JH	F	Scotforth West Ward	£	2,123
£	295,000	16/02/2018	£	299,331	LA1 3TH	S	Bulk Ward	£	2,303
£	249,000	21/02/2018	£	252,656	LA6 2GY	S	Upper Lune Valley Ward	£	4,409
£	235,995	14/02/2018	£	238,102	LA1 3FR	T	Bulk Ward	£	2,001
£	242,995	15/02/2018	£	245,164	LA1 3FX	T	Bulk Ward	£	2,060
£	199,950	16/02/2018	£	201,735	LA1 3TJ	T	Bulk Ward	£	2,554
£	219,995	02/03/2018	£	225,023	LA1 5TS	D	Marsh Ward	£	2,046
£	299,995	02/03/2018	£	306,851	LA1 5US	D	Marsh Ward	£	2,342
£	364,995	02/03/2018	£	373,337	LA1 3FX	D	Bulk Ward	£	2,557
£	239,995	03/03/2018	£	245,480	LA1 5TW	D	Marsh Ward	£	2,232
£	215,000	07/03/2018	£	219,914	LA6 2FP	D	Upper Lune Valley Ward	£	2,557
£	264,995	09/03/2018	£	271,051	LA1 3SX	D	Bulk Ward	£	2,581
£	289,995	15/03/2018	£	296,623	LA1 3SZ	D	Bulk Ward	£	2,625
£	294,995	23/03/2018	£	301,737	LA1 3FR	D	Bulk Ward	£	2,601
£	294,995	23/03/2018	£	301,737	LA2 0BJ	D	Ellel Ward	£	2,473
£	302,995	28/03/2018	£	309,920	LA1 3SX	D	Bulk Ward	£	2,767
£	306,995	28/03/2018	£	314,011	LA1 3FR	D	Bulk Ward	£	2,595
£	219,995	29/03/2018	£	225,023	LA1 5TS	D	Marsh Ward	£	2,046
£	284,995	29/03/2018	£	291,508	LA1 3FX	D	Bulk Ward	£	2,513
£	338,995	29/03/2018	£	346,742	LA1 3SX	D	Bulk Ward	£	2,627
£	367,995	29/03/2018	£	376,405	LA1 3FX	D	Bulk Ward	£	2,578
£	296,500	02/03/2018	£	305,198	LA1 3TH	S	Bulk Ward	£	2,348
£	140,000	29/03/2018	£	138,425	LA1 4JH	F	Scotforth West Ward	£	2,163
£	319,950	08/03/2018	£	329,336	LA1 3TH	S	Bulk Ward	£	2,533
£	245,500	19/03/2018	£	251,007	LA6 2GY	T	Upper Lune Valley Ward	£	2,764
£	210,000	29/03/2018	£	214,711	LA6 2FP	T	Upper Lune Valley Ward	£	2,412
£	209,995	29/03/2018	£	214,705	LA1 5JU	T	Marsh Ward	£	2,237
£	201,000	10/04/2018	£	216,197	LA2 8En	F	Ingleton and Clapham Ward	£	3,989
£	229,995	12/04/2018	£	236,614	LA1 5TW	D	Marsh Ward	£	2,151
£	220,000	13/04/2018	£	226,331	LA6 2FP	D	Upper Lune Valley Ward	£	2,632
£	224,995	20/04/2018	£	231,470	LA1 5TT	D	Marsh Ward	£	2,104
£	292,995	20/04/2018	£	301,427	LA1 3SX	D	Bulk Ward	£	2,667
£	232,995	27/04/2018	£	239,700	LA1 5WD	D	Marsh Ward	£	2,421
£	305,995	27/04/2018	£	314,801	LA1 3SX	D	Bulk Ward	£	2,786
£	309,995	27/04/2018	£	318,916	LA2 0BN	D	Ellel Ward	£	2,434
£	360,000	30/04/2018	£	370,360	LA1 3TH	D	Bulk Ward	£	2,405
£	132,995	12/04/2018	£	132,921	LA1 5UZ	F	Marsh Ward	£	2,658
£	140,000	20/04/2018	£	139,922	LA1 4JH	F	Scotforth West Ward	£	2,186
£	109,995	25/04/2018	£	109,934	LA1 5JU	F	Marsh Ward	£	1,999
£	219,995	27/04/2018	£	227,793	LA1 5WD	S	Marsh Ward	£	2,190
£	300,000	30/04/2018	£	310,634	LA1 3TH	S	Bulk Ward	£	2,389
£	310,000	30/04/2018	£	320,988	LA1 3TH	S	Bulk Ward	£	2,413
£	212,000	30/04/2018	£	217,660	LA1 3TH	T	Bulk Ward	£	2,291
£	220,000	30/04/2018	£	225,873	LA1 3TH	T	Bulk Ward	£	2,378
£	204,995	30/04/2018	£	210,468	LA1 5JU	T	Marsh Ward	£	2,192
£	294,995	03/05/2018	£	307,689	LA1 3FR	D	Bulk Ward	£	2,652
£	295,000	04/05/2018	£	307,694	LA6 2FP	D	Upper Lune Valley Ward	£	2,699

£	329,995	04/05/2018	£	344,195	LA1 3FX	D	Bulk Ward	£	2,845
£	449,950	04/05/2018	£	469,312	LA1 3TH	D	Bulk Ward	£	2,579
£	450,000	18/05/2018	£	469,364	LA5 8LS	D	Bolton & Slyne Ward	£	1,812
£	309,995	24/05/2018	£	323,335	LA2 0BJ	D	Ellel Ward	£	2,450
£	269,995	25/05/2018	£	281,613	LA1 3SX	D	Bulk Ward	£	2,682
£	212,500	29/11/2019	£	202,053	LA5 8DX	F	Bolton & Slyne Ward	£	2,768
£	250,000	22/07/2019	£	244,748	LA5 8DX	F	Bolton & Slyne Ward	£	2,781
£	140,000	15/05/2018	£	142,357	LA1 4JT	F	Scotforth West Ward	£	2,224
£	109,995	23/05/2018	£	111,847	LA1 5JU	F	Marsh Ward	£	2,034
£	109,995	25/05/2018	£	111,847	LA1 5JU	F	Marsh Ward	£	2,034
£	109,995	25/05/2018	£	111,847	LA1 5JU	F	Marsh Ward	£	2,034
£	244,950	03/05/2018	£	254,390	LA1 3TH	T	Bulk Ward	£	2,678
£	224,995	04/05/2018	£	235,400	LA1 3FR	S	Bulk Ward	£	3,057
£	224,995	14/05/2018	£	235,400	LA1 3FR	S	Bulk Ward	£	3,057
£	297,000	31/05/2018	£	310,736	LA1 3TH	S	Bulk Ward	£	2,390
£	237,995	21/05/2018	£	247,167	LA1 3FX	T	Bulk Ward	£	2,077
£	329,995	08/06/2018	£	339,215	LA1 3FR	D	Bulk Ward	£	2,589
£	294,995	22/06/2018	£	303,237	LA1 3SZ	D	Bulk Ward	£	2,684
£	349,995	28/06/2018	£	359,774	LA1 3SZ	D	Bulk Ward	£	2,726
£	409,995	28/06/2018	£	421,451	LA1 3FX	D	Bulk Ward	£	2,450
£	224,995	29/06/2018	£	231,282	LA1 5WD	D	Marsh Ward	£	2,855
£	234,995	29/06/2018	£	241,561	LA1 5WE	D	Marsh Ward	£	2,440
£	349,995	29/06/2018	£	359,774	LA1 3SZ	D	Bulk Ward	£	2,726
£	354,995	29/06/2018	£	364,914	LA1 3SZ	D	Bulk Ward	£	2,570
£	147,995	01/06/2018	£	148,228	LA1 5UZ	F	Marsh Ward	£	2,965
£	140,000	01/06/2018	£	140,220	LA1 4JH	F	Scotforth West Ward	£	2,191
£	140,000	22/06/2018	£	140,220	LA1 4JH	F	Scotforth West Ward	£	2,191
£	140,000	26/06/2018	£	140,220	LA1 4JT	F	Scotforth West Ward	£	2,191
£	109,995	29/06/2018	£	110,168	LA1 5JU	F	Marsh Ward	£	2,003
£	124,995	28/06/2018	£	128,603	LA1 5WE	S	Marsh Ward	£	2,473
£	137,995	28/06/2018	£	141,979	LA1 5WE	S	Marsh Ward	£	2,119
£	137,995	28/06/2018	£	141,979	LA1 5WE	S	Marsh Ward	£	2,119
£	124,995	29/06/2018	£	128,603	LA1 5WE	S	Marsh Ward	£	2,473
£	234,995	29/06/2018	£	241,779	LA1 3SX	S	Bulk Ward	£	2,657
£	234,995	29/06/2018	£	241,779	LA1 3SX	S	Bulk Ward	£	2,657
£	219,950	29/06/2018	£	226,299	LA1 3TH	S	Bulk Ward	£	2,382
£	185,000	22/06/2018	£	189,325	LA6 2FP	T	Upper Lune Valley Ward	£	2,869
£	204,995	28/06/2018	£	209,787	LA1 5JU	T	Marsh Ward	£	2,185
£	135,995	29/06/2018	£	139,174	LA1 5WE	T	Marsh Ward	£	2,077
£	270,000	29/06/2018	£	277,794	LA1 3TH	S	Bulk Ward	£	1,769
£	250,000	19/07/2018	£	255,208	LA1 3TB	D	John O'Gaunt Ward	£	2,502
£	335,995	26/07/2018	£	342,995	LA1 3FR	D	Bulk Ward	£	2,618
£	309,995	27/07/2018	£	316,453	LA1 3SX	D	Bulk Ward	£	2,800
£	349,995	27/07/2018	£	357,287	LA1 3SZ	D	Bulk Ward	£	2,707
£	412,995	27/07/2018	£	421,599	LA1 3FR	D	Bulk Ward	£	2,451
£	219,950	12/02/2018	£	213,473	LA5 8DX	F	Bolton & Slyne Ward	£	2,924
£	135,995	31/07/2018	£	138,381	LA1 5WE	T	Marsh Ward	£	2,065
£	359,995	02/08/2018	£	358,450	LA1 3SX	D	Bulk Ward	£	2,524
£	234,995	23/08/2018	£	233,986	LA1 5WE	D	Marsh Ward	£	2,363
£	417,995	30/08/2018	£	416,201	LA1 3FR	D	Bulk Ward	£	2,420
£	140,000	08/08/2018	£	136,036	LA1 4JT	F	Scotforth West Ward	£	2,126

£	124,995	24/08/2018	£	124,621	LA1 5WE	S	Marsh Ward	£	2,397
£	229,995	31/08/2018	£	229,307	LA1 3FR	S	Bulk Ward	£	2,636
£	290,000	07/09/2018	£	285,801	LA6 2FP	D	Upper Lune Valley Ward	£	2,507
£	309,995	28/09/2018	£	305,507	LA1 3SX	D	Bulk Ward	£	2,704
£	359,995	28/09/2018	£	354,783	LA1 3SX	D	Bulk Ward	£	2,498
£	368,995	28/09/2018	£	363,653	LA1 3FR	D	Bulk Ward	£	2,491
£	214,995	24/09/2018	£	212,483	LA1 5WD	S	Marsh Ward	£	2,043
£	167,000	17/09/2018	£	163,980	LA6 1GN	T	Kellet Ward	£	2,277
£	354,995	19/10/2018	£	351,777	LA1 3SX	D	Bulk Ward	£	2,477
£	335,995	26/10/2018	£	332,949	LA1 3FR	D	Bulk Ward	£	2,522
£	449,950	26/10/2018	£	445,871	LA1 3TH	D	Bulk Ward	£	2,450
£	209,995	29/10/2018	£	208,091	LA1 5WE	D	Marsh Ward	£	2,365
£	124,950	31/10/2018	£	121,380	LA1 3TH	F	Bulk Ward	£	2,529
£	297,000	15/10/2018	£	293,581	LA6 2GY	T	Upper Lune Valley Ward	£	3,074
£	219,995	12/10/2018	£	218,511	LA1 3FR	S	Bulk Ward	£	2,512
£	210,995	26/10/2018	£	209,571	LA1 3FR	S	Bulk Ward	£	2,409
£	249,950	26/10/2018	£	248,263	LA1 3TH	S	Bulk Ward	£	1,666
£	227,995	23/11/2018	£	231,974	LA1 5WE	D	Marsh Ward	£	2,864
£	227,995	29/11/2018	£	231,974	LA1 5WE	D	Marsh Ward	£	2,864
£	330,120	29/11/2018	£	335,882	LA1 3SZ	D	Bulk Ward	£	2,365
£	214,995	30/11/2018	£	218,747	LA1 5WE	D	Marsh Ward	£	2,352
£	335,995	30/11/2018	£	341,859	LA1 3FR	D	Bulk Ward	£	2,590
£	117,000	30/11/2018	£	117,184	LA1 3TH	F	Bulk Ward	£	2,441
£	119,000	30/11/2018	£	119,187	LA6 1GQ	F	Kellet Ward	£	2,432
£	140,000	30/11/2018	£	140,220	LA1 4JT	F	Scotforth West Ward	£	2,157
£	159,950	30/11/2018	£	160,202	LA1 3TH	F	Bulk Ward	£	2,289
£	159,950	30/11/2018	£	160,202	LA1 3TH	F	Bulk Ward	£	2,289
£	314,950	30/11/2018	£	315,446	LA1 3TH	F	Bulk Ward	£	3,429
£	234,950	30/11/2018	£	235,320	LA1 3TH	F	Bulk Ward	£	1,898
£	214,995	23/11/2018	£	219,587	LA1 3FR	S	Bulk Ward	£	2,524
£	219,950	23/11/2018	£	224,647	LA1 3TH	S	Bulk Ward	£	2,365
£	169,995	30/11/2018	£	173,185	LA1 5WF	T	Marsh Ward	£	2,037
£	172,995	30/11/2018	£	176,241	LA1 5WF	T	Marsh Ward	£	2,073
£	290,000	03/12/2018	£	291,567	LA2 8RP	T	Ingleton and Clapham Ward	£	3,471
£	309,995	07/12/2018	£	317,051	LA1 3SX	D	Bulk Ward	£	2,806
£	214,995	13/12/2018	£	219,889	LA1 5WF	D	Marsh Ward	£	2,364
£	140,000	14/12/2018	£	140,520	LA1 4JH	F	Scotforth West Ward	£	2,196
£	140,000	14/12/2018	£	140,520	LA1 4JT	F	Scotforth West Ward	£	2,196
£	140,000	14/12/2018	£	140,520	LA1 4JT	F	Scotforth West Ward	£	2,196
£	109,995	17/12/2018	£	110,403	LA1 5JU	F	Marsh Ward	£	2,007
£	109,995	17/12/2018	£	110,403	LA1 5JU	F	Marsh Ward	£	2,007
£	109,995	17/12/2018	£	110,403	LA1 5JU	F	Marsh Ward	£	2,007
£	109,995	18/12/2018	£	110,403	LA1 5JU	F	Marsh Ward	£	2,007
£	173,995	14/12/2018	£	178,541	LA1 5WF	T	Marsh Ward	£	2,100
£	324,950	21/12/2018	£	326,157	LA1 3TH	F	Bulk Ward	£	2,509
£	237,500	20/12/2018	£	243,825	LA1 3TH	S	Bulk Ward	£	1,636
£	274,950	21/12/2018	£	282,272	LA1 3TH	S	Bulk Ward	£	1,894
£	209,995	20/12/2018	£	215,481	LA1 5JU	T	Marsh Ward	£	2,245
£	299,000	31/01/2019	£	300,799	LA2 9PE	D	Lower Lune Valley Ward	£	2,811
£	325,000	31/01/2019	£	326,956	LA2 9PE	D	Lower Lune Valley Ward	£	2,771
£	158,950	31/01/2019	£	157,623	LA1 3TH	F	Bulk Ward	£	2,284

£	442,000	22/02/2019	£	438,222	LA2 6FH	D	Halton-with-Aughton Ward	£	2,138
£	309,995	28/02/2019	£	307,345	LA1 3SZ	D	Bulk Ward	£	2,720
£	140,000	01/02/2019	£	136,712	LA1 4JH	F	Scotforth West Ward	£	2,136
£	140,000	01/02/2019	£	136,712	LA1 4JH	F	Scotforth West Ward	£	2,136
£	214,950	15/09/2017	£	213,862	LA5 8DX	F	Bolton & Slyne Ward	£	2,970
£	159,950	15/02/2019	£	156,194	LA1 3TH	F	Bulk Ward	£	2,264
£	189,950	28/02/2019	£	185,489	LA1 3TH	F	Bulk Ward	£	2,348
£	189,950	28/02/2019	£	185,489	LA1 3TH	F	Bulk Ward	£	2,348
£	199,995	15/02/2019	£	199,748	LA1 3FW	S	Bulk Ward	£	2,594
£	199,995	15/02/2019	£	199,748	LA1 3FW	S	Bulk Ward	£	1,679
£	275,000	13/03/2019	£	274,541	LA2 9PE	D	Lower Lune Valley Ward	£	2,773
£	449,950	19/03/2019	£	449,199	LA2 6FG	D	Halton-with-Aughton Ward	£	2,191
£	231,995	29/03/2019	£	231,608	LA1 5WD	D	Marsh Ward	£	2,859
£	299,000	29/03/2019	£	298,501	LA2 9PE	D	Lower Lune Valley Ward	£	2,790
£	309,950	29/03/2019	£	309,433	LA2 6FG	D	Halton-with-Aughton Ward	£	2,788
£	194,950	08/03/2019	£	192,651	LA1 3TH	F	Bulk Ward	£	2,439
£	183,000	29/03/2019	£	180,842	LA1 3TH	F	Bulk Ward	£	2,289
£	208,950	29/03/2019	£	206,486	LA1 3TH	F	Bulk Ward	£	2,549
£	210,995	01/03/2019	£	212,174	LA1 3SZ	S	Bulk Ward	£	2,756
£	210,995	01/03/2019	£	212,174	LA1 3SZ	S	Bulk Ward	£	2,756
£	247,995	29/03/2019	£	250,254	LA1 3FW	T	Bulk Ward	£	3,250
£	247,995	29/03/2019	£	250,254	LA1 3FW	T	Bulk Ward	£	2,103
£	242,995	29/03/2019	£	245,209	LA1 3FW	T	Bulk Ward	£	2,061
£	238,995	29/03/2019	£	236,177	LA1 5WD	F	Marsh Ward	£	2,386
£	199,995	29/03/2019	£	201,113	LA1 5WE	S	Marsh Ward	£	1,934
£	199,995	29/03/2019	£	201,113	LA1 5WE	S	Marsh Ward	£	1,934
£	135,000	11/04/2019	£	136,842	LA2 8En	F	Ingleton and Clapham Ward	£	2,683
£	269,995	08/04/2019	£	271,596	LA1 5WD	D	Marsh Ward	£	2,190
£	374,950	26/04/2019	£	377,173	LA2 6FG	D	Halton-with-Aughton Ward	£	2,675
£	199,950	29/04/2019	£	198,993	LA1 3TH	F	Bulk Ward	£	2,584
£	199,995	26/04/2019	£	202,099	LA1 3FQ	S	Bulk Ward	£	2,625
£	199,950	26/04/2019	£	202,054	LA1 3FQ	S	Bulk Ward	£	1,906
£	231,995	03/05/2019	£	233,082	LA1 5WD	D	Marsh Ward	£	2,878
£	280,000	03/05/2019	£	281,312	LA2 9PE	D	Lower Lune Valley Ward	£	2,842
£	240,000	10/05/2019	£	241,124	LA5 9RG	D	Carnforth & Millhead Ward	£	2,905
£	280,000	10/05/2019	£	281,312	LA2 9PE	D	Lower Lune Valley Ward	£	2,842
£	374,950	17/05/2019	£	376,706	LA2 6FG	D	Halton-with-Aughton Ward	£	2,672
£	299,995	24/05/2019	£	301,400	LA1 3FW	D	Bulk Ward	£	3,914
£	264,995	30/05/2019	£	266,236	LA1 3SZ	D	Bulk Ward	£	2,585
£	325,000	30/05/2019	£	326,522	LA2 9PE	D	Lower Lune Valley Ward	£	2,531
£	359,995	30/05/2019	£	361,681	LA1 3SZ	D	Bulk Ward	£	2,740
£	234,945	31/05/2019	£	236,045	LA5 9RG	D	Carnforth & Millhead Ward	£	2,337
£	264,995	31/05/2019	£	266,236	LA1 3SZ	D	Bulk Ward	£	2,585
£	309,950	31/05/2019	£	311,402	LA2 6FG	D	Halton-with-Aughton Ward	£	2,805
£	309,995	31/05/2019	£	311,447	LA1 3SZ	D	Bulk Ward	£	2,756
£	295,000	31/05/2019	£	296,382	LA6 2FP	D	Upper Lune Valley Ward	£	2,600
£	198,000	31/05/2019	£	196,744	LA1 3TH	F	Bulk Ward	£	2,429
£	240,000	03/05/2019	£	241,021	LA5 9RG	S	Carnforth & Millhead Ward	£	2,904
£	214,995	31/05/2019	£	215,909	LA1 5WD	S	Marsh Ward	£	2,076
£	415,995	07/06/2019	£	417,611	LA1 3FQ	D	Bulk Ward	£	2,860
£	374,950	14/06/2019	£	376,407	LA2 6FG	D	Halton-with-Aughton Ward	£	2,670

£	209,995	24/06/2019	£	210,811	LA1 5WE	D	Marsh Ward	£	2,396
£	277,950	24/06/2019	£	279,030	LA2 6FH	D	Halton-with-Aughton Ward	£	2,514
£	337,995	27/06/2019	£	339,308	LA1 3FQ	D	Bulk Ward	£	2,804
£	339,995	28/06/2019	£	341,316	LA1 3FQ	D	Bulk Ward	£	4,433
£	256,950	28/06/2019	£	257,948	LA2 6FH	D	Halton-with-Aughton Ward	£	2,529
£	275,000	28/06/2019	£	276,069	LA5 9RG	D	Carnforth & Millhead Ward	£	2,360
£	184,950	28/06/2019	£	183,070	LA1 3TH	F	Bulk Ward	£	2,378
£	204,950	28/06/2019	£	202,867	LA1 3TH	F	Bulk Ward	£	2,505
£	255,000	05/06/2019	£	255,315	LA5 9RG	S	Carnforth & Millhead Ward	£	2,182
£	255,000	14/06/2019	£	255,315	LA5 9RG	S	Carnforth & Millhead Ward	£	2,182
£	214,995	24/06/2019	£	215,209	LA1 5WE	T	Marsh Ward	£	2,069
£	168,995	28/06/2019	£	169,163	LA1 5WF	T	Marsh Ward	£	1,990
£	214,995	28/06/2019	£	215,209	LA1 5WE	T	Marsh Ward	£	2,069
£	139,995	27/06/2019	£	140,168	LA1 5WE	S	Marsh Ward	£	2,092
£	139,995	28/06/2019	£	140,168	LA1 5WE	S	Marsh Ward	£	2,092
£	139,995	28/06/2019	£	140,168	LA1 5WE	S	Marsh Ward	£	2,092
£	168,995	28/06/2019	£	169,204	LA1 5WF	S	Marsh Ward	£	1,991
£	168,995	28/06/2019	£	169,204	LA1 5WF	S	Marsh Ward	£	1,991
£	171,995	28/06/2019	£	172,208	LA1 5WF	S	Marsh Ward	£	1,852
£	372,995	05/07/2019	£	371,557	LA1 3FQ	D	Bulk Ward	£	2,836
£	312,995	05/07/2019	£	311,788	LA1 3FQ	D	Bulk Ward	£	2,362
£	286,995	26/07/2019	£	285,888	LA1 3FR	D	Bulk Ward	£	1,662
£	424,995	26/07/2019	£	423,356	LA1 3SA	D	Bulk Ward	£	2,461
£	275,000	31/07/2019	£	273,940	LA2 9PE	D	Lower Lune Valley Ward	£	2,767
£	215,000	20/04/2018	£	214,881	LA5 8DX	F	Bolton & Slyne Ward	£	2,984
£	285,000	03/05/2018	£	289,798	LA5 8DX	F	Bolton & Slyne Ward	£	3,220
£	165,000	19/07/2019	£	163,915	LA5 9RG	S	Carnforth & Millhead Ward	£	2,342
£	254,950	19/07/2019	£	253,274	LA2 6FH	S	Halton-with-Aughton Ward	£	2,483
£	168,995	26/07/2019	£	167,884	LA1 5WF	S	Marsh Ward	£	1,975
£	232,500	12/08/2019	£	232,198	LA2 8RP	T	Ingleton and Clapham Ward	£	2,552
£	422,995	02/08/2019	£	419,307	LA1 3FR	D	Bulk Ward	£	3,201
£	280,000	12/08/2019	£	277,558	LA2 9PE	D	Lower Lune Valley Ward	£	2,804
£	289,995	16/08/2019	£	287,466	LA1 3FR	D	Bulk Ward	£	2,178
£	409,950	16/08/2019	£	406,375	LA2 6FG	D	Halton-with-Aughton Ward	£	3,033
£	339,995	23/08/2019	£	337,030	LA1 3FR	D	Bulk Ward	£	3,180
£	274,950	23/08/2019	£	272,552	LA2 6FH	D	Halton-with-Aughton Ward	£	2,434
£	346,995	23/08/2019	£	343,969	LA1 3FR	D	Bulk Ward	£	2,000
£	255,000	16/08/2019	£	249,620	LA4 5FD	F	Poulton Ward	£	3,242
£	285,000	16/08/2019	£	278,987	LA4 5FD	F	Poulton Ward	£	3,032
£	450,000	23/08/2019	£	440,506	LA4 5FD	F	Poulton Ward	£	3,524
£	325,000	29/08/2019	£	318,143	LA4 5FD	F	Poulton Ward	£	3,496
£	295,000	29/08/2019	£	288,776	LA4 5FD	F	Poulton Ward	£	3,173
£	305,000	30/08/2019	£	298,565	LA4 5FD	F	Poulton Ward	£	3,281
£	315,000	30/08/2019	£	308,354	LA4 5FD	F	Poulton Ward	£	3,389
£	325,000	30/08/2019	£	318,143	LA4 5FD	F	Poulton Ward	£	3,421
£	420,000	30/08/2019	£	411,139	LA4 5FD	F	Poulton Ward	£	3,992
£	415,000	30/08/2019	£	406,245	LA4 5FD	F	Poulton Ward	£	3,250
£	170,000	02/08/2019	£	168,469	LA5 9RG	S	Carnforth & Millhead Ward	£	2,407
£	240,000	09/08/2019	£	237,839	LA5 9RG	S	Carnforth & Millhead Ward	£	2,866
£	211,995	29/08/2019	£	208,920	LA1 5WE	T	Marsh Ward	£	2,009
£	215,000	23/08/2019	£	213,064	LA2 9PE	S	Lower Lune Valley Ward	£	2,598

£	214,995	30/08/2019	£	213,059	LA1 5WD	S	Marsh Ward	£	2,049
£	289,995	06/09/2019	£	283,828	LA1 3FW	D	Bulk Ward	£	3,686
£	412,950	18/09/2019	£	404,168	LA2 6FG	D	Halton-with-Aughton Ward	£	3,016
£	419,995	20/09/2019	£	411,064	LA1 3FW	D	Bulk Ward	£	3,878
£	384,950	26/09/2019	£	376,764	LA2 6FH	D	Halton-with-Aughton Ward	£	2,812
£	385,000	02/09/2019	£	372,260	LA4 5FD	F	Poulton Ward	£	3,512
£	450,000	06/09/2019	£	435,109	LA4 5FD	F	Poulton Ward	£	4,486
£	395,000	10/09/2019	£	381,929	LA4 5FD	F	Poulton Ward	£	3,055
£	645,000	10/09/2019	£	623,656	LA4 5FD	F	Poulton Ward	£	3,734
£	435,000	13/09/2019	£	420,605	LA4 5FD	F	Poulton Ward	£	3,365
£	320,000	20/09/2019	£	309,411	LA4 5FD	F	Poulton Ward	£	3,400
£	205,995	06/09/2019	£	202,055	LA1 5WF	S	Marsh Ward	£	2,105
£	285,000	11/05/2018	£	289,798	LA5 8DX	F	Bolton & Slyne Ward	£	3,220
£	214,995	27/09/2019	£	210,883	LA1 5WD	S	Marsh Ward	£	2,028
£	214,995	27/09/2019	£	210,883	LA1 5WD	S	Marsh Ward	£	2,028
£	275,000	06/09/2019	£	272,506	PR3 2DP	D	Chipping Ward	£	2,672
£	375,000	11/09/2019	£	371,599	PR3 2DP	D	Chipping Ward	£	2,881
£	280,000	20/09/2019	£	277,461	PR3 2DP	D	Chipping Ward	£	2,720
£	472,950	15/10/2019	£	479,554	LA2 8RP	D	Ingleton and Clapham Ward	£	3,867
£	269,950	18/10/2019	£	260,067	LA2 6FH	D	Halton-with-Aughton Ward	£	2,550
£	275,000	24/10/2019	£	264,932	LA2 9PE	D	Lower Lune Valley Ward	£	2,676
£	267,950	24/10/2019	£	258,140	LA2 6FH	D	Halton-with-Aughton Ward	£	2,531
£	348,995	25/10/2019	£	336,218	LA1 3FR	D	Bulk Ward	£	2,567
£	400,000	15/10/2019	£	381,744	LA4 5FD	F	Poulton Ward	£	3,054
£	315,000	23/10/2019	£	300,624	LA4 5FD	F	Poulton Ward	£	3,854
£	138,500	25/10/2019	£	132,179	LA1 4JH	F	Scotforth West Ward	£	2,065
£	225,000	04/10/2019	£	216,849	LA5 9RG	S	Carnforth & Millhead Ward	£	2,147
£	395,000	10/10/2019	£	391,063	BB7 9ZF	D	Hurst Green & Whitewell Ward	£	4,345
£	730,000	28/10/2019	£	722,724	BB7 9ZH	D	Hurst Green & Whitewell Ward	£	3,184
£	265,000	31/10/2019	£	262,359	PR3 2DP	D	Chipping Ward	£	2,572
£	310,000	18/10/2019	£	304,860	BB7 9QJ	F	Hurst Green & Whitewell Ward	£	3,673
£	294,950	01/11/2019	£	283,001	LA2 6FH	D	Halton-with-Aughton Ward	£	2,550
£	370,000	15/11/2019	£	355,010	LA2 9HZ	D	Lower Lune Valley Ward	£	2,415
£	369,950	22/11/2019	£	354,962	LA2 6FG	D	Halton-with-Aughton Ward	£	2,517
£	405,000	08/11/2019	£	385,088	LA4 5FD	F	Poulton Ward	£	3,081
£	299,950	02/10/2017	£	300,562	LA5 8DX	F	Bolton & Slyne Ward	£	3,340
£	199,995	29/11/2019	£	191,448	LA1 5WB	S	Marsh Ward	£	1,994
£	270,000	22/11/2019	£	267,916	PR3 2DR	D	Chipping Ward	£	2,576
£	320,000	06/12/2019	£	308,730	LA2 9PE	D	Lower Lune Valley Ward	£	2,616
£	325,000	12/12/2019	£	313,553	LA2 9PE	D	Lower Lune Valley Ward	£	2,431
£	285,000	13/12/2019	£	274,962	LA2 9PE	D	Lower Lune Valley Ward	£	2,777
£	299,950	19/10/2017	£	300,562	LA5 8DX	F	Bolton & Slyne Ward	£	3,340
£	299,950	10/01/2020	£	296,662	LA2 6FG	D	Halton-with-Aughton Ward	£	2,673
£	404,950	17/01/2020	£	400,511	LA2 6FG	D	Halton-with-Aughton Ward	£	2,989
£	340,000	23/01/2020	£	336,273	LA2 9PE	D	Lower Lune Valley Ward	£	2,850
£	320,000	27/01/2020	£	316,492	LA2 9PE	D	Lower Lune Valley Ward	£	2,453
£	425,000	31/01/2020	£	420,341	LA1 4NU	D	Scotforth East Ward	£	2,821
£	285,000	31/01/2020	£	281,049	LA4 5FD	F	Poulton Ward	£	3,088
£	249,950	14/02/2020	£	249,950	LA1 4AS	D	Scotforth East Ward	£	2,747
£	334,995	14/02/2020	£	334,995	LA2 6FE	D	Halton-with-Aughton Ward	£	2,557
£	414,995	27/02/2020	£	414,995	LA2 6FE	D	Halton-with-Aughton Ward	£	2,500
£	280,000	28/02/2020	£	280,000	LA2 9PE	D	Lower Lune Valley Ward	£	2,828
£	110,000	06/02/2020	£	110,000	LA5 8BP	T	Bolton & Slyne Ward	£	1,719
£	110,000	06/02/2020	£	110,000	LA5 8BP	T	Bolton & Slyne Ward	£	1,719
£	221,950	04/02/2020	£	221,950	LA2 6FH	S	Halton-with-Aughton Ward	£	2,642
£	219,950	07/02/2020	£	219,950	LA2 6FH	S	Halton-with-Aughton Ward	£	2,588
£	220,000	21/02/2020	£	220,000	LA5 9RG	S	Carnforth & Millhead Ward	£	2,178

PricePaid	Date	HPI Adjusted Price	Postcode	Type	Ward	£psm HPI Adjus
£ 375,000	05/03/2020	£ 404,371	LA1 4NU	D	Scotforth East Ward	£ 3,288
£ 329,995	06/03/2020	£ 355,841	LA2 6FE	D	Halton-with-Aughton Ward	£ 2,716
£ 449,950	19/03/2020	£ 485,192	LA2 6FH	D	Halton-with-Aughton Ward	£ 2,367
£ 299,995	20/03/2020	£ 323,492	LA2 6FE	D	Halton-with-Aughton Ward	£ 2,741
£ 344,950	20/03/2020	£ 371,968	LA1 4AS	D	Scotforth East Ward	£ 2,861
£ 414,950	20/03/2020	£ 447,450	LA2 6FH	D	Halton-with-Aughton Ward	£ 3,339
£ 209,995	27/03/2020	£ 226,443	LA1 5WB	D	Marsh Ward	£ 2,573
£ 270,000	27/03/2020	£ 291,147	LA5 8BP	D	Bolton & Slyne Ward	£ 3,002
£ 416,995	27/03/2020	£ 449,656	LA2 6FE	D	Halton-with-Aughton Ward	£ 2,709
£ 265,000	30/03/2020	£ 285,756	LA5 8BP	D	Bolton & Slyne Ward	£ 2,946
£ 436,000	30/03/2020	£ 449,554	LA4 5FD	F	Poulton Ward	£ 3,596
£ 223,950	25/03/2020	£ 239,262	LA2 6FG	S	Halton-with-Aughton Ward	£ 2,848
£ 221,905	25/03/2020	£ 237,077	LA2 6FG	S	Halton-with-Aughton Ward	£ 2,789
£ 229,995	27/03/2020	£ 245,720	LA2 6FE	S	Halton-with-Aughton Ward	£ 2,761
£ 123,995	27/03/2020	£ 131,933	LA1 5WE	T	Marsh Ward	£ 2,537
£ 125,995	27/03/2020	£ 134,061	LA1 5WE	T	Marsh Ward	£ 2,578
£ 125,995	27/03/2020	£ 134,061	LA1 5WE	T	Marsh Ward	£ 2,578
£ 310,000	24/04/2020	£ 337,218	LA5 8BP	D	Bolton & Slyne Ward	£ 2,882
£ 419,950	30/04/2020	£ 456,822	LA2 6FH	D	Halton-with-Aughton Ward	£ 3,409
£ 290,000	01/05/2020	£ 316,213	LA5 8BP	D	Bolton & Slyne Ward	£ 2,901
£ 335,000	01/05/2020	£ 365,280	LA2 9HZ	D	Lower Lune Valley Ward	£ 2,485
£ 449,950	04/05/2020	£ 490,620	LA2 6FH	D	Halton-with-Aughton Ward	£ 2,393
£ 349,995	05/05/2020	£ 381,631	LA2 6FE	D	Halton-with-Aughton Ward	£ 2,848
£ 285,000	29/05/2020	£ 310,761	LA5 8BP	D	Bolton & Slyne Ward	£ 2,851
£ 245,000	07/05/2020	£ 257,615	LA4 5FD	F	Poulton Ward	£ 3,346
£ 220,000	15/05/2020	£ 237,495	LA5 9RG	S	Carnforth & Millhead Ward	£ 2,351
£ 199,500	22/05/2020	£ 215,365	LA5 8BP	S	Bolton & Slyne Ward	£ 2,726
£ 214,995	26/05/2020	£ 232,092	LA1 5WB	S	Marsh Ward	£ 2,232
£ 199,950	29/05/2020	£ 215,850	LA5 8BP	S	Bolton & Slyne Ward	£ 2,732
£ 1,999,950	29/05/2020	£ 2,158,991	LA1 4AS	S	Scotforth East Ward	£ 26,329
£ 125,995	29/05/2020	£ 135,714	LA1 5WE	T	Marsh Ward	£ 2,610
£ 125,995	29/05/2020	£ 135,714	LA1 5WE	T	Marsh Ward	£ 2,610
£ 424,950	01/06/2020	£ 467,188	LA2 6FH	D	Halton-with-Aughton Ward	£ 3,486
£ 342,000	01/06/2020	£ 375,993	LA2 9HZ	D	Lower Lune Valley Ward	£ 2,558
£ 319,950	12/06/2020	£ 351,752	LA2 6FG	D	Halton-with-Aughton Ward	£ 3,141
£ 382,995	12/06/2020	£ 421,063	LA2 6FE	D	Halton-with-Aughton Ward	£ 2,752
£ 375,000	19/06/2020	£ 412,273	LA1 4NU	D	Scotforth East Ward	£ 3,352
£ 209,995	26/06/2020	£ 230,868	LA1 5WE	D	Marsh Ward	£ 2,623
£ 369,950	26/06/2020	£ 406,722	LA2 6FH	D	Halton-with-Aughton Ward	£ 2,885
£ 299,950	29/06/2020	£ 329,764	LA5 8BP	D	Bolton & Slyne Ward	£ 3,171
£ 300,000	25/06/2020	£ 319,432	LA4 5FD	F	Poulton Ward	£ 3,589
£ 199,950	09/06/2020	£ 217,002	LA1 4AS	S	Scotforth East Ward	£ 2,646
£ 141,995	26/06/2020	£ 154,105	LA1 5WB	S	Marsh Ward	£ 2,300
£ 205,000	26/06/2020	£ 222,483	LA1 4AS	S	Scotforth East Ward	£ 2,713
£ 210,000	29/06/2020	£ 227,909	LA1 4AS	S	Scotforth East Ward	£ 2,779
£ 384,950	02/07/2020	£ 404,699	LA2 6FH	D	Halton-with-Aughton Ward	£ 2,870
£ 305,000	13/07/2020	£ 320,648	LA5 8BP	D	Bolton & Slyne Ward	£ 3,083
£ 299,950	20/07/2020	£ 315,339	LA5 8BP	D	Bolton & Slyne Ward	£ 3,032
£ 274,000	12/06/2020	£ 279,583	PR3 2DR	D	Chipping Ward	£ 2,741
£ 324,000	25/06/2020	£ 330,601	PR3 2DP	D	Chipping Ward	£ 2,778
£ 450,000	31/07/2020	£ 456,350	LA4 5FD	F	Poulton Ward	£ 4,187
£ 430,000	20/08/2020	£ 437,998	LA1 4NU	D	Scotforth East Ward	£ 3,063
£ 660,000	17/07/2020	£ 662,551	BB7 9ZF	D	Hurst Green & Whitewell Ward	£ 3,082
£ 420,000	23/07/2020	£ 421,623	PR3 2DR	D	Chipping Ward	£ 2,703
£ 285,000	21/08/2020	£ 282,306	LA4 5FD	F	Poulton Ward	£ 3,069
£ 109,995	24/08/2020	£ 108,955	LA1 5WB	F	Marsh Ward	£ 1,981
£ 110,995	28/08/2020	£ 109,946	LA1 5WB	F	Marsh Ward	£ 1,999
£ 110,995	28/08/2020	£ 109,946	LA1 5WB	F	Marsh Ward	£ 1,999
£ 109,995	28/08/2020	£ 108,955	LA1 5WB	F	Marsh Ward	£ 1,981
£ 111,995	28/08/2020	£ 110,936	LA1 5WB	F	Marsh Ward	£ 2,017
£ 111,995	28/08/2020	£ 110,936	LA1 5WB	F	Marsh Ward	£ 2,017
£ 240,000	11/09/2020	£ 239,034	LA1 5WE	D	Marsh Ward	£ 2,414
£ 240,000	25/09/2020	£ 239,034	LA1 5WE	D	Marsh Ward	£ 2,414
£ 562,000	09/09/2020	£ 557,904	BB7 9ZH	D	Hurst Green & Whitewell Ward	£ 3,188

Appendix G – Build costs

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£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.
Last updated: 30-Jan-2021 00:40

› Rebased to 4Q 2020 (328) and Lancaster (91; sample 24)

Maximum age of results: 5 years

Building function (Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
	£/m² gross internal floor area						
New build							
810.1 Estate housing							
Generally (5)	1,142	622	953	1,070	1,217	4,031	243
Single storey (5)	1,328	762	984	1,232	1,489	4,031	45
2-storey (5)	1,069	622	931	1,051	1,160	1,834	187
3-storey (5)	1,324	851	1,014	1,105	1,542	2,383	8
4-storey or above (5)	2,450	1,945	-	2,172	-	3,233	3
810.11 Estate housing detached (5)	2,129	947	1,571	2,003	2,272	4,031	6
816. Flats (apartments)							

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Building function (Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
	£/m² gross internal floor area						
Generally (5)	1,277	721	1,065	1,196	1,440	2,828	230
1-2 storey (5)	1,250	925	1,044	1,179	1,294	1,825	54
3-5 storey (5)	1,264	721	1,061	1,180	1,424	2,828	148
6 storey or above (5)	1,396	994	1,178	1,385	1,561	1,991	28

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£/m2 study

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

Last updated: 30-Jan-2021 00:40

› Rebased to 4Q 2020 (328) and Lancaster (91; sample 24)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (20)	972	219	544	804	1,181	3,633	102
Up to 500m2 GFA (20)	1,223	783	881	1,027	1,535	2,099	13
500 to 2000m2 GFA (20)	1,009	219	598	897	1,129	3,633	43
Over 2000m2 GFA (20)	867	396	503	668	1,157	2,062	46
282.1 Advance factories							
Generally (15)	754	392	527	749	949	1,371	36
Up to 500m2 GFA (15)	937	783	804	913	1,027	1,227	9
500 to 2000m2 GFA (15)	735	392	501	717	949	1,371	19
Over 2000m2 GFA (15)	593	453	468	583	683	804	8
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,073	420	653	1,023	1,340	2,099	22
Up to 500m2 GFA (20)	1,863	1,535	-	1,956	-	2,099	3
500 to 2000m2 GFA (20)	1,065	420	960	1,171	1,284	1,415	6
Over 2000m2 GFA (20)	895	442	565	699	1,221	2,062	13
282.2 Purpose built factories							
Generally (25)	1,123	219	595	939	1,673	3,633	58
Up to 500m2 GFA (25)	1,263	647	-	1,264	-	1,876	4
500 to 2000m2 GFA (25)	1,367	219	727	1,056	1,825	3,633	19
Over 2000m2 GFA (25)	975	318	531	895	1,370	1,914	35
282.22 Purpose built factories/Offices - mixed facilities (15)	807	399	676	801	887	1,423	24
284. Warehouses/stores							
Generally (15)	845	332	506	688	993	3,898	48
Up to 500m2 GFA (15)	1,542	552	851	1,073	1,830	3,898	8
500 to 2000m2 GFA (15)	788	398	595	744	910	1,346	16
Over 2000m2 GFA (15)	651	332	493	543	748	1,327	24
284.1 Advance warehouses/stores (15)	686	382	503	734	833	1,083	11
284.2 Purpose built warehouses/stores							

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Building function (Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
	£/m² gross internal floor area						
Generally (15)	897	332	542	683	1,007	3,898	35
Up to 500m2 GFA (15)	1,778	552	1,033	1,388	2,244	3,898	6
500 to 2000m2 GFA (15)	758	398	573	683	853	1,346	13
Over 2000m2 GFA (15)	680	332	493	583	801	1,327	16
284.5 Cold stores/refrigerated stores (25)	1,162	788	859	1,016	1,572	1,574	5
320. Offices							
Generally (15)	1,710	872	1,237	1,634	2,047	4,282	99
Air-conditioned							
Generally (15)	1,751	1,044	1,372	1,685	2,024	3,041	31
1-2 storey (15)	1,629	1,044	1,340	1,533	1,741	3,041	12
3-5 storey (15)	1,654	1,185	1,305	1,664	2,024	2,363	11
6 storey or above (15)	2,011	1,512	1,808	1,940	2,082	2,844	7
Not air-conditioned							
Generally (15)	1,693	872	1,223	1,636	2,077	2,959	47
1-2 storey (15)	1,662	931	1,165	1,605	2,080	2,797	24
3-5 storey (15)	1,718	872	1,226	1,700	2,105	2,959	21
6 storey or above (20)	2,074	1,606	-	2,153	-	2,383	4
320.1 Offices with shops, banks, flats, etc							
Generally (15)	1,802	1,104	1,462	1,751	2,134	2,954	15
1-2 storey (20)	1,261	1,074	-	1,125	-	1,721	4
3-5 storey (15)	1,555	1,105	1,228	1,366	1,884	2,194	5
6 storey or above (15)	2,054	1,558	1,750	2,028	2,170	2,954	8
340. Mixed commercial developments (15)	1,207	735	897	933	1,453	2,019	5
341.1 Retail warehouses							
Generally (25)	812	408	620	732	845	2,412	54
Up to 1000m2 (25)	909	603	680	772	858	2,412	11
1000 to 7000m2 GFA (25)	815	408	638	737	918	1,729	37
7000 to 15000m2 (25)	571	466	-	587	-	642	4
Over 15000m2 GFA (25)	697	612	-	-	-	781	2
342. Shopping centres (30)	1,218	974	-	1,160	-	1,579	4
343. Department stores (50)	1,315	461	1,041	1,043	1,560	2,470	5
344. Hypermarkets, supermarkets							
Generally (30)	1,403	584	988	1,248	1,883	2,438	30
Up to 1000m2 (30)	1,806	1,269	-	-	-	2,343	2
1000 to 7000m2 GFA (30)	1,390	584	898	1,237	1,887	2,438	25
7000 to 15000m2 (30)	1,181	-	-	-	-	-	1

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Building function (Maximum age of projects)	£/m² gross internal floor area Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
Over 15000m2 GFA (30)	1,559	-	-	-	-	-	1
345. Shops							
Generally (30)	1,348	525	779	1,031	1,761	3,651	22
1-2 storey (30)	1,357	525	765	962	1,788	3,651	21
3-5 storey (30)	1,168	-	-	-	-	-	1
345.1 Shops with domestic, office accommodation (15)	2,027	1,362	1,684	1,841	1,974	3,273	5
447. Care homes for the elderly							
Generally (15)	1,620	1,029	1,203	1,545	1,832	3,257	38
Up to 500m2 GFA (25)	1,582	1,510	-	-	-	1,654	2
500 to 2000m2 GFA (15)	1,875	1,029	1,086	1,647	2,316	3,257	8
Over 2000m2 GFA (15)	1,551	1,054	1,269	1,531	1,795	2,426	30
810. Housing, mixed developments (15)	1,152	586	1,003	1,120	1,259	2,619	1233
843. Supported housing							
Generally (15)	1,455	746	1,220	1,360	1,611	2,968	136
Single storey (15)	1,686	1,045	1,349	1,654	1,793	2,968	19
2-storey (15)	1,452	752	1,217	1,317	1,605	2,583	41
3-storey (15)	1,335	746	1,215	1,282	1,471	1,988	48
4-storey or above (15)	1,500	916	1,210	1,389	1,540	2,864	25
843.1 Supported housing with shops, restaurants or the like (15)	1,392	897	1,178	1,331	1,462	2,335	31
852. Hotels (15)	1,883	1,071	1,545	1,801	2,220	2,794	19
853. Motels (20)	1,395	1,176	-	1,501	-	1,509	3
856.2 Students' residences, halls of residence, etc (15)	1,741	987	1,555	1,743	1,918	2,812	59

Appendix H – Standards inputs analysis

i. At some recent development industry workshops, responses to consultation and at examination, the use of 'standard' assumptions has been discussed. Different organisations have a variety of views on what is considered as 'standard'.

ii. To help the decision maker, we thought it useful to review the most recent studies which have been subject to an examination, whether that be local plan or a development plan document or community infrastructure levy. Whilst this is a helpful exercise it should be noted that a number of these studies were undertaken prior to more recent changes in PPG, so should be considered within that context.

iii. The analysis was undertaken in March 2021 and includes the following local authorities:

Local Authority	Document	Local Authority	Document
Bedford BC	LP	Runnymede	LP
Braintree (Jt N Essex)	LP Pt 1	South Kesteven	LP
Broxbourne	LP	South Oxfordshire	LP
Chelmsford	LP	Staffordshire Moorlands	LP
Cherwell	LP	Suffolk Coastal	LP
Chesterfield	LP	Sunderland City	LP
Craven	LP	Thanet	LP
Harlow	LP	Tower Hamlets	LP
Harlow	LP SS	Arun	CIL
Lancaster	LP Pt 1	Brighton	CIL
Mansfield	LP	Canterbury	CIL
Mid Devon	LP review	East Devon Review	CIL
New Forest DC -	LP	Harrogate	CIL
North York Moors NP	LP	Kirklees	CIL
Northumberland NP	LP	Tower Hamlets	CIL
Reading	LP	Bromley	CIL

iv. The supporting evidence base studies produce on behalf of local authorities were undertaken by a wide range of consultants including BNP Paribas, Hyas, HDH, Montague Evans, Bailey Venning, Aspinal Verdi, LSH, Keppie Massie, DSP, Three Dragons, AGA, Aecom, WYG, C&W and Dixon Searle. Therefore the 'standards' set out in the following table cover not only a wide range of local authorities but also the views of all types of consultancy practices.

Assumption	Rates used	Commentary	Suggested rate
Interest rates	6% to 7% cost Average rate 6.5%	The majority of those towards 7% are from studies undertaken in 2017/2018, since then interest rates have lowered and there is greater access to borrowing such as low interest offers from Homes England	6% cost
Marketing, sales and legal costs – market housing	2.5% - 4% GDV Average 3.3%	Most studies use a combined figure for these costs	3% GDV
Legal costs – affordable housing	-	Most studies do not appear to identify separate marketing and legal costs for affordable housing although some do suggest that a reduced legal cost per unit should be included	£500 per AH unit
Professional fees	4% - 12% build cost Average 8.6%	Some studies vary professional fees according to size of development with lower fees used for the larger schemes	6% - 10% build cost
Return - market	17.5% - 20% GDV Average 19.5%	Some studies used a percentage on cost rather than GDV. None exceeded 20% and in the majority of studies those at 20% were published prior to changes in PPG which suggested the 15% to 20% range as being suitable.	17.5% GDV
Return - affordable	6% - 20% AH GDV Average 8.3%	The majority of studies use 6% of affordable GDV. Some use 6% of costs. There are some outliers that do not follow PPG guidance and use the same return for market and affordable, which has effectively increased the average to 8%.	6% AH GDV

Contingency	2.5%-5% - unclear Average 3.7%	Studies are not always very clear as to whether contingency is included and on what basis. PPG only requires contingency for scheme specific testing, however many of the studies predate this guidance.	-
Plot costs/externals and site infrastructure			
Small sites	Plot and site infrastructure 10% - 15% build cost	This is one of the most inconsistent areas with a variety of approaches used ranging from percentages on build costs, per hectare allowances, per unit allowances. The approaches are also often mixed and also vary according to site type and size. The most common approach is a percentage on build costs for smaller sites and then a reduced percentage or the same for larger sites plus an additional per dwelling allowance to take into account a likely increased infrastructure requirement.	-
Large sites	Plot 10% build cost and infrastructure either an additional 10% to 20% build cost or £5k to £45k per unit		-

Appendix I – Benchmark land values

Benchmark land values

1.1 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in determining viability and testing planning policies and tariffs.

1.2 **Benchmark land value guidance** - National planning guidance (PPG) makes it clear that land values have to accommodate policy requirements[1] as well as abnormal costs (including contamination or costs associated with brownfield, phased or complex sites), site infrastructure costs and site fees[2]. For the purposes of viability assessment, benchmark land values should be established using existing use value (EUV) plus a premium for the landowner, with the premium being the minimum return needed to release the land[3]. The premium should provide a reasonable incentive and should allow a sufficient contribution to fully comply with policy requirements. The guidance recognises that there may be a difference between benchmark land values used for viability testing and market evidence[4] and that existing use value is not the price paid and should disregard hope value[5]. Plan makers are expected to establish a reasonable premium to be applied to the EUV based on professional judgement using available evidence. Data on premium over existing use can draw on benchmarks used in other viability assessments as well as transactions, adjusted to reflect policy compliance as well as quality of land, scale of site, market performance of different building types and the reasonable expectations of landowners[6]. Alternative use value (AUV) can be used as a benchmark land value including premium, if plan makers allow.

1.3 The government-supported industry guidance Viability Testing Local Plans[7] notes that individual land owners will have different approaches to the premium required and that a higher premium is likely to be required for greenfield sites than for urban sites (p30). Smaller greenfield sites will require a higher return than larger greenfield sites (p31).

1.4 The recent RICS guidance[8] also recognises that BLV does not equate to market value and that EUV plus a premium should be used for viability assessment (section 5.2). RICS suggests that the EUV, the premium, the AUV, the residual land value from a policy compliant assessment and market comparables should be considered (5.2.6). The RICS guidance notes that evidence of

[1] Paragraph: 006 Reference ID: 10-006-20190509
[2] Paragraph: 012 Reference ID: 10-012-20180724
[3] Paragraph: 013 Reference ID: 10-013-20190509
[4] Paragraph: 014 Reference ID: 10-014-20190509
[5] Paragraph: 015 Reference ID: 10-015-20190509
[6] Paragraph: 016 Reference ID: 10-016-20190509
[7] Local Housing Delivery Group chaired by Sir John Harman, 2012, Viability Testing Local Plans
[8] RICS, 2021, Assessing viability in planning under the National Planning Policy Framework 2019 for England

premiums is difficult to source and that sensitivity modelling can assist (5.7.7); and that there is no fixed minimum premium (5.7.9).

1.5 **Benchmark land value approach** - Discussion with the council indicates that the development proposed as part of the local plan will be on a mixture of greenfield sites and previously used (brownfield) sites and will comprise developments of different sizes. This includes some large-scale strategic sites as well as the proposed new community at Bailrigg. The approach therefore includes benchmarks for urban and greenfield sites of different scales and types.

1.6 On previously developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.

1.7 The approach to large scale greenfield sites both reflects the expectation that premiums will be higher than for urban/brownfield sites and also the typical characteristics of large-scale development that reduce land values. These typical characteristics include additional costs from site infrastructure needed to service the dwellings (roads, utilities, drainage etc.) as well the standard policy requirements for greenspace, education and community facilities. Large scale development often requires reinforcement of the existing transport and utilities networks and these costs would be expected to be taken into account when considering land values. In addition, large scale development will typically have a greater proportion of land that cannot be used for revenue generating development and this will also reduce the value of strategic sites. The approach taken for land in strategic sites uses an appropriate set of premiums for land that is required for standard policy compliant development (i.e. dwellings and mixed uses, standard policy greenspace, education and community uses), and a separate premium for land that may be within the overall site boundary but is not used for development (e.g. buffers, country parks, non-developable land because of typology, flood, landscape, archaeology etc.).

1.8 As suggested in the guidance and as seen in previous area-wide viability assessment examinations, the premiums over existing use vary according to site type and scale. In order to reflect different circumstances, sensitivity testing is used to explore the impact of different premiums.

1.9 In considering the benchmarks we note that it is likely that the proposed local and national policy requirements will suppress land values. In particular, the changes to building regulations at a national level will be a requirement that will need to be priced into land negotiations, as well as local policy requirements.

1.10 **Information sources** - in order to assess the EUV the following information sources were used:

- Information on land for sale in and around the area (c.40 miles from Lancaster), sourced through a web search[9]
- Land transactions in the Lancaster City Council area recorded on EGi[10]
- MHCLG/VOA information on land values[11]
- Agents' commentary on agricultural land values[12]
- Site specific viability assessments in Lancaster and also in some neighbouring locations[13]
- Area wide viability assessments across Lancashire[14]
- Residual value assessment for industrial uses

1.11 Benchmarks are described on a gross ha basis unless otherwise stated.

Greenfield land information

1.12 The prices of 18 agricultural land holdings totalling 217ha had an average value of £18,100/ha. The prices of 14 paddocks totalling 55ha had an average value of £39,200/ha. The average value of the agricultural land suggested by market commentators was £19,000/ha and the median was £17,000/ha. MHCLG estimated that agricultural land was £25,000/ha in Lancashire.

Brownfield land information

1.13 MHCLG estimated that industrial land was £525,000/ha in Lancaster; and that in Lancashire central business district (CBD) office land was £865,000/ha and out of centre (OoC) office land was between £400,000-£500,000/ha. The residual value estimate for a sub-optimal existing industrial use was £226,000/ha[15].

Site specific viability assessments

[9] Using sites such as rightmove, trovit, onthemarket etc.
[10] EGi is a subscription service provided by Reed Business Information that captures land and property transactions
[11] MHCLG, 2020, Land Value Estimates for Policy Appraisal 2019
[12] Carter Jonas, Knight Frank, Strutt & Parker
[13] Site specific appraisals were provided on a confidential basis by Lancaster City Council
[14] South Lakeland, Craven, Ribble Valley, Wyre, Allerdale, Blackpool, Copeland, Carlisle, Eden, Fylde, South Ribble, as well as the previous assessment for Lancaster City Council Local Plan
[15] Based on a residual value of 5,000 sq m industrial floorspace on 1ha with average Lancaster City Council values and an allowance for renovation

1.14 The limited set of site-specific viability appraisals had greenfield benchmark land values of between c. £330,000-£500,000/ha, on sites varying between 1.5-3.5ha. There was also a rural area benchmark at £710,00/ha. A benchmark for a vacant previously used site of 9ha was £280,000.

Other area-wide viability studies in Lancashire

1.15 Benchmark land values for area wide viability studies elsewhere in Lancashire vary between £200,000-£1.5m/gross ha for greenfield and £50,000 to £1.5m for greenfield. The lowest benchmarks in Lancashire are for Blackpool. Many of the viability studies pre-date the 2018 changes to PPG which clarified the use of EUV+premium for benchmark land values and note that some of these area-wide benchmarks are described on a per net ha basis which will be expressed as a lower gross value depending on the net to gross areas of the typology being tested.

1.16 The area viability study for Eden undertaken in 2013 used a different approach, with 10% of GDV for greenfield and 20% of GDV for brownfield.

Table 0.1 Area wide studies

Location	Unit	Greenfield high	Greenfield low	Brownfield high	Brownfield low
South Lakeland 2017	£/gross ha	0.99	0.66	0.59	0.44
Craven 2019	£/gross ha	0.66	0.45	n/a	n/a
Ribble Valley 2013	£/gross ha	0.36	0.32	1.2	0.48
Wyre 2017	£/gross ha	0.62	0.49	0.99	0.62
Allerdale 2018	£/**net** ha	0.74	0.25	0.74	0.25
Blackpool 2020	£/gross ha	0.2	0.2	0.15	0.05
Copeland 2018	£/gross ha	0.49	0.47	1.2	0.35
Carlisle 2013	£/**net** ha	n/a	n/a	1.5	0.4
Fylde 2020	£/gross ha	0.62	0.49	1.1	0.69
South Ribble 2012	£/gross ha	1.5	0.5	1.5	0.5

1.17 The Part 1 and Part 2 viability study undertaken in 2018 in support of the Lancaster Local Plan adopted in 2020 used a variety of benchmarks applied on a £/net ha basis. The table below sets these against the relevant typologies used in this work to estimate the £/gross ha benchmarks. This earlier viability study did not use existing use with a premium to establish benchmark land values. Values per gross ha vary between £0.297m- £0.788m for greenfield, and £0.297m- £1.26m for brownfield.

Table 0.2 Previous viability study

Site	£/net acre	£/net ha	net to gross	£/gross ha
Bailrigg	250,000	617,763	50%	309,000
Strategic greenfield	200,000	494,210	60%	297,000
Strategic greenfield	275,000	679,539	60%	408,000
Lancaster greenfield 150 dwgs	350,000	864,868	60%	519,000
Lancaster brownfield 150 dwgs	300,000	741,315	60%	445,000
Lancaster greenfield 50 dwgs	350,000	864,868	75%	649,000
Lancaster brownfield 50 dwgs	300,000	741,315	75%	556,000
Lancaster greenfield 6-15 dwgs	350,000	864,868	85%	735,000
Lancaster brownfield 6-15 dwgs	300,000	741,315	85%	630,000
Lancaster flats/prs/pbsa	600,000	1,482,631	85%	1,260,000
Carnforth greenfield 150 dwgs	275,000	679,539	60%	408,000
Carnforth brownfield 150 dwgs	225,000	555,987	60%	334,000
Carnforth greenfield 50 dwgs	275,000	679,539	75%	510,000
Carnforth brownfield 50 dwgs	225,000	555,987	75%	417,000
Carnforth greenfield 6-15 dwgs	275,000	679,539	85%	578,000
Carnforth brownfield 6-15 dwgs	225,000	555,987	85%	473,000
Morecambe greenfield 150 dwgs	250,000	617,763	60%	371,000
Morecambe brownfield 150 dwgs	200,000	494,210	60%	297,000
Morecambe greenfield 50 dwgs	250,000	617,763	75%	463,000

Morecambe brownfield 50 dwgs	200,000	494,210	75%	371,000
Morecambe greenfield 6-15 dwgs	250,000	617,763	85%	525,000
Morecambe brownfield 6-15 dwgs	200,000	494,210	85%	420,000
Rural East greenfield 50 dwgs	425,000	1,050,197	75%	788,000
Rural East brownfield 50 dwgs	375,000	926,644	75%	695,000
Rural East greenfield 6-15 dwgs	425,000	1,050,197	85%	893,000
Rural East brownfield 6-15 dwgs	375,000	926,644	85%	788,000
Rural West greenfield 50 dwgs	375,000	926,644	75%	695,000
Rural West brownfield 50 dwgs	325,000	803,092	75%	602,000
Rural West greenfield 6-15 dwgs	375,000	926,644	85%	788,000
Rural West brownfield 6-15 dwgs	325,000	803,092	85%	683,000

1.18 **Premium over existing use** - The Homes and Communities Agency (HCA, now Homes England) published an indication of premiums over existing use as part of their development appraisal tool. This stated that "Benchmarks and evidence from planning appeals tend to be in a range of 10% to 30% above EUV in urban areas. For greenfield land, benchmarks tend to be in a range of 10 to 20 times agricultural value". (page 9)[16].

1.19 Evidence from other locations suggests that the premium for wider land areas within strategic greenfield allocations that are not developable will be lower than the standard premiums suggested by the HCA[17], with a premium of approximately 27% over existing use value. This lower premium reflects the lack of opportunity to undertake development on this land.

1.20 The site-specific appraisals reviewed as part of this study included some premiums over exist use to establish benchmark land values, and where this can be determined, these fell within the range suggested by the HCA. The area-wide viability studies used a mixture of EUV+premium and other approaches; and where a premium was applied and could be determined, these

[16] Homes and Communities Agency, 2010, Annex 1 (Transparent Viability Assumptions)

[17] £25,000/ha to purchase 39ha SANGs land for the urban extension of 2,500 dwellings at SW Exeter as set out in Teignbridge District Council capital programme 2018-19 to 2021-22 project KB1, with a budget of £1.1m for purchase and delivery of 39ha of SANGs. The land price element of this was £25,000/ha (source TDC, personal contact, February 2020).

generally also fell with the range suggested by the HCA. The exceptions included a lower premium paddock greenfield land and a higher premium for brownfield land.

1.21 **Benchmarks for this study** -The table below sets out the benchmarks for this study, which are expressed as the EUV estimate and then the range of sensitivity premiums that are used within the viability testing.

Table 0.3 Benchmark land values

Site type	EUV/ha	Premium	BLV/ha	Based on	EUV Source
Large greenfield 1	£18,100	10 times	£181,000	10 times agricultural value	3D review (Lancaster + 40 miles)
Large greenfield 2	£18,100	15 times	£272,000	15 times agricultural value	3D review (Lancaster + 40 miles)
Large greenfield 3	£18,100	20 times	£362,000	20 times agricultural value	3D review (Lancaster + 40 miles)
Small greenfield 1	£39,200	10 times	£392,000	10 times paddock value	3D review (Lancaster + 40 miles)
Small greenfield 2	£39,200	15 times	£588,000	15 times paddock value	3D review (Lancaster + 40 miles)
Small greenfield 3	£39,200	20 times	£784,000	20 times paddock value	3D review (Lancaster + 40 miles)
City centre brownfield 1	£865,000	10%	£952,000	Lancashire CBD office land + 10%	MHCLG
City centre brownfield 2	£865,000	20%	£1,038,000	Lancashire CBD office land + 20%	MHCLG
City centre brownfield 3	£865,000	30%	£1,125,000	Lancashire CBD office land + 30%	MHCLG
Higher brownfield 1	£525,000	10%	£578,000	Lancaster industrial land + 10%	MHCLG
Higher brownfield 2	£525,000	20%	£630,000	Lancaster industrial land + 20%	MHCLG
Higher brownfield 3	£525,000	30%	£683,000	Lancaster industrial land + 30%	MHCLG

Three Dragons

Site type	EUV/ha	Premium	BLV/ha	Based on	EUV Source
Standard brownfield 1	£226,000	10%	£249,000	Low value EUV + 10%	3D based on Egi data with BCIS refurb
Standard brownfield 2	£226,000	20%	£271,000	Low value EUV + 20%	3D based on Egi data with BCIS refurb
Standard brownfield 3	£226,000	30%	£294,000	Low value EUV + 30%	3D based on Egi data with BCIS refurb
Greenfield area of change (non-developable)	£18,100	10%	£20,000	Agricultural value + 10%	3D review (Lancaster + 40 miles)
Greenfield area of change (non-developable)	£18,100	20%	£22,000	Agricultural value + 20%	3D review (Lancaster + 40 miles)
Greenfield area of change (non-developable)	£18,100	30%	£24,000	Agricultural value + 30%	3D review (Lancaster + 40 miles)

1.22 The benchmarks used in the 2020 Local Plan evidence base fit within the spread of benchmarks used in this testing.

Appendix J – Residential testing results

i. Carnforth – residential testing results – no additional building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - None standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Carnforth	Res1GF	Houses	Greenfield	2	606,000	-	-	106,050	-	23,932	169,131	**63,081**	**253**	35,897	157,166	**51,116**	**205**	47,863	145,200	**39,150**	**157**
Res2GF	Carnforth	Res2GF	Houses	Greenfield	6	1,417,500	-	-	248,063	-	79,772	312,487	**64,425**	**104**	119,658	272,601	**24,539**	**39**	160,180	232,079	**-15,984**	**-26**
Res2BF	Carnforth	Res2BF	Houses	Brownfield	6	1,417,500	-	-	248,063	-	117,623	280,066	**32,004**	**51**	128,225	269,464	**21,402**	**34**	139,223	258,466	**10,404**	**17**
Res3GF	Carnforth	Res3GF	Houses	Greenfield	15	2,200,275	464,288	377,532	412,905	-	208,984	495,142	**82,237**	**83**	316,399	381,282	**-31,623**	**-32**	425,198	265,955	**-146,950**	**-148**
Res3BF	Carnforth	Res3BF	Houses	Brownfield	15	2,514,600	309,525	251,688	458,627	-	310,848	513,059	**54,433**	**48**	339,713	482,463	**23,837**	**21**	369,133	451,277	**-7,350**	**-7**
Res4GF	Carnforth	Res4GF	Mixed	Greenfield	50	7,334,250	1,547,625	1,258,438	1,376,351	-	347,452	2,068,091	**691,740**	**209**	527,166	1,866,165	**489,814**	**148**	704,905	1,666,457	**290,106**	**88**
Res4BF	Carnforth	Res4BF	Mixed	Brownfield	50	8,382,000	1,031,750	838,960	1,528,755	-	481,744	2,352,262	**823,507**	**219**	525,191	2,303,445	**774,690**	**206**	570,613	2,252,409	**723,654**	**193**
Res5	Carnforth	Res5	Flats	Brownfield	50	6,850,000	-	-	1,198,750	-	446,591	502,588	**-696,162**	**-205**	487,669	459,045	**-739,705**	**-218**	529,536	414,666	**-784,084**	**-231**
Res6	Carnforth	Res6	Flats	Brownfield	100	13,700,000	-	-	2,397,500	-	327,576	1,519,122	**-878,378**	**-130**	357,401	1,485,611	**-911,889**	**-135**	388,583	1,450,575	**-946,925**	**-140**
Res7GF	Carnforth	Res7GF	Mixed	Greenfield	150	22,002,750	4,642,875	3,627,914	4,129,054	-	1,330,929	6,304,846	**2,175,792**	**219**	2,005,098	5,547,350	**1,418,296**	**143**	2,671,859	4,768,948	**639,894**	**64**
Res7BF	Carnforth	Res7BF	Mixed	Brownfield	150	25,146,000	3,095,250	2,418,610	4,586,265	-	1,834,704	7,064,273	**2,478,008**	**220**	1,997,690	6,881,142	**2,294,877**	**204**	2,168,084	6,689,687	**2,103,422**	**187**

ii. Carnforth – residential testing results – 2021 building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2021 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Carnforth	Res1GF	Houses	Greenfield	2	606,000	-	-	106,050	12,014	23,932	169,131	**51,067**	**205**	35,897	157,166	**39,102**	**157**	47,863	145,200	**27,136**	**109**
Res2GF	Carnforth	Res2GF	Houses	Greenfield	6	1,417,500	-	-	248,063	28,641	79,772	312,487	**35,783**	**58**	119,658	272,601	**-4,103**	**-7**	160,180	232,079	**-44,625**	**-72**
Res2BF	Carnforth	Res2BF	Houses	Brownfield	6	1,417,500	-	-	248,063	28,641	117,623	280,066	**3,362**	**5**	128,225	269,464	**-7,240**	**-12**	139,223	258,466	**-18,238**	**-29**
Res3GF	Carnforth	Res3GF	Houses	Greenfield	15	2,200,275	464,288	377,532	412,905	58,839	208,984	495,142	**23,398**	**24**	316,399	381,282	**-90,462**	**-91**	425,198	265,955	**-205,789**	**-207**
Res3BF	Carnforth	Res3BF	Houses	Brownfield	15	2,514,600	309,525	251,688	458,627	60,268	310,848	513,059	**-5,835**	**-5**	339,713	482,463	**-36,431**	**-32**	369,133	451,277	**-67,617**	**-60**
Res4GF	Carnforth	Res4GF	Mixed	Greenfield	50	7,334,250	1,547,625	1,258,438	1,376,351	212,205	347,452	2,068,091	**479,535**	**145**	527,166	1,866,165	**277,609**	**84**	704,905	1,666,457	**77,901**	**24**
Res4BF	Carnforth	Res4BF	Mixed	Brownfield	50	8,382,000	1,031,750	838,960	1,528,755	217,359	481,744	2,352,262	**606,148**	**161**	525,191	2,303,445	**557,331**	**148**	570,613	2,252,409	**506,295**	**135**
Res5	Carnforth	Res5	Flats	Brownfield	50	6,850,000	-	-	1,198,750	191,457	446,591	502,588	**-887,619**	**-262**	487,669	459,045	**-931,162**	**-275**	529,536	414,666	**-975,541**	**-288**
Res6	Carnforth	Res6	Flats	Brownfield	100	13,700,000	-	-	2,397,500	403,426	327,576	1,519,122	**-1,281,804**	**-189**	357,401	1,485,611	**-1,315,315**	**-194**	388,583	1,450,575	**-1,350,351**	**-199**
Res7GF	Carnforth	Res7GF	Mixed	Greenfield	150	22,002,750	4,642,875	3,627,914	4,129,054	671,063	1,330,929	6,304,846	**1,504,730**	**152**	2,005,098	5,547,350	**747,234**	**75**	2,671,859	4,768,948	**-31,168**	**-3**
Res7BF	Carnforth	Res7BF	Mixed	Brownfield	150	25,146,000	3,095,250	2,418,610	4,586,265	687,361	1,834,704	7,064,273	**1,790,647**	**159**	1,997,690	6,881,142	**1,607,516**	**143**	2,168,084	6,689,687	**1,416,061**	**126**

iii. Carnforth – residential testing results – 2025 future homes building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2025 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Carnforth	Res1GF	Houses	Greenfield	2	606,000	-	-	106,050	33,037	23,932	169,131	**30,044**	**121**	35,897	157,166	**18,079**	**73**	47,863	145,200	**6,113**	**25**
Res2GF	Carnforth	Res2GF	Houses	Greenfield	6	1,417,500	-	-	248,063	78,764	79,772	312,487	**-14,339**	**-23**	119,658	272,601	**-54,225**	**-87**	160,180	232,079	**-94,747**	**-152**
Res2BF	Carnforth	Res2BF	Houses	Brownfield	6	1,417,500	-	-	248,063	78,764	117,623	280,066	**-46,760**	**-75**	128,225	269,464	**-57,362**	**-92**	139,223	258,466	**-68,360**	**-110**
Res3GF	Carnforth	Res3GF	Houses	Greenfield	15	2,200,275	464,288	377,532	412,905	161,806	208,984	495,142	**-79,569**	**-80**	316,399	381,282	**-193,429**	**-195**	425,198	265,955	**-308,756**	**-311**
Res3BF	Carnforth	Res3BF	Houses	Brownfield	15	2,514,600	309,525	251,688	458,627	165,736	310,848	513,059	**-111,303**	**-99**	339,713	482,463	**-141,899**	**-126**	369,133	451,277	**-173,085**	**-154**
Res4GF	Carnforth	Res4GF	Mixed	Greenfield	50	7,334,250	1,547,625	1,258,438	1,376,351	583,563	347,452	2,068,091	**108,177**	**33**	527,166	1,866,165	**-93,749**	**-28**	704,905	1,666,457	**-293,457**	**-89**
Res4BF	Carnforth	Res4BF	Mixed	Brownfield	50	8,382,000	1,031,750	838,960	1,528,755	597,736	481,744	2,352,262	**225,771**	**60**	525,191	2,303,445	**176,954**	**47**	570,613	2,252,409	**125,918**	**34**
Res5	Carnforth	Res5	Flats	Brownfield	50	6,850,000	-	-	1,198,750	526,506	446,591	502,588	**-1,222,668**	**-361**	487,669	459,045	**-1,266,211**	**-374**	529,536	414,666	**-1,310,590**	**-387**
Res6	Carnforth	Res6	Flats	Brownfield	100	13,700,000	-	-	2,397,500	1,109,422	327,576	1,519,122	**-1,987,800**	**-293**	357,401	1,485,611	**-2,021,311**	**-298**	388,583	1,450,575	**-2,056,347**	**-303**
Res7GF	Carnforth	Res7GF	Mixed	Greenfield	150	22,002,750	4,642,875	3,627,914	4,129,054	1,845,423	1,330,929	6,304,846	**330,370**	**33**	2,005,098	5,547,350	**-427,126**	**-43**	2,671,859	4,768,948	**-1,205,528**	**-121**
Res7BF	Carnforth	Res7BF	Mixed	Brownfield	150	25,146,000	3,095,250	2,418,610	4,586,265	1,890,243	1,834,704	7,064,273	**587,765**	**52**	1,997,690	6,881,142	**404,634**	**36**	2,168,084	6,689,687	**213,179**	**19**

iv. Carnforth – residential testing results – Passivhaus equivalent building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Carnforth	Res1GF	Houses	Greenfield	2	606,000	-	-	106,050	12,014	23,932	169,131	**51,067**	**205**	35,897	157,166	**39,102**	**157**	47,863	145,200	**27,136**	**109**
Res2GF	Carnforth	Res2GF	Houses	Greenfield	6	1,417,500	-	-	248,063	28,641	79,772	312,487	**35,783**	**58**	119,658	272,601	**-4,103**	**-7**	160,180	232,079	**-44,625**	**-72**
Res2BF	Carnforth	Res2BF	Houses	Brownfield	6	1,417,500	-	-	248,063	28,641	117,623	280,066	**3,362**	**5**	128,225	269,464	**-7,240**	**-12**	139,223	258,466	**-18,238**	**-29**
Res3GF	Carnforth	Res3GF	Houses	Greenfield	15	2,200,275	464,288	377,532	412,905	58,839	208,984	495,142	**23,398**	**24**	316,399	381,282	**-90,462**	**-91**	425,198	265,955	**-205,789**	**-207**
Res3BF	Carnforth	Res3BF	Houses	Brownfield	15	2,514,600	309,525	251,688	458,627	60,268	310,848	513,059	**-5,835**	**-5**	339,713	482,463	**-36,431**	**-32**	369,133	451,277	**-67,617**	**-60**
Res4GF	Carnforth	Res4GF	Mixed	Greenfield	50	7,334,250	1,547,625	1,258,438	1,376,351	212,205	347,452	2,068,091	**479,535**	**145**	527,166	1,866,165	**277,609**	**84**	704,905	1,666,457	**77,901**	**24**
Res4BF	Carnforth	Res4BF	Mixed	Brownfield	50	8,382,000	1,031,750	838,960	1,528,755	217,359	481,744	2,352,262	**606,148**	**161**	525,191	2,303,445	**557,331**	**148**	570,613	2,252,409	**506,295**	**135**
Res5	Carnforth	Res5	Flats	Brownfield	50	6,850,000	-	-	1,198,750	191,457	446,591	502,588	**-887,619**	**-262**	487,669	459,045	**-931,162**	**-275**	529,536	414,666	**-975,541**	**-288**
Res6	Carnforth	Res6	Flats	Brownfield	100	13,700,000	-	-	2,397,500	403,426	327,576	1,519,122	**-1,281,804**	**-189**	357,401	1,485,611	**-1,315,315**	**-194**	388,583	1,450,575	**-1,350,351**	**-199**
Res7GF	Carnforth	Res7GF	Mixed	Greenfield	150	22,002,750	4,642,875	3,627,914	4,129,054	671,063	1,330,929	6,304,846	**1,504,730**	**152**	2,005,098	5,547,350	**747,234**	**75**	2,671,859	4,768,948	**-31,168**	**-3**
Res7BF	Carnforth	Res7BF	Mixed	Brownfield	150	25,146,000	3,095,250	2,418,610	4,586,265	687,361	1,834,704	7,064,273	**1,790,647**	**159**	1,997,690	6,881,142	**1,607,516**	**143**	2,168,084	6,689,687	**1,416,061**	**126**

v. Carnforth – residential testing results – Passivhaus plus equivalent building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus + standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Carnforth	Res1GF	Houses	Greenfield	2	606,000	-	-	106,050	21,024	23,932	169,131	**42,057**	**169**	35,897	157,166	**30,092**	**121**	47,863	145,200	**18,126**	**73**
Res2GF	Carnforth	Res2GF	Houses	Greenfield	6	1,417,500	-	-	248,063	50,122	79,772	312,487	**14,302**	**23**	119,658	272,601	**-25,584**	**-41**	160,180	232,079	**-66,106**	**-106**
Res2BF	Carnforth	Res2BF	Houses	Brownfield	6	1,417,500	-	-	248,063	50,122	117,623	280,066	**-18,119**	**-29**	128,225	269,464	**-28,721**	**-46**	139,223	258,466	**-39,719**	**-64**
Res3GF	Carnforth	Res3GF	Houses	Greenfield	15	2,200,275	464,288	377,532	412,905	102,967	208,984	495,142	**-20,731**	**-21**	316,399	381,282	**-134,591**	**-136**	425,198	265,955	**-249,918**	**-252**
Res3BF	Carnforth	Res3BF	Houses	Brownfield	15	2,514,600	309,525	251,688	458,627	105,468	310,848	513,059	**-51,036**	**-45**	339,713	482,463	**-81,632**	**-72**	369,133	451,277	**-112,818**	**-100**
Res4GF	Carnforth	Res4GF	Mixed	Greenfield	50	7,334,250	1,547,625	1,258,438	1,376,351	371,358	347,452	2,068,091	**320,382**	**97**	527,166	1,866,165	**118,456**	**36**	704,905	1,666,457	**-81,252**	**-25**
Res4BF	Carnforth	Res4BF	Mixed	Brownfield	50	8,382,000	1,031,750	838,960	1,528,755	380,377	481,744	2,352,262	**443,130**	**118**	525,191	2,303,445	**394,313**	**105**	570,613	2,252,409	**343,277**	**91**
Res5	Carnforth	Res5	Flats	Brownfield	50	6,850,000	-	-	1,198,750	335,049	446,591	502,588	**-1,031,211**	**-304**	487,669	459,045	**-1,074,754**	**-317**	529,536	414,666	**-1,119,133**	**-330**
Res6	Carnforth	Res6	Flats	Brownfield	100	13,700,000	-	-	2,397,500	705,996	327,576	1,519,122	**-1,584,374**	**-234**	357,401	1,485,611	**-1,617,885**	**-239**	388,583	1,450,575	**-1,652,921**	**-244**
Res7GF	Carnforth	Res7GF	Mixed	Greenfield	150	22,002,750	4,642,875	3,627,914	4,129,054	1,174,360	1,330,929	6,304,846	**1,001,432**	**101**	2,005,098	5,547,350	**243,936**	**25**	2,671,859	4,768,948	**-534,466**	**-54**
Res7BF	Carnforth	Res7BF	Mixed	Brownfield	150	25,146,000	3,095,250	2,418,610	4,586,265	1,202,882	1,834,704	7,064,273	**1,275,126**	**113**	1,997,690	6,881,142	**1,091,995**	**97**	2,168,084	6,689,687	**900,540**	**80**

vi. Lancaster – residential testing results – no additional building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - None standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Lancaster	Res1GF	Houses	Greenfield	2	618,000	-	-	108,150	-	23,932	180,771	**72,621**	**292**	35,897	168,806	**60,656**	**244**	47,863	156,840	**48,690**	**196**
Res2GF	Lancaster	Res2GF	Houses	Greenfield	6	1,530,000	-	-	267,750	-	79,772	421,612	**153,862**	**247**	119,658	381,726	**113,976**	**183**	160,180	341,204	**73,454**	**118**
Res2BF	Lancaster	Res2BF	Houses	Brownfield	6	1,530,000	-	-	267,750	-	117,623	389,191	**121,441**	**195**	128,225	378,589	**110,839**	**178**	139,223	367,591	**99,841**	**161**
Res3GF	Lancaster	Res3GF	Houses	Greenfield	15	2,329,950	478,800	377,532	436,469	-	208,984	638,666	**202,197**	**204**	316,399	524,806	**88,337**	**89**	425,198	409,479	**-26,990**	**-27**
Res3BF	Lancaster	Res3BF	Houses	Brownfield	15	2,662,800	319,200	251,688	485,142	-	310,848	670,011	**184,869**	**164**	339,713	639,414	**154,272**	**137**	369,133	608,229	**123,087**	**109**
Res4GF	Lancaster	Res4GF	Mixed	Greenfield	50	7,766,500	1,596,000	1,258,438	1,454,898	-	347,452	2,555,769	**1,100,872**	**333**	527,166	2,353,842	**898,945**	**272**	704,905	2,154,135	**699,238**	**211**
Res4BF	Lancaster	Res4BF	Mixed	Brownfield	50	8,876,000	1,064,000	838,960	1,617,140	-	481,744	2,885,567	**1,268,427**	**338**	525,191	2,836,750	**1,219,610**	**325**	570,613	2,785,714	**1,168,574**	**311**
Res5	Lancaster	Res5	Flats	Brownfield	50	7,150,000	-	-	1,251,250	-	742,032	483,805	**-767,445**	**-226**	809,968	411,793	**-839,457**	**-248**	878,694	338,943	**-912,307**	**-269**
Res6	Lancaster	Res6	Flats	Brownfield	100	14,300,000	-	-	2,502,500	-	1,280,650	1,052,765	**-1,449,735**	**-214**	1,397,243	921,761	**-1,580,739**	**-233**	1,515,191	789,235	**-1,713,265**	**-253**
Res7GF	Lancaster	Res7GF	Mixed	Greenfield	150	23,299,500	4,788,000	3,627,914	4,364,693	-	1,330,929	7,747,974	**3,383,282**	**341**	2,005,098	6,990,362	**2,625,670**	**264**	2,671,859	6,241,190	**1,876,498**	**189**
Res7BF	Lancaster	Res7BF	Mixed	Brownfield	150	26,628,000	3,192,000	2,418,610	4,851,420	-	1,834,704	8,642,609	**3,791,189**	**336**	1,997,690	8,459,478	**3,608,058**	**320**	2,168,084	8,268,023	**3,416,603**	**303**

vii. Lancaster – residential testing results – 2021 building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2021 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Lancaster	Res1GF	Houses	Greenfield	2	618,000	-	-	108,150	12,014	23,932	180,771	**60,607**	**243**	35,897	168,806	**48,642**	**195**	47,863	156,840	**36,676**	**147**
Res2GF	Lancaster	Res2GF	Houses	Greenfield	6	1,530,000	-	-	267,750	28,641	79,772	421,612	**125,221**	**201**	119,658	381,726	**85,335**	**137**	160,180	341,204	**44,813**	**72**
Res2BF	Lancaster	Res2BF	Houses	Brownfield	6	1,530,000	-	-	267,750	28,641	117,623	389,191	**92,800**	**149**	128,225	378,589	**82,198**	**132**	139,223	367,591	**71,200**	**114**
Res3GF	Lancaster	Res3GF	Houses	Greenfield	15	2,329,950	478,800	377,532	436,469	58,839	208,984	638,666	**143,358**	**144**	316,399	524,806	**29,498**	**30**	425,198	409,479	**-85,829**	**-86**
Res3BF	Lancaster	Res3BF	Houses	Brownfield	15	2,662,800	319,200	251,688	485,142	60,268	310,848	670,011	**124,601**	**111**	339,713	639,414	**94,004**	**83**	369,133	608,229	**62,819**	**56**
Res4GF	Lancaster	Res4GF	Mixed	Greenfield	50	7,766,500	1,596,000	1,258,438	1,454,898	212,205	347,452	2,555,769	**888,667**	**269**	527,166	2,353,842	**686,740**	**208**	704,905	2,154,135	**487,033**	**147**
Res4BF	Lancaster	Res4BF	Mixed	Brownfield	50	8,876,000	1,064,000	838,960	1,617,140	217,359	481,744	2,885,567	**1,051,068**	**280**	525,191	2,836,750	**1,002,251**	**267**	570,613	2,785,714	**951,215**	**253**
Res5	Lancaster	Res5	Flats	Brownfield	50	7,150,000	-	-	1,251,250	191,457	742,032	483,805	**-958,902**	**-283**	809,968	411,793	**-1,030,914**	**-304**	878,694	338,943	**-1,103,764**	**-326**
Res6	Lancaster	Res6	Flats	Brownfield	100	14,300,000	-	-	2,502,500	403,426	1,280,650	1,052,765	**-1,853,161**	**-273**	1,397,243	921,761	**-1,984,165**	**-293**	1,515,191	789,235	**-2,116,691**	**-312**
Res7GF	Lancaster	Res7GF	Mixed	Greenfield	150	23,299,500	4,788,000	3,627,914	4,364,693	671,063	1,330,929	7,747,974	**2,712,219**	**273**	2,005,098	6,990,362	**1,954,607**	**197**	2,671,859	6,241,190	**1,205,435**	**121**
Res7BF	Lancaster	Res7BF	Mixed	Brownfield	150	26,628,000	3,192,000	2,418,610	4,851,420	687,361	1,834,704	8,642,609	**3,103,828**	**275**	1,997,690	8,459,478	**2,920,697**	**259**	2,168,084	8,268,023	**2,729,242**	**242**

viii. Lancaster – residential testing results – 2025 future homes building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2025 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Lancaster	Res1GF	Houses	Greenfield	2	618,000	-	-	108,150	33,037	23,932	180,771	**39,584**	**159**	35,897	168,806	**27,619**	**111**	47,863	156,840	**15,653**	**63**
Res2GF	Lancaster	Res2GF	Houses	Greenfield	6	1,530,000	-	-	267,750	78,764	79,772	421,612	**75,098**	**121**	119,658	381,726	**35,212**	**57**	160,180	341,204	**-5,310**	**-9**
Res2BF	Lancaster	Res2BF	Houses	Brownfield	6	1,530,000	-	-	267,750	78,764	117,623	389,191	**42,677**	**69**	128,225	378,589	**32,075**	**52**	139,223	367,591	**21,077**	**34**
Res3GF	Lancaster	Res3GF	Houses	Greenfield	15	2,329,950	478,800	377,532	436,469	161,806	208,984	638,666	**40,391**	**41**	316,399	524,806	**-73,469**	**-74**	425,198	409,479	**-188,796**	**-190**
Res3BF	Lancaster	Res3BF	Houses	Brownfield	15	2,662,800	319,200	251,688	485,142	165,736	310,848	670,011	**19,133**	**17**	339,713	639,414	**-11,464**	**-10**	369,133	608,229	**-42,649**	**-38**
Res4GF	Lancaster	Res4GF	Mixed	Greenfield	50	7,766,500	1,596,000	1,258,438	1,454,898	583,563	347,452	2,555,769	**517,309**	**156**	527,166	2,353,842	**315,382**	**95**	704,905	2,154,135	**115,675**	**35**
Res4BF	Lancaster	Res4BF	Mixed	Brownfield	50	8,876,000	1,064,000	838,960	1,617,140	597,736	481,744	2,885,567	**670,691**	**179**	525,191	2,836,750	**621,874**	**166**	570,613	2,785,714	**570,838**	**152**
Res5	Lancaster	Res5	Flats	Brownfield	50	7,150,000	-	-	1,251,250	526,506	742,032	483,805	**-1,293,951**	**-382**	809,968	411,793	**-1,365,963**	**-403**	878,694	338,943	**-1,438,813**	**-425**
Res6	Lancaster	Res6	Flats	Brownfield	100	14,300,000	-	-	2,502,500	1,109,422	1,280,650	1,052,765	**-2,559,157**	**-378**	1,397,243	921,761	**-2,690,161**	**-397**	1,515,191	789,235	**-2,822,687**	**-416**
Res7GF	Lancaster	Res7GF	Mixed	Greenfield	150	23,299,500	4,788,000	3,627,914	4,364,693	1,845,423	1,330,929	7,747,974	**1,537,859**	**155**	2,005,098	6,990,362	**780,247**	**79**	2,671,859	6,241,190	**31,075**	**3**
Res7BF	Lancaster	Res7BF	Mixed	Brownfield	150	26,628,000	3,192,000	2,418,610	4,851,420	1,890,243	1,834,704	8,642,609	**1,900,946**	**169**	1,997,690	8,459,478	**1,717,815**	**152**	2,168,084	8,268,023	**1,526,360**	**135**

ix. Lancaster – residential testing results – Passivhaus equivalent building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Lancaster	Res1GF	Houses	Greenfield	2	618,000	-	-	108,150	12,014	23,932	180,771	**60,607**	**243**	35,897	168,806	**48,642**	**195**	47,863	156,840	**36,676**	**147**
Res2GF	Lancaster	Res2GF	Houses	Greenfield	6	1,530,000	-	-	267,750	28,641	79,772	421,612	**125,221**	**201**	119,658	381,726	**85,335**	**137**	160,180	341,204	**44,813**	**72**
Res2BF	Lancaster	Res2BF	Houses	Brownfield	6	1,530,000	-	-	267,750	28,641	117,623	389,191	**92,800**	**149**	128,225	378,589	**82,198**	**132**	139,223	367,591	**71,200**	**114**
Res3GF	Lancaster	Res3GF	Houses	Greenfield	15	2,329,950	478,800	377,532	436,469	58,839	208,984	638,666	**143,358**	**144**	316,399	524,806	**29,498**	**30**	425,198	409,479	**-85,829**	**-86**
Res3BF	Lancaster	Res3BF	Houses	Brownfield	15	2,662,800	319,200	251,688	485,142	60,268	310,848	670,011	**124,601**	**111**	339,713	639,414	**94,004**	**83**	369,133	608,229	**62,819**	**56**
Res4GF	Lancaster	Res4GF	Mixed	Greenfield	50	7,766,500	1,596,000	1,258,438	1,454,898	212,205	347,452	2,555,769	**888,667**	**269**	527,166	2,353,842	**686,740**	**208**	704,905	2,154,135	**487,033**	**147**
Res4BF	Lancaster	Res4BF	Mixed	Brownfield	50	8,876,000	1,064,000	838,960	1,617,140	217,359	481,744	2,885,567	**1,051,068**	**280**	525,191	2,836,750	**1,002,251**	**267**	570,613	2,785,714	**951,215**	**253**
Res5	Lancaster	Res5	Flats	Brownfield	50	7,150,000	-	-	1,251,250	191,457	742,032	483,805	**-958,902**	**-283**	809,968	411,793	**-1,030,914**	**-304**	878,694	338,943	**-1,103,764**	**-326**
Res6	Lancaster	Res6	Flats	Brownfield	100	14,300,000	-	-	2,502,500	403,426	1,280,650	1,052,765	**-1,853,161**	**-273**	1,397,243	921,761	**-1,984,165**	**-293**	1,515,191	789,235	**-2,116,691**	**-312**
Res7GF	Lancaster	Res7GF	Mixed	Greenfield	150	23,299,500	4,788,000	3,627,914	4,364,693	671,063	1,330,929	7,747,974	**2,712,219**	**273**	2,005,098	6,990,362	**1,954,607**	**197**	2,671,859	6,241,190	**1,205,435**	**121**
Res7BF	Lancaster	Res7BF	Mixed	Brownfield	150	26,628,000	3,192,000	2,418,610	4,851,420	687,361	1,834,704	8,642,609	**3,103,828**	**275**	1,997,690	8,459,478	**2,920,697**	**259**	2,168,084	8,268,023	**2,729,242**	**242**

x. Lancaster – residential testing results – Passivhaus plus building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus + standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Lancaster	Res1GF	Houses	Greenfield	2	618,000	-	-	108,150	21,024	23,932	180,771	**51,597**	**207**	35,897	168,806	**39,632**	**159**	47,863	156,840	**27,666**	**111**
Res2GF	Lancaster	Res2GF	Houses	Greenfield	6	1,530,000	-	-	267,750	50,122	79,772	421,612	**103,740**	**167**	119,658	381,726	**63,854**	**103**	160,180	341,204	**23,332**	**38**
Res2BF	Lancaster	Res2BF	Houses	Brownfield	6	1,530,000	-	-	267,750	50,122	117,623	389,191	**71,319**	**115**	128,225	378,589	**60,717**	**98**	139,223	367,591	**49,719**	**80**
Res3GF	Lancaster	Res3GF	Houses	Greenfield	15	2,329,950	478,800	377,532	436,469	102,967	208,984	638,666	**99,229**	**100**	316,399	524,806	**-14,631**	**-15**	425,198	409,479	**-129,958**	**-131**
Res3BF	Lancaster	Res3BF	Houses	Brownfield	15	2,662,800	319,200	251,688	485,142	105,468	310,848	670,011	**79,401**	**70**	339,713	639,414	**48,804**	**43**	369,133	608,229	**17,619**	**16**
Res4GF	Lancaster	Res4GF	Mixed	Greenfield	50	7,766,500	1,596,000	1,258,438	1,454,898	371,358	347,452	2,555,769	**729,513**	**220**	527,166	2,353,842	**527,586**	**159**	704,905	2,154,135	**327,879**	**99**
Res4BF	Lancaster	Res4BF	Mixed	Brownfield	50	8,876,000	1,064,000	838,960	1,617,140	380,377	481,744	2,885,567	**888,050**	**236**	525,191	2,836,750	**839,233**	**223**	570,613	2,785,714	**788,197**	**210**
Res5	Lancaster	Res5	Flats	Brownfield	50	7,150,000	-	-	1,251,250	335,049	742,032	483,805	**-1,102,494**	**-325**	809,968	411,793	**-1,174,506**	**-347**	878,694	338,943	**-1,247,356**	**-368**
Res6	Lancaster	Res6	Flats	Brownfield	100	14,300,000	-	-	2,502,500	705,996	1,280,650	1,052,765	**-2,155,731**	**-318**	1,397,243	921,761	**-2,286,735**	**-337**	1,515,191	789,235	**-2,419,261**	**-357**
Res7GF	Lancaster	Res7GF	Mixed	Greenfield	150	23,299,500	4,788,000	3,627,914	4,364,693	1,174,360	1,330,929	7,747,974	**2,208,922**	**223**	2,005,098	6,990,362	**1,451,310**	**146**	2,671,859	6,241,190	**702,138**	**71**
Res7BF	Lancaster	Res7BF	Mixed	Brownfield	150	26,628,000	3,192,000	2,418,610	4,851,420	1,202,882	1,834,704	8,642,609	**2,588,307**	**230**	1,997,690	8,459,478	**2,405,176**	**213**	2,168,084	8,268,023	**2,213,721**	**196**

xi. Rural west – residential testing results – no additional building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - None standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Rural West	Res1GF	Houses	Greenfield	2	618,000	-	-	108,150	-	23,932	180,771	**72,621**	**292**	35,897	168,806	**60,656**	**244**	47,863	156,840	**48,690**	**196**
Res2GF	Rural West	Res2GF	Houses	Greenfield	6	1,570,500	-	-	274,838	-	79,772	460,897	**186,060**	**299**	119,658	421,011	**146,174**	**235**	160,180	380,489	**105,652**	**170**
Res2BF	Rural West	Res2BF	Houses	Brownfield	6	1,570,500	-	-	274,838	-	117,623	428,476	**153,639**	**247**	128,225	417,874	**143,037**	**230**	139,223	406,876	**132,039**	**212**
Res3GF	Rural West	Res3GF	Houses	Greenfield	15	2,424,975	501,975	377,532	454,489	-	208,984	756,681	**302,192**	**304**	316,399	642,821	**188,332**	**190**	425,198	527,494	**73,005**	**74**
Res3BF	Rural West	Res3BF	Houses	Brownfield	15	2,771,400	334,650	251,688	505,074	-	310,848	793,584	**288,510**	**256**	339,713	762,987	**257,913**	**229**	369,133	731,802	**226,728**	**201**
Res4GF	Rural West	Res4GF	Mixed	Greenfield	50	8,083,250	1,673,250	1,258,438	1,514,964	-	347,452	2,954,891	**1,439,927**	**435**	527,166	2,754,834	**1,239,870**	**375**	704,905	2,555,127	**1,040,163**	**314**
Res4BF	Rural West	Res4BF	Mixed	Brownfield	50	9,238,000	1,115,500	838,960	1,683,580	-	481,744	3,293,311	**1,609,731**	**429**	525,191	3,247,258	**1,563,678**	**416**	570,613	3,199,110	**1,515,530**	**403**

xii. Rural west – residential testing results – 2021 building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2021 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Rural West	Res1GF	Houses	Greenfield	2	618,000	-	-	108,150	12,014	23,932	180,771	**60,607**	**243**	35,897	168,806	**48,642**	**195**	47,863	156,840	**36,676**	**147**
Res2GF	Rural West	Res2GF	Houses	Greenfield	6	1,570,500	-	-	274,838	28,641	79,772	460,897	**157,418**	**253**	119,658	421,011	**117,532**	**189**	160,180	380,489	**77,010**	**124**
Res2BF	Rural West	Res2BF	Houses	Brownfield	6	1,570,500	-	-	274,838	28,641	117,623	428,476	**124,997**	**201**	128,225	417,874	**114,395**	**184**	139,223	406,876	**103,397**	**166**
Res3GF	Rural West	Res3GF	Houses	Greenfield	15	2,424,975	501,975	377,532	454,489	58,839	208,984	756,681	**243,353**	**245**	316,399	642,821	**129,493**	**130**	425,198	527,494	**14,166**	**14**
Res3BF	Rural West	Res3BF	Houses	Brownfield	15	2,771,400	334,650	251,688	505,074	60,268	310,848	793,584	**228,242**	**203**	339,713	762,987	**197,645**	**175**	369,133	731,802	**166,460**	**148**
Res4GF	Rural West	Res4GF	Mixed	Greenfield	50	8,083,250	1,673,250	1,258,438	1,514,964	212,205	347,452	2,954,891	**1,227,723**	**371**	527,166	2,754,834	**1,027,666**	**311**	704,905	2,555,127	**827,959**	**250**
Res4BF	Rural West	Res4BF	Mixed	Brownfield	50	9,238,000	1,115,500	838,960	1,683,580	217,359	481,744	3,293,311	**1,392,372**	**371**	525,191	3,247,258	**1,346,319**	**358**	570,613	3,199,110	**1,298,171**	**346**

xiii. Rural west – residential testing results – 2025 future homes building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2025 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Rural West	Res1GF	Houses	Greenfield	2	618,000	-	-	108,150	33,037	23,932	180,771	**39,584**	**159**	35,897	168,806	**27,619**	**111**	47,863	156,840	**15,653**	**63**
Res2GF	Rural West	Res2GF	Houses	Greenfield	6	1,570,500	-	-	274,838	78,764	79,772	460,897	**107,296**	**173**	119,658	421,011	**67,410**	**108**	160,180	380,489	**26,888**	**43**
Res2BF	Rural West	Res2BF	Houses	Brownfield	6	1,570,500	-	-	274,838	78,764	117,623	428,476	**74,875**	**120**	128,225	417,874	**64,273**	**103**	139,223	406,876	**53,275**	**86**
Res3GF	Rural West	Res3GF	Houses	Greenfield	15	2,424,975	501,975	377,532	454,489	161,806	208,984	756,681	**140,386**	**141**	316,399	642,821	**26,526**	**27**	425,198	527,494	**-88,801**	**-89**
Res3BF	Rural West	Res3BF	Houses	Brownfield	15	2,771,400	334,650	251,688	505,074	165,736	310,848	793,584	**122,774**	**109**	339,713	762,987	**92,177**	**82**	369,133	731,802	**60,992**	**54**
Res4GF	Rural West	Res4GF	Mixed	Greenfield	50	8,083,250	1,673,250	1,258,438	1,514,964	583,563	347,452	2,954,891	**856,364**	**259**	527,166	2,754,834	**656,307**	**198**	704,905	2,555,127	**456,600**	**138**
Res4BF	Rural West	Res4BF	Mixed	Brownfield	50	9,238,000	1,115,500	838,960	1,683,580	597,736	481,744	3,293,311	**1,011,995**	**269**	525,191	3,247,258	**965,942**	**257**	570,613	3,199,110	**917,794**	**244**

xiv. Rural west – residential testing results – Passivhaus equivalent building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Rural West	Res1GF	Houses	Greenfield	2	618,000	-	-	108,150	12,014	23,932	180,771	**60,607**	**243**	35,897	168,806	**48,642**	**195**	47,863	156,840	**36,676**	**147**
Res2GF	Rural West	Res2GF	Houses	Greenfield	6	1,570,500	-	-	274,838	28,641	79,772	460,897	**157,418**	**253**	119,658	421,011	**117,532**	**189**	160,180	380,489	**77,010**	**124**
Res2BF	Rural West	Res2BF	Houses	Brownfield	6	1,570,500	-	-	274,838	28,641	117,623	428,476	**124,997**	**201**	128,225	417,874	**114,395**	**184**	139,223	406,876	**103,397**	**166**
Res3GF	Rural West	Res3GF	Houses	Greenfield	15	2,424,975	501,975	377,532	454,489	58,839	208,984	756,681	**243,353**	**245**	316,399	642,821	**129,493**	**130**	425,198	527,494	**14,166**	**14**
Res3BF	Rural West	Res3BF	Houses	Brownfield	15	2,771,400	334,650	251,688	505,074	60,268	310,848	793,584	**228,242**	**203**	339,713	762,987	**197,645**	**175**	369,133	731,802	**166,460**	**148**
Res4GF	Rural West	Res4GF	Mixed	Greenfield	50	8,083,250	1,673,250	1,258,438	1,514,964	212,205	347,452	2,954,891	**1,227,723**	**371**	527,166	2,754,834	**1,027,666**	**311**	704,905	2,555,127	**827,959**	**250**
Res4BF	Rural West	Res4BF	Mixed	Brownfield	50	9,238,000	1,115,500	838,960	1,683,580	217,359	481,744	3,293,311	**1,392,372**	**371**	525,191	3,247,258	**1,346,319**	**358**	570,613	3,199,110	**1,298,171**	**346**

xv. Rural west – residential testing results – Passivhaus plus equivalent building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus + standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Rural West	Res1GF	Houses	Greenfield	2	618,000	-	-	108,150	21,024	23,932	180,771	**51,597**	**207**	35,897	168,806	**39,632**	**159**	47,863	156,840	**27,666**	**111**
Res2GF	Rural West	Res2GF	Houses	Greenfield	6	1,570,500	-	-	274,838	50,122	79,772	460,897	**135,937**	**219**	119,658	421,011	**96,051**	**154**	160,180	380,489	**55,529**	**89**
Res2BF	Rural West	Res2BF	Houses	Brownfield	6	1,570,500	-	-	274,838	50,122	117,623	428,476	**103,516**	**166**	128,225	417,874	**92,914**	**149**	139,223	406,876	**81,916**	**132**
Res3GF	Rural West	Res3GF	Houses	Greenfield	15	2,424,975	501,975	377,532	454,489	102,967	208,984	756,681	**199,224**	**201**	316,399	642,821	**85,364**	**86**	425,198	527,494	**-29,963**	**-30**
Res3BF	Rural West	Res3BF	Houses	Brownfield	15	2,771,400	334,650	251,688	505,074	105,468	310,848	793,584	**183,042**	**162**	339,713	762,987	**152,445**	**135**	369,133	731,802	**121,260**	**108**
Res4GF	Rural West	Res4GF	Mixed	Greenfield	50	8,083,250	1,673,250	1,258,438	1,514,964	371,358	347,452	2,954,891	**1,068,569**	**323**	527,166	2,754,834	**868,512**	**262**	704,905	2,555,127	**668,805**	**202**
Res4BF	Rural West	Res4BF	Mixed	Brownfield	50	9,238,000	1,115,500	838,960	1,683,580	380,377	481,744	3,293,311	**1,229,354**	**327**	525,191	3,247,258	**1,183,301**	**315**	570,613	3,199,110	**1,135,153**	**302**

xvi. Rural east – residential testing results – no building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - None standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Rural East	Res1GF	Houses	Greenfield	2	630,000	-	-	110,250	-	23,932	192,411	**82,161**	**330**	35,897	180,446	**70,196**	**282**	47,863	168,480	**58,230**	**234**
Res2GF	Rural East	Res2GF	Houses	Greenfield	6	1,539,000	-	-	269,325	-	79,772	430,342	**161,017**	**259**	119,658	390,456	**121,131**	**195**	160,180	349,934	**80,609**	**130**
Res2BF	Rural East	Res2BF	Houses	Brownfield	6	1,539,000	-	-	269,325	-	117,623	397,921	**128,596**	**207**	128,225	387,319	**117,994**	**190**	139,223	376,321	**106,996**	**172**
Res3GF	Rural East	Res3GF	Houses	Greenfield	15	2,042,100	652,650	503,376	396,527	-	208,984	572,976	**176,450**	**205**	316,399	459,116	**62,590**	**73**	425,198	343,789	**-52,738**	**-61**
Res3BF	Rural East	Res3BF	Houses	Brownfield	15	2,382,450	489,578	377,590	446,303	-	310,848	614,556	**168,253**	**169**	339,713	583,959	**137,656**	**139**	369,133	552,773	**106,470**	**107**
Res4GF	Rural East	Res4GF	Mixed	Greenfield	50	6,807,000	2,175,500	1,671,918	1,321,755	-	347,452	2,337,987	**1,016,232**	**355**	527,166	2,136,060	**814,305**	**285**	704,905	1,936,353	**614,598**	**215**
Res4BF	Rural East	Res4BF	Mixed	Brownfield	50	7,941,500	1,631,625	1,258,438	1,487,660	-	481,744	2,674,152	**1,186,492**	**359**	525,191	2,625,334	**1,137,674**	**344**	570,613	2,574,298	**1,086,638**	**328**

xvii. Rural east – residential testing results – 2021 building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2021 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Rural East	Res1GF	Houses	Greenfield	2	630,000	-	-	110,250	12,014	23,932	192,411	**70,147**	**282**	35,897	180,446	**58,182**	**234**	47,863	168,480	**46,216**	**186**
Res2GF	Rural East	Res2GF	Houses	Greenfield	6	1,539,000	-	-	269,325	28,641	79,772	430,342	**132,376**	**213**	119,658	390,456	**92,490**	**149**	160,180	349,934	**51,968**	**84**
Res2BF	Rural East	Res2BF	Houses	Brownfield	6	1,539,000	-	-	269,325	28,641	117,623	397,921	**99,955**	**161**	128,225	387,319	**89,353**	**144**	139,223	376,321	**78,355**	**126**
Res3GF	Rural East	Res3GF	Houses	Greenfield	15	2,042,100	652,650	503,376	396,527	57,410	208,984	572,976	**119,040**	**139**	316,399	459,116	**5,180**	**6**	425,198	343,789	**-110,147**	**-128**
Res3BF	Rural East	Res3BF	Houses	Brownfield	15	2,382,450	489,578	377,590	446,303	58,839	310,848	614,556	**109,414**	**110**	339,713	583,959	**78,817**	**79**	369,133	552,773	**47,631**	**48**
Res4GF	Rural East	Res4GF	Mixed	Greenfield	50	6,807,000	2,175,500	1,671,918	1,321,755	207,051	347,452	2,337,987	**809,181**	**283**	527,166	2,136,060	**607,254**	**212**	704,905	1,936,353	**407,547**	**142**
Res4BF	Rural East	Res4BF	Mixed	Brownfield	50	7,941,500	1,631,625	1,258,438	1,487,660	212,205	481,744	2,674,152	**974,287**	**294**	525,191	2,625,334	**925,469**	**280**	570,613	2,574,298	**874,433**	**264**

xviii. Rural east – residential testing results – 2025 future homes building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2025 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Rural East	Res1GF	Houses	Greenfield	2	630,000	-	-	110,250	33,037	23,932	192,411	**49,124**	**197**	35,897	180,446	**37,159**	**149**	47,863	168,480	**25,193**	**101**
Res2GF	Rural East	Res2GF	Houses	Greenfield	6	1,539,000	-	-	269,325	78,764	79,772	430,342	**82,253**	**132**	119,658	390,456	**42,367**	**68**	160,180	349,934	**1,845**	**3**
Res2BF	Rural East	Res2BF	Houses	Brownfield	6	1,539,000	-	-	269,325	78,764	117,623	397,921	**49,832**	**80**	128,225	387,319	**39,230**	**63**	139,223	376,321	**28,232**	**45**
Res3GF	Rural East	Res3GF	Houses	Greenfield	15	2,042,100	652,650	503,376	396,527	157,876	208,984	572,976	**18,573**	**22**	316,399	459,116	**-95,287**	**-111**	425,198	343,789	**-210,614**	**-245**
Res3BF	Rural East	Res3BF	Houses	Brownfield	15	2,382,450	489,578	377,590	446,303	161,806	310,848	614,556	**6,447**	**6**	339,713	583,959	**-24,150**	**-24**	369,133	552,773	**-55,336**	**-56**
Res4GF	Rural East	Res4GF	Mixed	Greenfield	50	6,807,000	2,175,500	1,671,918	1,321,755	569,390	347,452	2,337,987	**446,842**	**156**	527,166	2,136,060	**244,915**	**86**	704,905	1,936,353	**45,208**	**16**
Res4BF	Rural East	Res4BF	Mixed	Brownfield	50	7,941,500	1,631,625	1,258,438	1,487,660	583,563	481,744	2,674,152	**602,929**	**182**	525,191	2,625,334	**554,111**	**167**	570,613	2,574,298	**503,075**	**152**

xix. Rural east – residential testing results – Passivhaus equivalent building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Rural East	Res1GF	Houses	Greenfield	2	630,000	-	-	110,250	12,014	23,932	192,411	**70,147**	**282**	35,897	180,446	**58,182**	**234**	47,863	168,480	**46,216**	**186**
Res2GF	Rural East	Res2GF	Houses	Greenfield	6	1,539,000	-	-	269,325	28,641	79,772	430,342	**132,376**	**213**	119,658	390,456	**92,490**	**149**	160,180	349,934	**51,968**	**84**
Res2BF	Rural East	Res2BF	Houses	Brownfield	6	1,539,000	-	-	269,325	28,641	117,623	397,921	**99,955**	**161**	128,225	387,319	**89,353**	**144**	139,223	376,321	**78,355**	**126**
Res3GF	Rural East	Res3GF	Houses	Greenfield	15	2,042,100	652,650	503,376	396,527	57,410	208,984	572,976	**119,040**	**139**	316,399	459,116	**5,180**	**6**	425,198	343,789	**-110,147**	**-128**
Res3BF	Rural East	Res3BF	Houses	Brownfield	15	2,382,450	489,578	377,590	446,303	58,839	310,848	614,556	**109,414**	**110**	339,713	583,959	**78,817**	**79**	369,133	552,773	**47,631**	**48**
Res4GF	Rural East	Res4GF	Mixed	Greenfield	50	6,807,000	2,175,500	1,671,918	1,321,755	207,051	347,452	2,337,987	**809,181**	**283**	527,166	2,136,060	**607,254**	**212**	704,905	1,936,353	**407,547**	**142**
Res4BF	Rural East	Res4BF	Mixed	Brownfield	50	7,941,500	1,631,625	1,258,438	1,487,660	212,205	481,744	2,674,152	**974,287**	**294**	525,191	2,625,334	**925,469**	**280**	570,613	2,574,298	**874,433**	**264**

xx. Rural east – residential testing results – Passivhaus plus equivalent building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus + standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Rural East	Res1GF	Houses	Greenfield	2	630,000	-	-	110,250	21,024	23,932	192,411	**61,137**	**246**	35,897	180,446	**49,172**	**197**	47,863	168,480	**37,206**	**149**
Res2GF	Rural East	Res2GF	Houses	Greenfield	6	1,539,000	-	-	269,325	50,122	79,772	430,342	**110,895**	**178**	119,658	390,456	**71,009**	**114**	160,180	349,934	**30,487**	**49**
Res2BF	Rural East	Res2BF	Houses	Brownfield	6	1,539,000	-	-	269,325	50,122	117,623	397,921	**78,474**	**126**	128,225	387,319	**67,872**	**109**	139,223	376,321	**56,874**	**91**
Res3GF	Rural East	Res3GF	Houses	Greenfield	15	2,042,100	652,650	503,376	396,527	100,467	208,984	572,976	**75,983**	**88**	316,399	459,116	**-37,877**	**-44**	425,198	343,789	**-153,204**	**-178**
Res3BF	Rural East	Res3BF	Houses	Brownfield	15	2,382,450	489,578	377,590	446,303	102,967	310,848	614,556	**65,285**	**66**	339,713	583,959	**34,688**	**35**	369,133	552,773	**3,502**	**4**
Res4GF	Rural East	Res4GF	Mixed	Greenfield	50	6,807,000	2,175,500	1,671,918	1,321,755	362,339	347,452	2,337,987	**653,893**	**228**	527,166	2,136,060	**451,966**	**158**	704,905	1,936,353	**252,259**	**88**
Res4BF	Rural East	Res4BF	Mixed	Brownfield	50	7,941,500	1,631,625	1,258,438	1,487,660	371,358	481,744	2,674,152	**815,134**	**246**	525,191	2,625,334	**766,316**	**232**	570,613	2,574,298	**715,280**	**216**

xxi. Morecambe/Heysham/Overton – residential testing results – no building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - None standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Morecambe, Heysham & Overton	Res1GF	Houses	Greenfield	2	580,000	-	-	101,500	-	23,932	143,911	**42,411**	**170**	35,897	131,946	**30,446**	**122**	47,863	119,980	**18,480**	**74**
Res2GF	Morecambe, Heysham & Overton	Res2GF	Houses	Greenfield	6	1,312,500	-	-	229,688	-	79,772	210,637	**-19,051**	**-31**	119,658	170,751	**-58,937**	**-95**	160,180	130,229	**-99,459**	**-160**
Res2BF	Morecambe, Heysham & Overton	Res2BF	Houses	Brownfield	6	1,312,500	-	-	229,688	-	117,623	178,216	**-51,472**	**-83**	128,225	167,614	**-62,074**	**-100**	139,223	156,616	**-73,072**	**-117**
Res3GF	Morecambe, Heysham & Overton	Res3GF	Houses	Greenfield	15	2,514,985	229,264	188,822	453,878	-	208,984	503,810	**49,932**	**42**	316,399	389,950	**-63,928**	**-54**	425,198	274,623	**-179,255**	**-150**
Res3BF	Morecambe, Heysham & Overton	Res3BF	Houses	Brownfield	15	2,958,750	-	-	517,781	-	310,848	553,006	**35,225**	**25**	339,713	522,410	**4,629**	**3**	369,133	491,224	**-26,557**	**-19**
Res4GF	Morecambe, Heysham & Overton	Res4GF	Mixed	Greenfield	50	8,383,125	763,965	629,278	1,512,885	-	347,452	2,105,500	**592,615**	**149**	527,166	1,903,574	**390,689**	**98**	704,905	1,703,866	**190,981**	**48**
Res4BF	Morecambe, Heysham & Overton	Res4BF	Mixed	Brownfield	50	9,862,500	-	-	1,725,938	-	481,744	2,490,169	**764,232**	**164**	525,191	2,441,352	**715,415**	**154**	570,613	2,390,316	**664,379**	**143**
Res5	Morecambe, Heysham & Overton	Res5	Flats	Brownfield	50	8,100,000	-	-	1,417,500	-	742,032	1,729,188	**311,688**	**89**	809,968	1,685,645	**268,145**	**76**	878,694	1,641,266	**223,766**	**64**
Res6	Morecambe, Heysham & Overton	Res6	Flats	Brownfield	100	16,200,000	-	-	2,835,000	-	327,576	4,028,141	**1,193,141**	**170**	357,401	3,996,527	**1,161,527**	**166**	388,583	3,963,474	**1,128,474**	**161**
Res7GF	Morecambe, Heysham & Overton	Res7GF	Mixed	Greenfield	150	25,149,375	2,291,715	1,814,006	4,538,644	-	1,330,929	6,506,956	**1,968,312**	**165**	2,005,098	5,749,459	**1,210,815**	**101**	2,671,859	4,987,983	**449,339**	**38**
Res7BF	Morecambe, Heysham & Overton	Res7BF	Mixed	Brownfield	150	29,587,500	-	-	5,177,813	-	1,834,704	7,578,082	**2,400,270**	**172**	1,997,690	7,394,950	**2,217,138**	**159**	2,168,084	7,203,496	**2,025,684**	**145**

xxii. Morecambe/Heysham/Overton – residential testing results – 2021 building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2021 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Morecambe, Heysham & Overton	Res1GF	Houses	Greenfield	2	580,000	-	-	101,500	12,014	23,932	143,911	**30,397**	**122**	35,897	131,946	**18,432**	**74**	47,863	119,980	**6,466**	**26**
Res2GF	Morecambe, Heysham & Overton	Res2GF	Houses	Greenfield	6	1,312,500	-	-	229,688	28,641	79,772	210,637	**-47,692**	**-77**	119,658	170,751	**-87,578**	**-141**	160,180	130,229	**-128,100**	**-206**
Res2BF	Morecambe, Heysham & Overton	Res2BF	Houses	Brownfield	6	1,312,500	-	-	229,688	28,641	117,623	178,216	**-80,113**	**-129**	128,225	167,614	**-90,715**	**-146**	139,223	156,616	**-101,713**	**-164**
Res3GF	Morecambe, Heysham & Overton	Res3GF	Houses	Greenfield	15	2,514,985	229,264	188,822	453,878	60,982	208,984	503,810	**-11,050**	**-9**	316,399	389,950	**-124,910**	**-105**	425,198	274,623	**-240,237**	**-201**
Res3BF	Morecambe, Heysham & Overton	Res3BF	Houses	Brownfield	15	2,958,750	-	-	517,781	63,126	310,848	553,006	**-27,901**	**-20**	339,713	522,410	**-58,497**	**-42**	369,133	491,224	**-89,683**	**-64**
Res4GF	Morecambe, Heysham & Overton	Res4GF	Mixed	Greenfield	50	8,383,125	763,965	629,278	1,512,885	219,935	347,452	2,105,500	**372,680**	**94**	527,166	1,903,574	**170,754**	**43**	704,905	1,703,866	**-28,954**	**-7**
Res4BF	Morecambe, Heysham & Overton	Res4BF	Mixed	Brownfield	50	9,862,500	-	-	1,725,938	227,666	481,744	2,490,169	**536,565**	**115**	525,191	2,441,352	**487,748**	**105**	570,613	2,390,316	**436,712**	**94**
Res5	Morecambe, Heysham & Overton	Res5	Flats	Brownfield	50	8,100,000	-	-	1,417,500	198,620	742,032	1,729,188	**113,068**	**32**	809,968	1,685,645	**69,525**	**20**	878,694	1,641,266	**25,146**	**7**
Res6	Morecambe, Heysham & Overton	Res6	Flats	Brownfield	100	16,200,000	-	-	2,835,000	418,521	327,576	4,028,141	**774,620**	**110**	357,401	3,996,527	**743,006**	**106**	388,583	3,963,474	**709,953**	**101**
Res7GF	Morecambe, Heysham & Overton	Res7GF	Mixed	Greenfield	150	25,149,375	2,291,715	1,814,006	4,538,644	695,510	1,330,929	6,506,956	**1,272,802**	**107**	2,005,098	5,749,459	**515,305**	**43**	2,671,859	4,987,983	**-246,171**	**-21**
Res7BF	Morecambe, Heysham & Overton	Res7BF	Mixed	Brownfield	150	29,587,500	-	-	5,177,813	719,958	1,834,704	7,578,082	**1,680,312**	**120**	1,997,690	7,394,950	**1,497,180**	**107**	2,168,084	7,203,496	**1,305,726**	**94**

xxiii. Morecambe/Heysham/Overton – residential testing results – 2025 future homes building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2025 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Morecambe, Heysham & Overton	Res1GF	Houses	Greenfield	2	580,000	-	-	101,500	33,037	23,932	143,911	**9,374**	**38**	35,897	131,946	**-2,591**	**-10**	47,863	119,980	**-14,557**	**-58**
Res2GF	Morecambe, Heysham & Overton	Res2GF	Houses	Greenfield	6	1,312,500	-	-	229,688	78,764	79,772	210,637	**-97,814**	**-157**	119,658	170,751	**-137,700**	**-221**	160,180	130,229	**-178,222**	**-287**
Res2BF	Morecambe, Heysham & Overton	Res2BF	Houses	Brownfield	6	1,312,500	-	-	229,688	78,764	117,623	178,216	**-130,235**	**-209**	128,225	167,614	**-140,837**	**-226**	139,223	156,616	**-151,835**	**-244**
Res3GF	Morecambe, Heysham & Overton	Res3GF	Houses	Greenfield	15	2,514,985	229,264	188,822	453,878	167,701	208,984	503,810	**-117,769**	**-99**	316,399	389,950	**-231,629**	**-194**	425,198	274,623	**-346,956**	**-291**
Res3BF	Morecambe, Heysham & Overton	Res3BF	Houses	Brownfield	15	2,958,750	-	-	517,781	173,596	310,848	553,006	**-138,371**	**-99**	339,713	522,410	**-168,967**	**-121**	369,133	491,224	**-200,153**	**-143**
Res4GF	Morecambe, Heysham & Overton	Res4GF	Mixed	Greenfield	50	8,383,125	763,965	629,278	1,512,885	604,822	347,452	2,105,500	**-12,207**	**-3**	527,166	1,903,574	**-214,133**	**-54**	704,905	1,703,866	**-413,841**	**-104**
Res4BF	Morecambe, Heysham & Overton	Res4BF	Mixed	Brownfield	50	9,862,500	-	-	1,725,938	626,082	481,744	2,490,169	**138,149**	**30**	525,191	2,441,352	**89,332**	**19**	570,613	2,390,316	**38,296**	**8**
Res5	Morecambe, Heysham & Overton	Res5	Flats	Brownfield	50	8,100,000	-	-	1,417,500	546,205	742,032	1,729,188	**-234,517**	**-67**	809,968	1,685,645	**-278,060**	**-79**	878,694	1,641,266	**-322,439**	**-92**
Res6	Morecambe, Heysham & Overton	Res6	Flats	Brownfield	100	16,200,000	-	-	2,835,000	1,150,931	327,576	4,028,141	**42,210**	**6**	357,401	3,996,527	**10,596**	**2**	388,583	3,963,474	**-22,457**	**-3**
Res7GF	Morecambe, Heysham & Overton	Res7GF	Mixed	Greenfield	150	25,149,375	2,291,715	1,814,006	4,538,644	1,912,653	1,330,929	6,506,956	**55,660**	**5**	2,005,098	5,749,459	**-701,837**	**-59**	2,671,859	4,987,983	**-1,463,313**	**-123**
Res7BF	Morecambe, Heysham & Overton	Res7BF	Mixed	Brownfield	150	29,587,500	-	-	5,177,813	1,979,883	1,834,704	7,578,082	**420,386**	**30**	1,997,690	7,394,950	**237,254**	**17**	2,168,084	7,203,496	**45,800**	**3**

xxiv. Morecambe/Heysham/Overton – residential testing results – Passivhaus equivalent building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Morecambe, Heysham & Overton	Res1GF	Houses	Greenfield	2	580,000	-	-	101,500	12,014	23,932	143,911	**30,397**	**122**	35,897	131,946	**18,432**	**74**	47,863	119,980	**6,466**	**26**
Res2GF	Morecambe, Heysham & Overton	Res2GF	Houses	Greenfield	6	1,312,500	-	-	229,688	28,641	79,772	210,637	**-47,692**	**-77**	119,658	170,751	**-87,578**	**-141**	160,180	130,229	**-128,100**	**-206**
Res2BF	Morecambe, Heysham & Overton	Res2BF	Houses	Brownfield	6	1,312,500	-	-	229,688	28,641	117,623	178,216	**-80,113**	**-129**	128,225	167,614	**-90,715**	**-146**	139,223	156,616	**-101,713**	**-164**
Res3GF	Morecambe, Heysham & Overton	Res3GF	Houses	Greenfield	15	2,514,985	229,264	188,822	453,878	60,982	208,984	503,810	**-11,050**	**-9**	316,399	389,950	**-124,910**	**-105**	425,198	274,623	**-240,237**	**-201**
Res3BF	Morecambe, Heysham & Overton	Res3BF	Houses	Brownfield	15	2,958,750	-	-	517,781	63,126	310,848	553,006	**-27,901**	**-20**	339,713	522,410	**-58,497**	**-42**	369,133	491,224	**-89,683**	**-64**
Res4GF	Morecambe, Heysham & Overton	Res4GF	Mixed	Greenfield	50	8,383,125	763,965	629,278	1,512,885	219,935	347,452	2,105,500	**372,680**	**94**	527,166	1,903,574	**170,754**	**43**	704,905	1,703,866	**-28,954**	**-7**
Res4BF	Morecambe, Heysham & Overton	Res4BF	Mixed	Brownfield	50	9,862,500	-	-	1,725,938	227,666	481,744	2,490,169	**536,565**	**115**	525,191	2,441,352	**487,748**	**105**	570,613	2,390,316	**436,712**	**94**
Res5	Morecambe, Heysham & Overton	Res5	Flats	Brownfield	50	8,100,000	-	-	1,417,500	198,620	742,032	1,729,188	**113,068**	**32**	809,968	1,685,645	**69,525**	**20**	878,694	1,641,266	**25,146**	**7**
Res6	Morecambe, Heysham & Overton	Res6	Flats	Brownfield	100	16,200,000	-	-	2,835,000	418,521	327,576	4,028,141	**774,620**	**110**	357,401	3,996,527	**743,006**	**106**	388,583	3,963,474	**709,953**	**101**
Res7GF	Morecambe, Heysham & Overton	Res7GF	Mixed	Greenfield	150	25,149,375	2,291,715	1,814,006	4,538,644	695,510	1,330,929	6,506,956	**1,272,802**	**107**	2,005,098	5,749,459	**515,305**	**43**	2,671,859	4,987,983	**-246,171**	**-21**
Res7BF	Morecambe, Heysham & Overton	Res7BF	Mixed	Brownfield	150	29,587,500	-	-	5,177,813	719,958	1,834,704	7,578,082	**1,680,312**	**120**	1,997,690	7,394,950	**1,497,180**	**107**	2,168,084	7,203,496	**1,305,726**	**94**

xxv. Morecambe/Heysham/Overton – residential testing results – Passivhaus plus equivalent building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus + standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Morecambe, Heysham & Overton	Res1GF	Houses	Greenfield	2	580,000	-	-	101,500	21,024	23,932	143,911	**21,387**	**86**	35,897	131,946	**9,422**	**38**	47,863	119,980	**-2,544**	**-10**
Res2GF	Morecambe, Heysham & Overton	Res2GF	Houses	Greenfield	6	1,312,500	-	-	229,688	50,122	79,772	210,637	**-69,173**	**-111**	119,658	170,751	**-109,059**	**-175**	160,180	130,229	**-149,581**	**-240**
Res2BF	Morecambe, Heysham & Overton	Res2BF	Houses	Brownfield	6	1,312,500	-	-	229,688	50,122	117,623	178,216	**-101,594**	**-163**	128,225	167,614	**-112,196**	**-180**	139,223	156,616	**-123,194**	**-198**
Res3GF	Morecambe, Heysham & Overton	Res3GF	Houses	Greenfield	15	2,514,985	229,264	188,822	453,878	106,719	208,984	503,810	**-56,787**	**-48**	316,399	389,950	**-170,647**	**-143**	425,198	274,623	**-285,974**	**-240**
Res3BF	Morecambe, Heysham & Overton	Res3BF	Houses	Brownfield	15	2,958,750	-	-	517,781	110,470	310,848	553,006	**-75,245**	**-54**	339,713	522,410	**-105,841**	**-76**	369,133	491,224	**-137,027**	**-98**
Res4GF	Morecambe, Heysham & Overton	Res4GF	Mixed	Greenfield	50	8,383,125	763,965	629,278	1,512,885	384,887	347,452	2,105,500	**207,728**	**52**	527,166	1,903,574	**5,802**	**1**	704,905	1,703,866	**-193,906**	**-49**
Res4BF	Morecambe, Heysham & Overton	Res4BF	Mixed	Brownfield	50	9,862,500	-	-	1,725,938	398,416	481,744	2,490,169	**365,816**	**79**	525,191	2,441,352	**316,999**	**68**	570,613	2,390,316	**265,963**	**57**
Res5	Morecambe, Heysham & Overton	Res5	Flats	Brownfield	50	8,100,000	-	-	1,417,500	347,585	742,032	1,729,188	**-35,897**	**-10**	809,968	1,685,645	**-79,440**	**-23**	878,694	1,641,266	**-123,819**	**-35**
Res6	Morecambe, Heysham & Overton	Res6	Flats	Brownfield	100	16,200,000	-	-	2,835,000	732,411	327,576	4,028,141	**460,730**	**66**	357,401	3,996,527	**429,116**	**61**	388,583	3,963,474	**396,063**	**56**
Res7GF	Morecambe, Heysham & Overton	Res7GF	Mixed	Greenfield	150	25,149,375	2,291,715	1,814,006	4,538,644	1,217,143	1,330,929	6,506,956	**751,170**	**63**	2,005,098	5,749,459	**-6,327**	**-1**	2,671,859	4,987,983	**-767,803**	**-64**
Res7BF	Morecambe, Heysham & Overton	Res7BF	Mixed	Brownfield	150	29,587,500	-	-	5,177,813	1,259,926	1,834,704	7,578,082	**1,140,344**	**82**	1,997,690	7,394,950	**957,212**	**69**	2,168,084	7,203,496	**765,758**	**55**

xxvi. Forest of Bowland AONB – residential testing results – no additional building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - None standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Forest of Bowland	Res1GF	Houses	Greenfield	2	345,000	241,000	146,174	74,835	-	23,932	180,456	**105,621**	**825**	35,897	168,491	**93,656**	**732**	47,863	156,525	**81,690**	**638**
Res2GF	Forest of Bowland	Res2GF	Houses	Greenfield	6	812,250	340,500	289,590	162,574	-	79,772	209,659	**47,085**	**146**	119,658	169,773	**7,199**	**22**	160,180	129,251	**-33,323**	**-103**
Res2BF	Forest of Bowland	Res2BF	Houses	Brownfield	6	812,250	340,500	289,590	162,574	-	117,623	177,238	**14,664**	**46**	128,225	166,636	**4,062**	**13**	139,223	155,638	**-6,936**	**-22**
Res3GF	Forest of Bowland	Res3GF	Houses	Greenfield	15	1,822,875	855,292	629,278	370,321	-	208,984	604,794	**234,473**	**323**	316,399	490,934	**120,613**	**166**	425,198	375,607	**5,286**	**7**
Res3BF	Forest of Bowland	Res3BF	Houses	Brownfield	15	1,822,875	855,292	629,278	370,321	-	310,848	511,208	**140,887**	**194**	339,713	480,611	**110,290**	**152**	369,133	449,425	**79,104**	**109**
Res4GF	Forest of Bowland	Res4GF	Mixed	Greenfield	50	6,076,250	2,850,625	2,097,398	1,234,381	-	347,452	2,438,315	**1,203,934**	**499**	527,166	2,236,388	**1,002,007**	**415**	704,905	2,036,681	**802,300**	**332**
Res4BF	Forest of Bowland	Res4BF	Mixed	Brownfield	50	6,076,250	2,850,625	2,097,398	1,234,381	-	481,744	2,335,991	**1,101,610**	**456**	525,191	2,287,174	**1,052,793**	**436**	570,613	2,236,138	**1,001,757**	**415**

xxvii. Forest of Bowland AONB – residential testing results – 2021 building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2021 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Forest of Bowland	Res1GF	Houses	Greenfield	2	345,000	241,000	146,174	74,835	11,269	23,932	180,456	**94,352**	**737**	35,897	168,491	**82,387**	**644**	47,863	156,525	**70,421**	**550**
Res2GF	Forest of Bowland	Res2GF	Houses	Greenfield	6	812,250	340,500	289,590	162,574	24,345	79,772	209,659	**22,740**	**71**	119,658	169,773	**-17,146**	**-53**	160,180	129,251	**-57,668**	**-179**
Res2BF	Forest of Bowland	Res2BF	Houses	Brownfield	6	812,250	340,500	289,590	162,574	24,345	117,623	177,238	**-9,681**	**-30**	128,225	166,636	**-20,283**	**-63**	139,223	155,638	**-31,281**	**-97**
Res3GF	Forest of Bowland	Res3GF	Houses	Greenfield	15	1,822,875	855,292	629,278	370,321	55,981	208,984	604,794	**178,493**	**246**	316,399	490,934	**64,633**	**89**	425,198	375,607	**-50,694**	**-70**
Res3BF	Forest of Bowland	Res3BF	Houses	Brownfield	15	1,822,875	855,292	629,278	370,321	55,981	310,848	511,208	**84,907**	**117**	339,713	480,611	**54,310**	**75**	369,133	449,425	**23,124**	**32**
Res4GF	Forest of Bowland	Res4GF	Mixed	Greenfield	50	6,076,250	2,850,625	2,097,398	1,234,381	201,897	347,452	2,438,315	**1,002,037**	**415**	527,166	2,236,388	**800,110**	**331**	704,905	2,036,681	**600,403**	**249**
Res4BF	Forest of Bowland	Res4BF	Mixed	Brownfield	50	6,076,250	2,850,625	2,097,398	1,234,381	201,897	481,744	2,335,991	**899,713**	**373**	525,191	2,287,174	**850,896**	**352**	570,613	2,236,138	**799,860**	**331**

xxviii. Forest of Bowland AONB – residential testing results – 2025 future homes building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2025 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Forest of Bowland	Res1GF	Houses	Greenfield	2	345,000	241,000	146,174	74,835	30,989	23,932	180,456	**74,632**	**583**	35,897	168,491	**62,667**	**490**	47,863	156,525	**50,701**	**396**
Res2GF	Forest of Bowland	Res2GF	Houses	Greenfield	6	812,250	340,500	289,590	162,574	66,949	79,772	209,659	**-19,864**	**-62**	119,658	169,773	**-59,750**	**-186**	160,180	129,251	**-100,272**	**-311**
Res2BF	Forest of Bowland	Res2BF	Houses	Brownfield	6	812,250	340,500	289,590	162,574	66,949	117,623	177,238	**-52,285**	**-162**	128,225	166,636	**-62,887**	**-195**	139,223	155,638	**-73,885**	**-229**
Res3GF	Forest of Bowland	Res3GF	Houses	Greenfield	15	1,822,875	855,292	629,278	370,321	153,946	208,984	604,794	**80,527**	**111**	316,399	490,934	**-33,333**	**-46**	425,198	375,607	**-148,660**	**-205**
Res3BF	Forest of Bowland	Res3BF	Houses	Brownfield	15	1,822,875	855,292	629,278	370,321	153,946	310,848	511,208	**-13,059**	**-18**	339,713	480,611	**-43,656**	**-60**	369,133	449,425	**-74,842**	**-103**
Res4GF	Forest of Bowland	Res4GF	Mixed	Greenfield	50	6,076,250	2,850,625	2,097,398	1,234,381	555,216	347,452	2,438,315	**648,717**	**269**	527,166	2,236,388	**446,790**	**185**	704,905	2,036,681	**247,083**	**102**
Res4BF	Forest of Bowland	Res4BF	Mixed	Brownfield	50	6,076,250	2,850,625	2,097,398	1,234,381	555,216	481,744	2,335,991	**546,393**	**226**	525,191	2,287,174	**497,576**	**206**	570,613	2,236,138	**446,540**	**185**

xxix. Forest of Bowland AONB – residential testing results – Passivhaus equivalent building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Forest of Bowland	Res1GF	Houses	Greenfield	2	345,000	241,000	146,174	74,835	11,269	23,932	180,456	**94,352**	**737**	35,897	168,491	**82,387**	**644**	47,863	156,525	**70,421**	**550**
Res2GF	Forest of Bowland	Res2GF	Houses	Greenfield	6	812,250	340,500	289,590	162,574	24,345	79,772	209,659	**22,740**	**71**	119,658	169,773	**-17,146**	**-53**	160,180	129,251	**-57,668**	**-179**
Res2BF	Forest of Bowland	Res2BF	Houses	Brownfield	6	812,250	340,500	289,590	162,574	24,345	117,623	177,238	**-9,681**	**-30**	128,225	166,636	**-20,283**	**-63**	139,223	155,638	**-31,281**	**-97**
Res3GF	Forest of Bowland	Res3GF	Houses	Greenfield	15	1,822,875	855,292	629,278	370,321	55,981	208,984	604,794	**178,493**	**246**	316,399	490,934	**64,633**	**89**	425,198	375,607	**-50,694**	**-70**
Res3BF	Forest of Bowland	Res3BF	Houses	Brownfield	15	1,822,875	855,292	629,278	370,321	55,981	310,848	511,208	**84,907**	**117**	339,713	480,611	**54,310**	**75**	369,133	449,425	**23,124**	**32**
Res4GF	Forest of Bowland	Res4GF	Mixed	Greenfield	50	6,076,250	2,850,625	2,097,398	1,234,381	201,897	347,452	2,438,315	**1,002,037**	**415**	527,166	2,236,388	**800,110**	**331**	704,905	2,036,681	**600,403**	**249**
Res4BF	Forest of Bowland	Res4BF	Mixed	Brownfield	50	6,076,250	2,850,625	2,097,398	1,234,381	201,897	481,744	2,335,991	**899,713**	**373**	525,191	2,287,174	**850,896**	**352**	570,613	2,236,138	**799,860**	**331**

xxx. Forest of Bowland AONB – residential testing results – Passivhaus plus equivalent building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus + standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Forest of Bowland	Res1GF	Houses	Greenfield	2	345,000	241,000	146,174	74,835	19,721	23,932	180,456	**85,900**	**671**	35,897	168,491	**73,935**	**578**	47,863	156,525	**61,969**	**484**
Res2GF	Forest of Bowland	Res2GF	Houses	Greenfield	6	812,250	340,500	289,590	162,574	42,604	79,772	209,659	**4,481**	**14**	119,658	169,773	**-35,405**	**-110**	160,180	129,251	**-75,927**	**-236**
Res2BF	Forest of Bowland	Res2BF	Houses	Brownfield	6	812,250	340,500	289,590	162,574	42,604	117,623	177,238	**-27,940**	**-87**	128,225	166,636	**-38,542**	**-120**	139,223	155,638	**-49,540**	**-154**
Res3GF	Forest of Bowland	Res3GF	Houses	Greenfield	15	1,822,875	855,292	629,278	370,321	97,966	208,984	604,794	**136,507**	**188**	316,399	490,934	**22,647**	**31**	425,198	375,607	**-92,680**	**-128**
Res3BF	Forest of Bowland	Res3BF	Houses	Brownfield	15	1,822,875	855,292	629,278	370,321	97,966	310,848	511,208	**42,921**	**59**	339,713	480,611	**12,324**	**17**	369,133	449,425	**-18,862**	**-26**
Res4GF	Forest of Bowland	Res4GF	Mixed	Greenfield	50	6,076,250	2,850,625	2,097,398	1,234,381	353,320	347,452	2,438,315	**850,614**	**352**	527,166	2,236,388	**648,687**	**269**	704,905	2,036,681	**448,980**	**186**
Res4BF	Forest of Bowland	Res4BF	Mixed	Brownfield	50	6,076,250	2,850,625	2,097,398	1,234,381	353,320	481,744	2,335,991	**748,290**	**310**	525,191	2,287,174	**699,473**	**290**	570,613	2,236,138	**648,437**	**269**

xxxi. Arnside and Silverdale AONB – residential testing results – no additional building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - None standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Arnside & Silverdale AONB	Res1GF	Houses	Greenfield	2	387,000	271,000	146,174	83,985	-	23,932	251,196	**167,211**	**1,306**	35,897	239,231	**155,246**	**1,213**	47,863	227,265	**143,280**	**1,119**
Res2GF	Arnside & Silverdale AONB	Res2GF	Houses	Greenfield	6	906,750	351,000	289,590	179,741	-	79,772	311,824	**132,083**	**410**	119,658	271,938	**92,197**	**286**	160,180	231,416	**51,675**	**160**
Res2BF	Arnside & Silverdale AONB	Res2BF	Houses	Brownfield	6	906,750	351,000	289,590	179,741	-	117,623	279,403	**99,662**	**310**	128,225	268,801	**89,060**	**277**	139,223	257,803	**78,062**	**242**
Res3GF	Arnside & Silverdale AONB	Res3GF	Houses	Greenfield	15	2,009,625	891,868	629,278	405,196	-	208,984	827,541	**422,345**	**583**	316,399	713,681	**308,485**	**425**	425,198	598,354	**193,158**	**266**
Res3BF	Arnside & Silverdale AONB	Res3BF	Houses	Brownfield	15	2,009,625	891,868	629,278	405,196	-	310,848	733,955	**328,759**	**453**	339,713	703,358	**298,162**	**411**	369,133	672,173	**266,977**	**368**
Res4GF	Arnside & Silverdale AONB	Res4GF	Mixed	Greenfield	50	6,698,750	2,972,500	2,097,398	1,350,631	-	347,452	3,180,525	**1,829,894**	**758**	527,166	2,990,028	**1,639,397**	**679**	704,905	2,793,490	**1,442,859**	**597**
Res4BF	Arnside & Silverdale AONB	Res4BF	Mixed	Brownfield	50	6,698,750	2,972,500	2,097,398	1,350,631	-	481,744	3,084,403	**1,733,772**	**718**	525,191	3,038,349	**1,687,718**	**699**	570,613	2,990,202	**1,639,571**	**679**

xxxii. Arnside and Silverdale AONB – residential testing results – 2021 building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2021 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Arnside & Silverdale AONB	Res1GF	Houses	Greenfield	2	387,000	271,000	146,174	83,985	11,269	23,932	251,196	**155,942**	**1,218**	35,897	239,231	**143,977**	**1,125**	47,863	227,265	**132,011**	**1,031**
Res2GF	Arnside & Silverdale AONB	Res2GF	Houses	Greenfield	6	906,750	351,000	289,590	179,741	24,345	79,772	311,824	**107,738**	**335**	119,658	271,938	**67,852**	**211**	160,180	231,416	**27,330**	**85**
Res2BF	Arnside & Silverdale AONB	Res2BF	Houses	Brownfield	6	906,750	351,000	289,590	179,741	24,345	117,623	279,403	**75,317**	**234**	128,225	268,801	**64,715**	**201**	139,223	257,803	**53,717**	**167**
Res3GF	Arnside & Silverdale AONB	Res3GF	Houses	Greenfield	15	2,009,625	891,868	629,278	405,196	55,981	208,984	827,541	**366,364**	**505**	316,399	713,681	**252,504**	**348**	425,198	598,354	**137,177**	**189**
Res3BF	Arnside & Silverdale AONB	Res3BF	Houses	Brownfield	15	2,009,625	891,868	629,278	405,196	55,981	310,848	733,955	**272,778**	**376**	339,713	703,358	**242,181**	**334**	369,133	672,173	**210,996**	**291**
Res4GF	Arnside & Silverdale AONB	Res4GF	Mixed	Greenfield	50	6,698,750	2,972,500	2,097,398	1,350,631	201,897	347,452	3,180,525	**1,627,997**	**674**	527,166	2,990,028	**1,437,500**	**595**	704,905	2,793,490	**1,240,962**	**514**
Res4BF	Arnside & Silverdale AONB	Res4BF	Mixed	Brownfield	50	6,698,750	2,972,500	2,097,398	1,350,631	201,897	481,744	3,084,403	**1,531,875**	**634**	525,191	3,038,349	**1,485,821**	**615**	570,613	2,990,202	**1,437,674**	**595**

xxxiii. Arnside and Silverdale AONB – residential testing results – 2025 future homes building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2025 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Arnside & Silverdale AONB	Res1GF	Houses	Greenfield	2	387,000	271,000	146,174	83,985	30,989	23,932	251,196	**136,222**	**1,064**	35,897	239,231	**124,257**	**971**	47,863	227,265	**112,291**	**877**
Res2GF	Arnside & Silverdale AONB	Res2GF	Houses	Greenfield	6	906,750	351,000	289,590	179,741	66,949	79,772	311,824	**65,134**	**202**	119,658	271,938	**25,248**	**78**	160,180	231,416	**-15,274**	**-47**
Res2BF	Arnside & Silverdale AONB	Res2BF	Houses	Brownfield	6	906,750	351,000	289,590	179,741	66,949	117,623	279,403	**32,713**	**102**	128,225	268,801	**22,111**	**69**	139,223	257,803	**11,113**	**35**
Res3GF	Arnside & Silverdale AONB	Res3GF	Houses	Greenfield	15	2,009,625	891,868	629,278	405,196	153,946	208,984	827,541	**268,398**	**370**	316,399	713,681	**154,538**	**213**	425,198	598,354	**39,211**	**54**
Res3BF	Arnside & Silverdale AONB	Res3BF	Houses	Brownfield	15	2,009,625	891,868	629,278	405,196	153,946	310,848	733,955	**174,812**	**241**	339,713	703,358	**144,215**	**199**	369,133	672,173	**113,030**	**156**
Res4GF	Arnside & Silverdale AONB	Res4GF	Mixed	Greenfield	50	6,698,750	2,972,500	2,097,398	1,350,631	555,216	347,452	3,180,525	**1,274,677**	**528**	527,166	2,990,028	**1,084,180**	**449**	704,905	2,793,490	**887,642**	**368**
Res4BF	Arnside & Silverdale AONB	Res4BF	Mixed	Brownfield	50	6,698,750	2,972,500	2,097,398	1,350,631	555,216	481,744	3,084,403	**1,178,555**	**488**	525,191	3,038,349	**1,132,501**	**469**	570,613	2,990,202	**1,084,354**	**449**

xxxiv. Arnside and Silverdale AONB – residential testing results – Passivhaus equivalent building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Arnside & Silverdale AONB	Res1GF	Houses	Greenfield	2	387,000	271,000	146,174	83,985	11,269	23,932	251,196	**155,942**	**1,218**	35,897	239,231	**143,977**	**1,125**	47,863	227,265	**132,011**	**1,031**
Res2GF	Arnside & Silverdale AONB	Res2GF	Houses	Greenfield	6	906,750	351,000	289,590	179,741	24,345	79,772	311,824	**107,738**	**335**	119,658	271,938	**67,852**	**211**	160,180	231,416	**27,330**	**85**
Res2BF	Arnside & Silverdale AONB	Res2BF	Houses	Brownfield	6	906,750	351,000	289,590	179,741	24,345	117,623	279,403	**75,317**	**234**	128,225	268,801	**64,715**	**201**	139,223	257,803	**53,717**	**167**
Res3GF	Arnside & Silverdale AONB	Res3GF	Houses	Greenfield	15	2,009,625	891,868	629,278	405,196	55,981	208,984	827,541	**366,364**	**505**	316,399	713,681	**252,504**	**348**	425,198	598,354	**137,177**	**189**
Res3BF	Arnside & Silverdale AONB	Res3BF	Houses	Brownfield	15	2,009,625	891,868	629,278	405,196	55,981	310,848	733,955	**272,778**	**376**	339,713	703,358	**242,181**	**334**	369,133	672,173	**210,996**	**291**
Res4GF	Arnside & Silverdale AONB	Res4GF	Mixed	Greenfield	50	6,698,750	2,972,500	2,097,398	1,350,631	201,897	347,452	3,180,525	**1,627,997**	**674**	527,166	2,990,028	**1,437,500**	**595**	704,905	2,793,490	**1,240,962**	**514**
Res4BF	Arnside & Silverdale AONB	Res4BF	Mixed	Brownfield	50	6,698,750	2,972,500	2,097,398	1,350,631	201,897	481,744	3,084,403	**1,531,875**	**634**	525,191	3,038,349	**1,485,821**	**615**	570,613	2,990,202	**1,437,674**	**595**

xxxv. Arnside and Silverdale AONB – residential testing results – Passivhaus plus equivalent building standards applied

Reference	Scheme Details					Scheme Results					BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus + standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res1GF	Arnside & Silverdale AONB	Res1GF	Houses	Greenfield	2	387,000	271,000	146,174	83,985	19,721	23,932	251,196	**147,490**	**1,152**	35,897	239,231	**135,525**	**1,059**	47,863	227,265	**123,559**	**965**
Res2GF	Arnside & Silverdale AONB	Res2GF	Houses	Greenfield	6	906,750	351,000	289,590	179,741	42,604	79,772	311,824	**89,479**	**278**	119,658	271,938	**49,593**	**154**	160,180	231,416	**9,071**	**28**
Res2BF	Arnside & Silverdale AONB	Res2BF	Houses	Brownfield	6	906,750	351,000	289,590	179,741	42,604	117,623	279,403	**57,058**	**177**	128,225	268,801	**46,456**	**144**	139,223	257,803	**35,458**	**110**
Res3GF	Arnside & Silverdale AONB	Res3GF	Houses	Greenfield	15	2,009,625	891,868	629,278	405,196	97,966	208,984	827,541	**324,379**	**447**	316,399	713,681	**210,519**	**290**	425,198	598,354	**95,192**	**131**
Res3BF	Arnside & Silverdale AONB	Res3BF	Houses	Brownfield	15	2,009,625	891,868	629,278	405,196	97,966	310,848	733,955	**230,793**	**318**	339,713	703,358	**200,196**	**276**	369,133	672,173	**169,011**	**233**
Res4GF	Arnside & Silverdale AONB	Res4GF	Mixed	Greenfield	50	6,698,750	2,972,500	2,097,398	1,350,631	353,320	347,452	3,180,525	**1,476,574**	**611**	527,166	2,990,028	**1,286,077**	**533**	704,905	2,793,490	**1,089,539**	**451**
Res4BF	Arnside & Silverdale AONB	Res4BF	Mixed	Brownfield	50	6,698,750	2,972,500	2,097,398	1,350,631	353,320	481,744	3,084,403	**1,380,452**	**572**	525,191	3,038,349	**1,334,398**	**553**	570,613	2,990,202	**1,286,251**	**533**

xxxvi. Strategic sites – residential testing results – no additional building standards applied

Reference	Scheme Details					Scheme Results						BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Employment Land GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - None standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res8GF	Strategic	**Res8**GF	Strategic	Greenfield	700	118,898,500	21,866,250	438,440	16,299,408	22,171,825	-	8,159,059	32,385,557	**10,213,732**	**205**	11,960,469	28,123,383	**5,951,558**	**119**	15,720,939	**23,550,026**	**1,378,201**	**28**
Res9GF	Strategic	**Res9**GF	Strategic	Greenfield	930	157,965,150	29,050,875	-	21,654,928	29,386,954	-	9,679,145	40,437,189	**11,050,235**	**167**	14,261,883	35,102,051	**5,715,097**	**86**	18,795,047	**29,147,503**	**-239,451**	**-4**

xxxvii. Strategic sites – residential testing results – 2021 building standards applied

Reference	Scheme Details					Scheme Results						BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Employment Land GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2021 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res8GF	Strategic	**Res8**GF	Strategic	Greenfield	700	118,898,500	21,866,250	438,440	16,299,408	22,171,825	3,878,275	8,159,059	32,385,557	**6,335,456**	**127**	11,960,469	28,123,383	**2,073,282**	**42**	15,720,939	**23,550,026**	**-2,500,075**	**-50**
Res9GF	Strategic	**Res9**GF	Strategic	Greenfield	930	157,965,150	29,050,875	-	21,654,928	29,386,954	6,118,672	9,679,145	40,437,189	**4,931,563**	**74**	14,261,883	35,102,051	**-403,575**	**-6**	18,795,047	**29,147,503**	**-6,358,123**	**-96**

xxxviii. Strategic sites – residential testing results – 2025 future homes building standards applied

Reference	Scheme Details					Scheme Results						BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Employment Land GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - 2025 Bldg Regs standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res8GF	Strategic	**Res8**GF	Strategic	Greenfield	700	118,898,500	21,866,250	438,440	16,299,408	22,171,825	10,665,257	8,159,059	32,385,557	**-451,525**	**-9**	11,960,469	28,123,383	**-4,713,699**	**-95**	15,720,939	**23,550,026**	**-9,287,056**	**-186**
Res9GF	Strategic	**Res9**GF	Strategic	Greenfield	930	157,965,150	29,050,875	-	21,654,928	29,386,954	16,826,348	9,679,145	40,437,189	**-5,776,112**	**-87**	14,261,883	35,102,051	**-11,111,250**	**-168**	18,795,047	**29,147,503**	**-17,065,798**	**-258**

xxxix. Strategic sites – residential testing results – Passivhaus equivalent building standards applied

Reference	Scheme Details					Scheme Results						BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Employment Land GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res8GF	Strategic	**Res8**GF	Strategic	Greenfield	700	118,898,500	21,866,250	438,440	16,299,408	22,171,825	3,878,275	8,159,059	32,385,557	**6,335,456**	**127**	11,960,469	28,123,383	**2,073,282**	**42**	15,720,939	**23,550,026**	**-2,500,075**	**-50**
Res9GF	Strategic	**Res9**GF	Strategic	Greenfield	930	157,965,150	29,050,875	-	21,654,928	29,386,954	6,118,672	9,679,145	40,437,189	**4,931,563**	**74**	14,261,883	35,102,051	**-403,575**	**-6**	18,795,047	**29,147,503**	**-6,358,123**	**-96**

xl. Strategic sites – residential testing results – Passivhaus plus equivalent building standards applied

Reference	Scheme Details					Scheme Results						BMLV 1 Residual Value				BMLV 2 Residual Value				BMLV 3 Residual Value			
Test Ref	Value Area	Scheme Ref	Scheme Type	Greenfield/ Brownfield	Dwgs	Market GDV	Affordable GDV	Employment Land GDV	Affordable Build Cost	Total return based on market GDV & affordable GDV	Policy/ mitigation - Passivhaus + standard applied	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**	BMLV, SDLT & Land acq fees (inc within tests)	Scheme RV	**Scheme RV less Dev & Cont Rtn**	**Scheme Headroom per market sqm**
Res8GF	Strategic	**Res8**GF	Strategic	Greenfield	700	118,898,500	21,866,250	438,440	16,299,408	22,171,825	6,786,982	8,159,059	32,385,557	**3,426,750**	**69**	11,960,469	28,123,383	**-835,424**	**-17**	15,720,939	**23,550,026**	**-5,408,781**	**-109**
Res9GF	Strategic	**Res9**GF	Strategic	Greenfield	930	157,965,150	29,050,875	-	21,654,928	29,386,954	10,707,676	9,679,145	40,437,189	**342,560**	**5**	14,261,883	35,102,051	**-4,992,578**	**-75**	18,795,047	**29,147,503**	**-10,947,126**	**-165**

Appendix K – Example residential summary appraisals

Res1 GF – Lancaster – BLV2

Summary Results

Site Details	Lancaster - preliminary testing	Site Address	2 dwellings 0%AH 0%AR/0%SO Greenfield	Site Reference	Lancaster
				Application No	GF land 2
Scheme Description	Res1GF	Notes		Date Saved	30/03/2021

Site Details		
Gross Area	0.06	ha
Net Area	0.06	ha
Net to Gross Ratio	100.0%	
Density	33.33	dwgs per net ha

	Dwellings	GIA (sq m)
Total	2.00	242.0
Market Housing	2.00	242.0
Affordable Housing	-	-
% Affordable Housing	0.00%	

Scheme Revenue			Affordable Housing				
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership
Total No of Dwellings	2.00	2.00	-	-	-	-	-
Total GIA (sq m)	242.0	242.0	-	-	-	-	-
Tenure Split (by % dwellings)		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Revenue	618,000	618,000	-	-	-	-	-
Average Revenue per unit	*309,000*	*309,000*	-	-	-	-	-
Average Revenue per sq m GIA	*2,554*	*2,554*	-	-	-	-	-
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	**618,000**						

Scheme Development Costs			Affordable Housing							
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership	*Per dwelling*	*per sq m*	
Build Cost (inc external works & contingency)	333,718	333,718	-	-	-	-	-	*166,859*	*1,379*	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	33,372	33,372	-	-	-	-	-	*16,686*	*138*	*10.0% build costs*
Marketing Costs (market housing)	18,540	18,540						*9,270*	*77*	*3.0% market revenue*
Marketing Costs (aff housing)	-		-	-	-	-	-	*#DIV/0!*	*#DIV/0!*	*#DIV/0! affordable revenue*
Exceptional Development Costs	40,707	40,707	-	-	-	-	-	*20,354*	*168*	
Planning Obligations Costs	2,834							*1,417*	*12*	
Commercial Elements Costs	-									
										0.0% CIL as %Revenue
Community Infrastructure Levy	-									*£0.00 per market sq m*
										0.0% CIL as %Dev Costs
Developer's Return for Risk and Profit										
Developer's Return (Market housing)	-							-	-	*0.0% market revenue*
Contractor's Return (Aff housing)	-		-	-	-	-	-	*#DIV/0!*	*#DIV/0!*	*#DIV/0! aff build & prof fees*
Total Development Costs	**429,171**							*214,585*	*1,773*	
Total Operating Profit	**188,829**							*94,415*	*780*	

Finance Costs and Residual Value		
DCF Period	No DCF	years
Debit Interest Rate	No DCF	
Credit Interest Rate	No DCF	
Annual Discount Rate	No DCF	
Revenue and Capital Contributions	618,000	
Total Development Cost	429,171	
Finance Cost	20,023	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	449,194	
Gross Residual Value	**168,806**	
Agents Fees	2,088	1.25% residual value (post SDLT)
Legal Fees	835	0.50% residual value (post SDLT)
Stamp Duty	2,000	Based on HMRC SDLT rates
Net Residual Value	**163,884**	
per gross ha	*2,731,394*	
per net ha	*2,731,394*	
per dwelling	*81,942*	
per market dwelling	*81,942*	

Notes: *(use Alt+Enter to start a new line)*

Res2 GF – Lancaster – BLV2

Summary Results

Site Details	Lancaster - preliminary testing	Site Address	6 dwellings 0%AH 0%AR/0%SO Greenfield	Site Reference	Lancaster
				Application No	GF land 2
Scheme Description	Res2GF	Notes		Date Saved	30/03/2021

Site Details		
Gross Area	0.20	ha
Net Area	0.20	ha
Net to Gross Ratio	100.0%	
Density	30.00	dwgs per net ha

	Dwellings	GIA (sq m)
Total	6.00	600.0
Market Housing	6.00	600.0
Affordable Housing	-	-
% Affordable Housing	0.00%	

Scheme Revenue

	Total	Market	Affordable Housing: Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership
Total No of Dwellings	6.00	6.00	-	-	-	-	-
Total GIA (sq m)	600.0	600.0	-	-	-	-	-
~~Tenure Split (by % dwellings)~~		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Revenue	1,530,000	1,530,000	-	-	-	-	-
Average Revenue per unit	*255,000*	*255,000*	-	-	-	-	-
Average Revenue per sq m GIA	*2,550*	*2,550*	-	-	-	-	-
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	**1,530,000**						

Scheme Development Costs

	Total	Market	Affordable Housing: Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership	*Per dwelling*	*per sq m*		
Build Cost (inc external works & contingency)	827,400	827,400	-	-	-	-	-	*137,900*	*1,379*		
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-		
Professional Fees	82,740	82,740	-	-	-	-	-	*13,790*	*138*	*10.0%*	*build costs*
Marketing Costs (market housing)	45,900	45,900						*7,650*	*77*	*3.0%*	*market revenue*
Marketing Costs (aff housing)	-		-	-	-	-	-	*#DIV/0!*	*#DIV/0!*	*#DIV/0!*	*affordable revenue*
Exceptional Development Costs	134,088	134,088	-	-	-	-	-	*22,348*	*223*		
Planning Obligations Costs	8,502							*1,417*	*14*		
Commercial Elements Costs	-										
										0.0%	*CIL as %Revenue*
Community Infrastructure Levy	-									*£0.00*	*per market sq m*
										0.0%	*CIL as %Dev Costs*
Developer's Return for Risk and Profit											
Developer's Return (Market housing)	-							-	-	*0.0%*	*market revenue*
Contractor's Return (Aff housing)	-		-	-	-	-	-	*#DIV/0!*	*#DIV/0!*	*#DIV/0!*	*aff build & prof fees*
Total Development Costs	**1,098,630**							*183,105*	*1,831*		
Total Operating Profit	**431,370**							*71,895*	*719*		

Finance Costs and Residual Value

DCF Period	No DCF	years
Debit Interest Rate	No DCF	
Credit Interest Rate	No DCF	
Annual Discount Rate	No DCF	
Revenue and Capital Contributions	1,530,000	
Total Development Cost	1,098,630	
Finance Cost	49,644	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	1,148,274	
Gross Residual Value	**381,726**	
Agents Fees	4,668	1.25% residual value (post SDLT)
Legal Fees	1,867	0.50% residual value (post SDLT)
Stamp Duty	8,600	Based on HMRC SDLT rates
Net Residual Value	**366,592**	
per gross ha	*1,832,958*	
per net ha	*1,832,958*	
per dwelling	*61,099*	
per market dwelling	*61,099*	

Notes: *(use Alt+Enter to start a new line)*

Res3 BF – Lancaster – BLV2

Summary Results

Site Details	Lancaster - preliminary testing	Site Address	15 dwellings 20%AH 50%AR/50%SO Brownfield	Site Reference	Lancaster MVA
				Application No	BF land 2
Scheme Description	Res3BF	Notes		Date Saved	30/03/2021

Site Details		
Gross Area	0.52	ha
Net Area	0.44	ha
Net to Gross Ratio	84.6%	
Density	34.09	dwgs per net ha

	Dwellings	GIA (sq m)
Total	15.00	1,274.1
Market Housing	12.00	1,072.8
Affordable Housing	3.00	201.3
% Affordable Housing	20.00%	

Scheme Revenue

			Affordable Housing				
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership
Total No of Dwellings	15.00	12.00	-	-	-	1.50	1.50
Total GIA (sq m)	1,274.1	1,072.8	-	-	-	100.7	100.7
~~Tenure Split (by % dwellings)~~		80.0%	0.0%	0.0%	0.0%	10.0%	10.0%
Total Revenue	2,982,000	2,662,800	-	-	-	144,150	175,050
Average Revenue per unit	*198,800*	*221,900*	-	-	-	*96,100*	*116,700*
Average Revenue per sq m GIA	*2,340*	*2,482*	-	-	-	*1,432*	*1,739*
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	**2,982,000**						

Scheme Development Costs

			Affordable Housing							
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership	*Per dwelling*	*per sq m*	
Build Cost (inc external works & contingency)	1,553,192	1,301,504	-	-	-	125,844	125,844	*103,546*	*1,219*	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	124,255	104,120	-	-	-	10,068	10,068	*8,284*	*98*	*8.0% build costs*
Marketing Costs (market housing)	79,884	79,884						*6,657*	*74*	*3.0% market revenue*
Marketing Costs (aff housing)	-		-	-	-	-	-	-	-	*0.0% affordable revenue*
Exceptional Development Costs	448,785	359,028	-	-	-	44,879	44,879	*29,919*	*352*	
Planning Obligations Costs	73,680							*4,912*	*58*	
Commercial Elements Costs	-									
										0.0% CIL as %Revenue
Community Infrastructure Levy	-									*£0.00 per market sq m*
										0.0% CIL as %Dev Costs
Developer's Return for Risk and Profit										
Developer's Return (Market housing)	-							-	-	*0.0% market revenue*
Contractor's Return (Aff housing)	-		-	-	-	-	-	-	-	*0.0% aff build & prof fees*
Total Development Costs	**2,279,796**							*151,986*	*1,789*	
Total Operating Profit	**702,204**							*46,814*	*551*	

Finance Costs and Residual Value

DCF Period	2	years
Debit Interest Rate	6.0%	
Credit Interest Rate	0.0%	
Annual Discount Rate	0.0%	
Revenue and Capital Contributions	2,982,000	
Total Development Cost	2,279,796	
Finance Cost	62,790	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	2,342,586	
Gross Residual Value	**639,414**	
Agents Fees	7,724	1.25% residual value (post SDLT)
Legal Fees	3,090	0.50% residual value (post SDLT)
Stamp Duty	21,471	Based on HMRC SDLT rates
Net Residual Value	**607,129**	
per gross ha	*1,167,556*	
per net ha	*1,379,839*	
per dwelling	*40,475*	
per market dwelling	*50,594*	

Notes: *(use Alt+Enter to start a new line)*

Res4 BF – Lancaster – BLV2

Summary Results

Site Details	Lancaster - preliminary testing	Site Address	50 dwellings 20%AH 50%AR/50%SO Brownfield	Site Reference	Lancaster MVA
				Application No	BF land 2
Scheme Description	Res4BF	Notes			
				Date Saved	30/03/2021

Site Details		
Gross Area	1.85	ha
Net Area	1.39	ha
Net to Gross Ratio	75.1%	
Density	35.97	dwgs per net ha

	Dwellings	GIA (sq m)
Total	50.00	4,247.0
Market Housing	40.00	3,576.0
Affordable Housing	10.00	671.0
% Affordable Housing	20.00%	

Scheme Revenue

			Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership
Total No of Dwellings	50.00	40.00	-	-	-	5.00	5.00
Total GIA (sq m)	4,247.0	3,576.0	-	-	-	335.5	335.5
~~Tenure Split (by % dwellings)~~		80.0%	0.0%	0.0%	0.0%	10.0%	10.0%
Total Revenue	9,940,000	8,876,000	-	-	-	480,500	583,500
Average Revenue per unit	*198,800*	*221,900*	-	-	-	*96,100*	*116,700*
Average Revenue per sq m GIA	*2,340*	*2,482*	-	-	-	*1,432*	*1,739*
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	**9,940,000**						

Scheme Development Costs

			Affordable Housing						
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership	*Per dwelling*	*per sq m*
Build Cost (inc external works & contingency)	5,177,307	4,338,348	-	-	-	419,480	419,480	*103,546*	*1,219*
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-
Professional Fees	414,185	347,068	-	-	-	33,558	33,558	*8,284*	*98*
Marketing Costs (market housing)	266,280	266,280						*6,657*	*74*
Marketing Costs (aff housing)	-		-	-	-	-	-	-	-
Exceptional Development Costs	888,764	711,011	-	-	-	88,876	88,876	*17,775*	*209*
Planning Obligations Costs	245,600							*4,912*	*58*
Commercial Elements Costs	-								
Community Infrastructure Levy	-								
Developer's Return for Risk and Profit									
Developer's Return (Market housing)	-							-	-
Contractor's Return (Aff housing)	-		-	-	-	-	-	-	-
Total Development Costs	**6,992,136**							*139,843*	*1,646*
Total Operating Profit	**2,947,864**							*58,957*	*694*

8.0%	*build costs*
3.0%	*market revenue*
0.0%	*affordable revenue*
0.0%	*CIL as %Revenue*
£0.00	*per market sq m*
0.0%	*CIL as %Dev Costs*
0.0%	*market revenue*
0.0%	*aff build & prof fees*

Finance Costs and Residual Value

DCF Period	3	years
Debit Interest Rate	6.0%	
Credit Interest Rate	0.0%	
Annual Discount Rate	0.0%	
Revenue and Capital Contributions	9,940,000	
Total Development Cost	6,992,136	
Finance Cost	111,114	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	7,103,250	
Gross Residual Value	**2,836,750**	
Agents Fees	33,818	1.25% residual value (post SDLT)
Legal Fees	13,527	0.50% residual value (post SDLT)
Stamp Duty	131,338	Based on HMRC SDLT rates
Net Residual Value	**2,658,068**	
per gross ha	*1,436,793*	
per net ha	*1,912,279*	
per dwelling	*53,161*	
per market dwelling	*66,452*	

Notes: *(use Alt+Enter to start a new line)*

Res5 BF – Lancaster – BLV2

Summary Results

Site Details	Lancaster - testing	Site Address	50 flats 0%AH 50%AR/50%SO Brownfield	Site Reference	Lancaster MVA
				Application No	BF land 2
Scheme Description	Res5BF Cashflow reduced to 2 years 27/5/21	Notes			
				Date Saved	27/05/2021

Site Details		
Gross Area	0.74	ha
Net Area	0.63	ha
Net to Gross Ratio	85.1%	
Density	79.37	dwgs per net ha

	Dwellings	GIA (sq m)
Total	50.00	3,389.0
Market Housing	50.00	3,389.0
Affordable Housing	-	-
% Affordable Housing	0.00%	

Scheme Revenue

			Affordable Housing				
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership
Total No of Dwellings	50.00	50.00	-	-	-	-	-
Total GIA (sq m)	3,389.0	3,389.0	-	-	-	-	-
~~Tenure Split (by % dwellings)~~		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Revenue	7,150,000	7,150,000	-	-	-	-	-
Average Revenue per unit	*143,000*	*143,000*	-	-	-	-	-
Average Revenue per sq m GIA	*2,110*	*2,110*	-	-	-	-	-
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	**7,150,000**						

Scheme Development Costs

			Affordable Housing							
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership	*Per dwelling*	*per sq m*	
Build Cost (inc external works & contingency)	4,710,710	4,710,710	-	-	-	-	-	*94,214*	*1,390*	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	376,857	376,857	-	-	-	-	-	*7,537*	*111*	*8.0% build costs*
Marketing Costs (market housing)	214,500	214,500						*4,290*	*63*	*3.0% market revenue*
Marketing Costs (aff housing)	-		-	-	-	-	-	*#DIV/0!*	*#DIV/0!*	*#DIV/0! affordable revenue*
Exceptional Development Costs	1,081,593	1,081,593	-	-	-	-	-	*21,632*	*319*	
Planning Obligations Costs	245,600							*4,912*	*72*	
Commercial Elements Costs	-									
										0.0% CIL as %Revenue
Community Infrastructure Levy	-									*£0.00 per market sq m*
										0.0% CIL as %Dev Costs
Developer's Return for Risk and Profit										
Developer's Return (Market housing)	-							-	-	*0.0% market revenue*
Contractor's Return (Aff housing)	-		-	-	-	-	-	*#DIV/0!*	*#DIV/0!*	*#DIV/0! aff build & prof fees*
Total Development Costs	**6,629,260**							*132,585*	*1,956*	
Total Operating Profit	**520,740**							*10,415*	*154*	

Finance Costs and Residual Value

DCF Period	2	years
Debit Interest Rate	6.0%	
Credit Interest Rate	0.0%	
Annual Discount Rate	0.0%	
Revenue and Capital Contributions	7,150,000	
Total Development Cost	6,629,260	
Finance Cost	108,948	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	6,738,207	
Gross Residual Value	**411,793**	
Agents Fees	5,021	1.25% residual value (post SDLT)
Legal Fees	2,009	0.50% residual value (post SDLT)
Stamp Duty	10,090	Based on HMRC SDLT rates
Net Residual Value	**394,673**	
per gross ha	*533,342*	
per net ha	*626,465*	
per dwelling	*7,893*	
per market dwelling	*7,893*	

Notes: *(use Alt+Enter to start a new line)*

Res6 BF – Lancaster – BLV2

Summary Results

Site Details	Lancaster - testing	Site Address	100 flats 0%AH 50%AR/50%SO Brownfield	Site Reference	Lancaster MVA
				Application No	BF land 2
Scheme Description	Res6BF Cashflow reduced from 5 years to 3 years 27/5/21	Notes			
				Date Saved	27/05/2021

Site Details		
Gross Area	1.27	ha
Net Area	1.08	ha
Net to Gross Ratio	85.0%	
Density	92.59	dwgs per net ha

	Dwellings		GIA (sq m)
Total	100.00		6,778.0
Market Housing	100.00		6,778.0
Affordable Housing	-		-
% Affordable Housing	0.00%		

Scheme Revenue

	Total	Market	Affordable Housing: Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership
Total No of Dwellings	100.00	100.00	-	-	-	-	-
Total GIA (sq m)	6,778.0	6,778.0	-	-	-	-	-
~~Tenure Split (by % dwellings)~~		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Revenue	14,300,000	14,300,000	-	-	-	-	-
Average Revenue per unit	*143,000*	*143,000*	-	-	-	-	-
Average Revenue per sq m GIA	*2,110*	*2,110*	-	-	-	-	-
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	**14,300,000**						

Scheme Development Costs

	Total	Market	Affordable Housing: Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership	*Per dwelling*	*per sq m*		
Build Cost (inc external works & contingency)	9,421,420	9,421,420	-	-	-	-	-	*94,214*	*1,390*		
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-		
Professional Fees	753,714	753,714	-	-	-	-	-	*7,537*	*111*	*8.0%*	*build costs*
Marketing Costs (market housing)	429,000	429,000						*4,290*	*63*	*3.0%*	*market revenue*
Marketing Costs (aff housing)	-		-	-	-	-	-	*#DIV/0!*	*#DIV/0!*	*#DIV/0!*	*affordable revenue*
Exceptional Development Costs	1,940,493	1,940,493	-	-	-	-	-	*19,405*	*286*		
Planning Obligations Costs	491,200							*4,912*	*72*		
Commercial Elements Costs	-										
										0.0%	*CIL as %Revenue*
Community Infrastructure Levy	-									*£0.00*	*per market sq m*
										0.0%	*CIL as %Dev Costs*
Developer's Return for Risk and Profit											
Developer's Return (Market housing)	-							-	-	*0.0%*	*market revenue*
Contractor's Return (Aff housing)	-		-	-	-	-	-	*#DIV/0!*	*#DIV/0!*	*#DIV/0!*	*aff build & prof fees*
Total Development Costs	**13,035,827**							*130,358*	*1,923*		
Total Operating Profit	**1,264,173**							*12,642*	*187*		

Finance Costs and Residual Value

DCF Period	3	years
Debit Interest Rate	6.0%	
Credit Interest Rate	0.0%	
Annual Discount Rate	0.0%	
Revenue and Capital Contributions	14,300,000	
Total Development Cost	13,035,827	
Finance Cost	342,412	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	13,378,239	
Gross Residual Value	**921,761**	
Agents Fees	11,077	1.25% residual value (post SDLT)
Legal Fees	4,431	0.50% residual value (post SDLT)
Stamp Duty	35,588	Based on HMRC SDLT rates
Net Residual Value	**870,665**	
per gross ha	*685,563*	
per net ha	*806,171*	
per dwelling	*8,707*	
per market dwelling	*8,707*	

Notes: *(use Alt+Enter to start a new line)*

Res7 GF – Lancaster – BLV2

Summary Results

Site Details	Lancaster - preliminary testing	Site Address	150 dwellings 30%AH 50%AR/50%SO Greenfield	Site Reference	Lancaster
				Application No	GF land 2
Scheme Description	Res7GF	Notes			
				Date Saved	30/03/2021

Site Details		
Gross Area	6.94	ha
Net Area	4.17	ha
Net to Gross Ratio	60.1%	
Density	35.97	dwgs per net ha

	Dwellings	GIA (sq m)
Total	150.00	12,406.5
Market Housing	105.00	9,387.0
Affordable Housing	45.00	3,019.5
% Affordable Housing	30.00%	

Scheme Revenue

			Affordable Housing				
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership
Total No of Dwellings	150.00	105.00	-	-	-	22.50	22.50
Total GIA (sq m)	12,406.5	9,387.0	-	-	-	1,509.8	1,509.8
~~Tenure Split (by % dwellings)~~		70.0%	0.0%	0.0%	0.0%	15.0%	15.0%
Total Revenue	28,087,500	23,299,500	-	-	-	2,162,250	2,625,750
Average Revenue per unit	*187,250*	*221,900*	-	-	-	*96,100*	*116,700*
Average Revenue per sq m GIA	*2,264*	*2,482*	-	-	-	*1,432*	*1,739*
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	**28,087,500**						

Scheme Development Costs

			Affordable Housing							
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership	*Per dwelling*	*per sq m*	
Build Cost (inc external works & contingency)	14,403,213	10,775,300	-	-	-	1,813,957	1,813,957	*96,021*	*1,161*	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	864,193	646,518	-	-	-	108,837	108,837	*5,761*	*70*	*6.0% build costs*
Marketing Costs (market housing)	698,985	698,985						*6,657*	*74*	*3.0% market revenue*
Marketing Costs (aff housing)	-		-	-	-	-	-	-	-	*0.0% affordable revenue*
Exceptional Development Costs	3,848,774	2,694,142	-	-	-	577,316	577,316	*25,658*	*310*	
Planning Obligations Costs	872,550							*5,817*	*70*	
Commercial Elements Costs	-									
										0.0% CIL as %Revenue
Community Infrastructure Levy	-									*£0.00 per market sq m*
										0.0% CIL as %Dev Costs
Developer's Return for Risk and Profit										
Developer's Return (Market housing)	-							-	-	*0.0% market revenue*
Contractor's Return (Aff housing)	-		-	-	-	-	-	-	-	*0.0% aff build & prof fees*
Total Development Costs	**20,687,715**							*137,918*	*1,667*	
Total Operating Profit	**7,399,785**							*49,332*	*596*	

Finance Costs and Residual Value

DCF Period	4	years
Debit Interest Rate	6.0%	
Credit Interest Rate	0.0%	
Annual Discount Rate	0.0%	
Revenue and Capital Contributions	28,087,500	
Total Development Cost	20,687,715	
Finance Cost	409,423	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	21,097,138	
Gross Residual Value	**6,990,362**	
Agents Fees	83,142	1.25% residual value (post SDLT)
Legal Fees	33,257	0.50% residual value (post SDLT)
Stamp Duty	339,018	Based on HMRC SDLT rates
Net Residual Value	**6,534,946**	
per gross ha	*941,635*	
per net ha	*1,567,133*	
per dwelling	*43,566*	
per market dwelling	*62,238*	

Notes: *(use Alt+Enter to start a new line)*

Res8 GF – Strategic site – BLV2

Summary Results

Site Details	Lancaster - testing
Scheme Description	Res8GFAlt2 Biodiversity net gain excluded Revised market dwelling mix applied 50% of land payment deferred to year 5
Site Address	700 dwellings 30%AH 50%AR/50%SO Strategic Greenfield
Notes	
Site Reference	Strategic Res8 North Lancaster Strategic Site
Application No	GF land 2
Date Saved	13/05/2021

Site Details		
Gross Area	73.90	ha
Net Area	38.35	ha
Net to Gross Ratio	51.9%	
Density	18.25	dwgs per net ha

	Dwellings		GIA (sq m)
Total	700.00		61,400.5
Market Housing	490.00		47,309.5
Affordable Housing	210.00		14,091.0
% Affordable Housing	30.00%		

Scheme Revenue

	Total	Market	Affordable Housing: Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership
Total No of Dwellings	700.00	490.00	-	-	-	105.00	105.00
Total GIA (sq m)	61,400.5	47,309.5	-	-	-	7,045.5	7,045.5
~~Tenure Split (by % dwellings)~~		70.0%	0.0%	0.0%	0.0%	15.0%	15.0%
Total Revenue	140,764,750	118,898,500	-	-	-	10,090,500	11,775,750
Average Revenue per unit	*201,093*	*242,650*	-	-	-	*96,100*	*112,150*
Average Revenue per sq m GIA	*2,293*	*2,513*	-	-	-	*1,432*	*1,671*
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	**140,764,750**						

Scheme Development Costs

	Total	Market	Affordable Housing: Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership	*Per dwelling*	*per sq m*	
Build Cost (inc external works & contingency)	66,657,402	50,357,993	-	-	-	8,149,704	8,149,704	*95,225*	*1,086*	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	3,999,444	3,021,480	-	-	-	488,982	488,982	*5,713*	*65*	*6.0% build costs*
Marketing Costs (market housing)	3,566,955	3,566,955						*7,280*	*75*	*3.0% market revenue*
Marketing Costs (aff housing)	-		-	-	-	-	-	-	-	*0.0% affordable revenue*
Exceptional Development Costs	31,796,080	22,257,256	-	-	-	4,769,412	4,769,412	*45,423*	*518*	
Planning Obligations Costs	4,788,700							*6,841*	*78*	
Commercial Elements Costs	-									
										0.0% CIL as %Revenue
Community Infrastructure Levy	-									*£0.00 per market sq m*
										0.0% CIL as %Dev Costs
Developer's Return for Risk and Profit										
Developer's Return (Market housing)	-							-	-	*0.0% market revenue*
Contractor's Return (Aff housing)	-		-	-	-	-	-	-	-	*0.0% aff build & prof fees*
Total Development Costs	**110,808,581**							*158,298*	*1,805*	
Total Operating Profit	**29,956,169**							*42,795*	*488*	

Finance Costs and Residual Value

DCF Period	10	years
Debit Interest Rate	6.0%	
Credit Interest Rate	0.0%	
Annual Discount Rate	0.0%	
Revenue and Capital Contributions	140,764,750	
Total Development Cost	110,808,581	
Finance Cost	1,832,786	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	112,641,367	
Gross Residual Value	**28,123,383**	
Agents Fees	334,096	1.25% residual value (post SDLT)
Legal Fees	133,639	0.50% residual value (post SDLT)
Stamp Duty	1,395,669	Based on HMRC SDLT rates
Net Residual Value	**26,259,979**	
per gross ha	*355,345*	
per net ha	*684,745*	
per dwelling	*37,514*	
per market dwelling	*53,592*	

Notes: *(use Alt+Enter to start a new line)*

Res9 GF – Strategic site – BLV2

Summary Results

Site Details	Lancaster - testing	Site Address	930 dwellings 30%AH 50%AR/50%SO Strategic Greenfield	Site Reference	Strategic Res9 East Lancaster Strategic Site
				Application No	GF land 2
Scheme Description	Res9GF Alt2 Biodiversity net gain removed Revised market dwelling mix 50% land payment deferred for 7 years	Notes		Date Saved	13/05/2021

Site Details		
Gross Area	85.00	ha
Net Area	46.44	ha
Net to Gross Ratio	54.6%	
Density	20.03	dwgs per net ha

	Dwellings	GIA (sq m)
Total	930.00	81,575.0
Market Housing	651.00	62,854.1
Affordable Housing	279.00	18,720.9
% Affordable Housing	30.00%	

Scheme Revenue

			Affordable Housing				
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership
Total No of Dwellings	930.00	651.00	-	-	-	139.50	139.50
Total GIA (sq m)	81,575.0	62,854.1	-	-	-	9,360.5	9,360.5
~~Tenure Split (by % dwellings)~~		70.0%	0.0%	0.0%	0.0%	15.0%	15.0%
Total Revenue	187,016,025	157,965,150	-	-	-	13,405,950	15,644,925
Average Revenue per unit	*201,093*	*242,650*	-	-	-	*96,100*	*112,150*
Average Revenue per sq m GIA	*2,293*	*2,513*	-	-	-	*1,432*	*1,671*
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	**187,016,025**						

Scheme Development Costs

			Affordable Housing						
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Affordable rent	Shared Ownership	*Per dwelling*	*per sq m*
Build Cost (inc external works & contingency)	88,559,119	66,904,191	-	-	-	10,827,464	10,827,464	*95,225*	*1,086*
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-
Professional Fees	5,313,547	4,014,251	-	-	-	649,648	649,648	*5,713*	*65*
Marketing Costs (market housing)	4,738,955	4,738,955						*7,280*	*75*
Marketing Costs (aff housing)	-		-	-	-	-	-	-	-
Exceptional Development Costs	43,614,909	30,530,436	-	-	-	6,542,236	6,542,236	*46,898*	*535*
Planning Obligations Costs	6,596,490							*7,093*	*81*
Commercial Elements Costs	-								
Community Infrastructure Levy	-								
Developer's Return for Risk and Profit									
Developer's Return (Market housing)	-							-	-
Contractor's Return (Aff housing)	-		-	-	-	-	-	-	-
Total Development Costs	**148,823,020**							*160,025*	*1,824*
Total Operating Profit	**38,193,005**							*41,068*	*468*

6.0%	*build costs*
3.0%	*market revenue*
0.0%	*affordable revenue*
0.0%	*CIL as %Revenue*
£0.00	*per market sq m*
0.0%	*CIL as %Dev Costs*
0.0%	*market revenue*
0.0%	*aff build & prof fees*

Finance Costs and Residual Value

DCF Period	15	years
Debit Interest Rate	6.0%	
Credit Interest Rate	0.0%	
Annual Discount Rate	0.0%	
Revenue and Capital Contributions	187,016,025	
Total Development Cost	148,823,020	
Finance Cost	3,090,954	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	151,913,974	
Gross Residual Value	**35,102,051**	
Agents Fees	416,968	1.25% residual value (post SDLT)
Legal Fees	166,787	0.50% residual value (post SDLT)
Stamp Duty	1,744,603	Based on HMRC SDLT rates
Net Residual Value	**32,773,693**	
per gross ha	*385,573*	
per net ha	*705,721*	
per dwelling	*35,241*	
per market dwelling	*50,344*	

Notes: *(use Alt+Enter to start a new line)*

Appendix L – PBSA and non residential values

		Lancaster (except where marked)			
Category 1	**Category 2**	**Count**	**Average rent per Sqft**	**Average rent per Sqm**	**Average rent per Sqm**
Office	Office - Business Parks (B1b)	12	£12.08	£130.06	£132
	Office - Office - Business Park (B1a)	2	£12.50	£134.55	
	Office - Office (B1a)	48	£9.17	£98.70	£99
	Office - Serviced Office (B1a)	0			
Industrial	Industrial - Garage / Workshop (B1c)	0			£49
	Industrial - General Industrial (B2)	22	£3.67	£39.55	
	Industrial - Industrial Park (B1/2/8)	13	£4.51	£48.51	
	Industrial - Light Industrial / Business Units (B1c)	5	£5.62	£60.47	
	Industrial - Mixed Industrial (B1/2)	0			
	Industrial - Mixed Industrial (B1/2/8)	52	£4.78	£51.45	
	Industrial - Storage and Distribution (B8)	0			
Retail	Retail - Betting Shop	2	£7.39	£79.51	
	Retail - Financial & Professional Services (A2)	3	£12.49	£134.41	
	Retail - Financial (A2)	1	£6.08	£65.44	
	Retail - Foodstore/Supermarket (A1)	1	£6.77	£72.87	
	Retail - Garden Centres (A1)	0			
	Retail - General Retail (A1)	112	£18.64	£200.64	£196
	Retail - Hot Food Take Away (Food & Drink) (A5)	0			
	Retail - Mixed-use Retail (A1/2/3/4/5, B1 or D1)	5	£12.59	£135.47	
	Retail - Mixed-use Retail and Leisure (A1/2/3/4/5/D2)	0			
	Retail - Non Food Retail Warehouse (A1)	0			
	Retail - Restaurants and Cafes (Food & Drink) (A3)	11	£16.12	£173.47	
	Retail - Retail Park (A1/2/3/4/5)	1	£14.96	£161.03	
	Retail - Retail Park (A1/2/3/4/5) North West	16	£18.20	£195.87	£196
	Retail - Shopping Centre (A1/2/3/4/5)	91	£24.63	£265.06	
	Retail - Showrooms - General (A1)	0			
	Food retail - north <500 sq m	91	£16.38	£176.28	£176.28
	Food retail - north >500 sq m	22	£14.41	£155.08	£155.08
Hotels	Hotel sales - north	12			£101,401/rm

	Lancaster (except where marked)

Yields	Office - Business Parks (B1b)			10.34%
	Office - Office - Business Park (B1a)			
	Office - Office (B1a)	1	10.34%	
	Office - Serviced Office (B1a)			
	Industrial - Distribution Parks (B8)			11.08%
	Industrial - Garage / Workshop (B1c)			
	Industrial - General Industrial (B2)			
	Industrial - Industrial Park (B1/2/8)	1	10.70%	
	Industrial - Light Industrial / Business Units (B1c)			
	Industrial - Mixed Industrial (B1/2)			
	Industrial - Mixed Industrial (B1/2/8)	1	12.52%	
	Industrial - Storage and Distribution (B8)	1	10.02%	
	Retail - Betting Shop			
	Retail - Department Stores (A1/2/3)			
	Retail - Financial & Professional Services (A2)	1	7.00%	
	Retail - Financial (A2)	1	17.29%	
	Retail - Foodstore/Supermarket (A1)	2	7.99%	
	Retail - General Retail (A1)	22	7.96%	8.31%
	Retail - Hot Food Take Away (Food & Drink) (A5)			
	Retail - Mixed-use Retail (A1/2/3/4/5, B1 or D1)			
	Retail - Mixed-use Retail and Leisure (A1/2/3/4/5/D2)			
	Retail - Non Food Retail Warehouse (A1)			
	Retail - Restaurants and Cafes (Food & Drink) (A3)			
	Retail - Retail Park (A1/2/3/4/5)	2	6.35%	
	Retail - Retail Park (A1/2/3/4/5) North west	49	7.51%	7.51%
	Retail - Shopping Centre (A1/2/3/4/5)	7	7.10%	
	Retail - Showrooms - General (A1)			
	Food retail - north <500 sq m	39	6.51%	6.51%
	Food retail - north >500 sq m	54	5.82%	4.77%

Student Accommodation

Yields	CBRE 2021	C&W 2021	Savills 2020
Prime regional	3.15%	5.25%-5.50%	4.75%
Sub regional	4.25%	6.50%-7.50%	5.25%

Scheme	Type	Size (sqm)	Weeks	Beds	Rent	Rent per annum	Rent per annum per sqm
St. Georges Quay	Standard En-suite	13.11	51	1	£122	£6,222	£475
St. Georges Quay	Standard En-suite	13.11	44	1	£141	£6,204	£473
St. Georges Quay	Standard Studio	19.33	51	1	£161	£8,211	£425

Scheme	Type	Size (sqm)	Weeks	Beds	Rent	Rent per annum	Rent per annum per sqm
St. Georges Quay	Standard Studio	19.33	44	1	£170	£7,480	£387
St Leonards Gate	Standard Studio	18.5	51	1	£157	£8,007	£433
St Leonards Gate	Standard Studio	18.5	44	1	£175	£7,700	£416
St Leonards Gate	Standard En-suite	13.5	51	1	£135	£6,885	£510
St Leonards Gate	Standard En-suite	13.5	44	1	£146	£6,424	£476
St Leonards Gate	Classic En-suite	15	51	1	£149	£7,599	£507
Cable Street	Classic Studio	19	51	1	£168	£8,568	£451
Cable Street	Classic Studio Plus	21	51	1	£171	£8,721	£415
Caton Court, Aparto	Twin En-suite	13.5	51	1	£125	£6,375	£472
Caton Court, Aparto	Bronze En-suite	13.5	51	1	£152	£7,752	£574
Caton Court, Aparto	Bronze En-suite	13.5	45	1	£155	£6,975	£517
Caton Court, Aparto	Silver En-suite	14.1	45	1	£158	£7,110	£504
Caton Court, Aparto	Silver En-suite	14.1	51	1	£161	£8,211	£582
Caton Court, Aparto	Bronze Studio	17.5	51	1	£175	£8,925	£510
Caton Court, Aparto	Silver Studio	21	51	1	£188	£9,588	£457

Scheme	Sq m	Source	Beds	
114 Penny Street	1949	EPC	70	27.8
Gallows 23-25 North Road	3456	EPC	96	36.0
102 Penny Street	3103	EPC	100	31.0
Marton Street	1800	Measured pdf	66	27.3
Total	10308		332	31.0

Appendix M – PBSA, Care & non residential summary appraisals

Non-residential viability assessment model

Care home 60 beds

Size of unit (GIA)	3000	sq m
Ratio of GEA to GIA	100.0%	
GEA	3000	sq m
NIA as % of GIA	95%	
NIA	2850	sq m
Rooms	60	
Floors	3	
Site coverage	40%	
Site area	0.25	Hectares

	User input cells
	Produced by model
	Key results
GEA	*Gross external area*
GIA	*Gross internal area*
NIA	*Net internal area*

SCHEME REVENUE					
Capital value per room		£ 110,000		£ 6,600,000	
Less purchaser costs		6.80	% of yield x rent		
Gross Development Value					**£ 6,179,775**

SITE BENCHMARK				
Benchmark per ha	£578,000			
Site benchmark			£144,500	
SDLT			£0	
Agents and legal	1.75%		£2,529	
Total site costs				**£ 147,029**

SCHEME COSTS					
Build costs		£ 1,551	per sq m	£ 4,653,000	
Building standards		0.77%	of base build costs	£ 35,828	
External costs		10%	of base build costs	£ 465,300	
Total construction costs					***£ 5,154,128***
Professional fees		8.00%	of construction costs	£ 412,330	
Sales and lettings costs		3%	of GDV	£ 185,393	
Planning obligations				£ -	
Other policy costs				£ 2,076	
Total 'other costs'					***£ 599,800***
Finance costs		6.0%	Interest rate		
Build period		18	Months		
Finance costs for 100% of construction and other costs				£ 531,086	
Void finance period (in months)		6	Months	£ 177,029	
Total finance costs					***£ 708,115***
Developer return		15.0%	Scheme value		***£ 926,966***
Total scheme costs					***£ 7,536,037***

RESIDUAL VALUE			
Residual value	For the scheme		-£ 1,356,262
	Equivalent per hectare		-£ 5,425,049
		Not viable	

Potential for CIL	
Total potential scheme headroom	-£ 1,356,262
Headroom per sq m	NONE

Non-residential viability assessment model

Student accomodation with a mix of studios and cluster flat rooms

Size of unit (GIA)	3,100	sq m
Ratio of GEA to GIA	100.0%	
GEA	3100	sq m
NIA as % of GIA	95%	
NIA	2945	sq m
Rooms	100	
Floors	4	
Site coverage	90%	
Site area	0.09	Hectares

	User input cells
	Produced by model
	Key results
GEA	*Gross external area*
GIA	*Gross internal area*
NIA	*Net internal area*

SCHEME REVENUE				
Capital value per room	£ 99,000		£ 9,900,000	
Less purchaser costs	6.80	% of yield x rent		
Gross Development Value				**£ 9,269,663**
SITE BENCHMARK				
Benchmark per ha	£952,000			
Site benchmark			£81,978	
SDLT			£0	
Agents and legal	1.75%		£1,435	
Total site costs				**£ 83,412**
SCHEME COSTS				
Build costs	£ 1,741	per sq m	£ 5,397,100	
Building standards	1.58%	of base build costs	£ 85,274	
External costs	10%	of base build costs	£ 539,710	
Total construction costs				***£ 6,022,084***
Professional fees	8.00%	of construction costs	£ 481,767	
Sales and lettings costs	3%	of GDV	£ 278,090	
Planning obligations			£ 6,250	
Other policy costs			£ 1,903	
Total 'other costs'				***£ 768,010***
Finance costs	6.0%	Interest rate		
Build period	12	Months		
Finance costs for 100% of construction and other costs			£ 412,410	
Void finance period (in months)	0	Months	£ -	
Total finance costs				***£ 412,410***
Developer return	15.0%	Scheme value		***£ 1,390,449***
Total scheme costs				**£ 8,676,366**
RESIDUAL VALUE				
Residual value	For the scheme			£ 593,297
	Equivalent per hectare			£ 6,889,900
		Go to next stage		
Potential for CIL				
Total potential scheme headroom				£ 593,297
Headroom per sq m				£ 191

Non-residential viability assessment model

Student accomodation with a mix of studios and cluster flat rooms

Size of unit (GIA)	13,950	sq m
Ratio of GEA to GIA	100.0%	
GEA	13950	sq m
NIA as % of GIA	95%	
NIA	13252.5	sq m
Rooms	450	
Floors	6	
Site coverage	80%	
Site area	0.29	Hectares

	User input cells
	Produced by model
	Key results
GEA	*Gross external area*
GIA	*Gross internal area*
NIA	*Net internal area*

SCHEME REVENUE					
Capital value per room		£ 99,000		£ 44,550,000	
Less purchaser costs		6.80	% of yield x rent		
Gross Development Value					**£ 41,713,483**
SITE BENCHMARK					
Benchmark per ha		£392,000			
Site benchmark				£113,925	
SDLT				£0	
Agents and legal		1.75%		£1,994	
Total site costs					**£ 115,919**
SCHEME COSTS					
Build costs		£ 1,741	per sq m	£ 24,286,950	
Building standards		1.58%	of base build costs	£ 383,734	
External costs		10%	of base build costs	£ 2,428,695	
Total construction costs					***£ 27,099,379***
Professional fees		8.00%	of construction costs	£ 2,167,950	
Sales and lettings costs		3%	of GDV	£ 1,251,404	
Planning obligations				£ 25,000	
Other policy costs				£ 15,916	
Total 'other costs'					***£ 3,460,271***
Finance costs		6.0%	Interest rate		
Build period		18	Months		
Finance costs for 100% of construction and other costs				£ 2,760,801	
Void finance period (in months)		0	Months	£ -	
Total finance costs					***£ 2,760,801***
Developer return		15.0%	Scheme value		***£ 6,257,022***
Total scheme costs					**£ 39,693,392**
RESIDUAL VALUE					
Residual value	For the scheme				£ 2,020,091
	Equivalent per hectare				£ 6,950,852
			Go to next stage		
Potential for CIL					
Total potential scheme headroom					£ 2,020,091
Headroom per sq m					£ 145

Non-residential viability assessment model

OoC Office - two storey block

Size of unit (GIA)	1500	sq m
Ratio of GEA to GIA	100.0%	
GEA	1500	sq m
NIA as % of GIA	95%	
NIA	1425	sq m
Rooms		
Floors	2	
Site coverage	40%	
Site area	0.19	Hectares

	User input cells
	Produced by model
	Key results
GEA	*Gross external area*
GIA	*Gross internal area*
NIA	*Net internal area*

SCHEME REVENUE				
Headline annual rent (in £s per sq m)			£132	
Yield			10.34%	
Gross scheme value			£ 1,819,149	
Less purchaser costs	6.80%			
Gross Development Value				**£ 1,703,323**
SITE BENCHMARK				
Benchmark per ha	£525,000			
Site benchmark			£98,438	
SDLT			£0	
Agents and legal	1.75%		£1,723	
Total site costs				**£ 100,160**
SCHEME COSTS				
Build costs	£ 1,629	per sq m	£ 2,443,500	
Building standards	0.77%	of base build costs	£ 18,815	
External costs	10%	of base build costs	£ 244,350	
Total construction costs				***£ 2,706,665***
Professional fees&contingency	8.00%	of construction costs	£ 216,533	
Sales and lettings costs	3%	of GDV	£ 51,100	
Planning obligations			£ 25,000	
Other policy costs			£ 8,650	
Total 'other costs'				***£ 301,283***
Finance costs	6.0%	Interest rate		
Build period	12	Months		
Finance costs for 100% of construction and other costs			£ 186,486	
Void finance period (in months)	6	Months	£ 93,243	
Total finance costs				***£ 279,730***
Developer return	15.0%	Scheme value		***£ 255,498***
Total scheme costs				**£ 3,643,336**
RESIDUAL VALUE				
Residual value	For the scheme			-£ 1,940,013
	Equivalent per hectare			-£ 10,346,737
		Not viable		
Potential for CIL				
Total potential scheme headroom				-£ 1,940,013
Headroom per sq m				NONE

Non-residential viability assessment model

Office town/city centre

Size of unit (GIA)	2000	sq m
Ratio of GEA to GIA	100.0%	
GEA	2000	sq m
NIA as % of GIA	80%	
NIA	1600	sq m
Rooms		
Floors	4	
Site coverage	80%	
Site area	0.06	Hectares

	User input cells
	Produced by model
	Key results
GEA	*Gross external area*
GIA	*Gross internal area*
NIA	*Net internal area*

SCHEME REVENUE				
Headline annual rent (in £s per sq m)			£99	
Yield			10%	
Gross scheme value			£ 1,531,915	
Less purchaser costs	6.80%			
Gross Development Value				**£ 1,434,377**
SITE BENCHMARK				
Benchmark per ha	£865,000			
Site benchmark			£54,063	
SDLT			£0	
Agents and legal	1.75%		£946	
Total site costs				**£ 55,009**
SCHEME COSTS				
Build costs	£ 1,654	per sq m	£ 3,308,000	
Building standards	0.77%	of base build costs	£ 25,472	
External costs	10%	of base build costs	£ 330,800	
Total construction costs				***£ 3,664,272***
Professional fees&contingency	8.00%	of construction costs	£ 293,142	
Sales and lettings costs	3%	of GDV	£ 43,031	
Planning obligations			£ -	
Other policy costs			£ 8,650	
Total 'other costs'				***£ 344,823***
Finance costs	6.0%	Interest rate		
Build period	14	Months		
Finance costs for 100% of construction and other costs			£ 284,487	
Void finance period (in months)	6	Months	£ 121,923	
Total finance costs				***£ 406,410***
Developer return	15.0%	Scheme value		***£ 215,157***
Total scheme costs				**£ 4,685,670**

RESIDUAL VALUE			
Residual value	For the scheme		-£ 3,251,293
	Equivalent per hectare		-£ 52,020,687
		Not viable	

Potential for CIL	
Total potential scheme headroom	-£ 3,251,293
Headroom per sq m	NONE

Non-residential viability assessment model

Smaller industrial/warehouse

Size of unit (GIA)	1600	sq m
Ratio of GEA to GIA	100.0%	
GEA	1600	sq m
NIA as % of GIA	95%	
NIA	1520	sq m
Rooms		
Floors	1	
Site coverage	40%	
Site area	0.40	Hectares

(grey)	User input cells
(white)	Produced by model
(green)	Key results
GEA	*Gross external area*
GIA	*Gross internal area*
NIA	*Net internal area*

SCHEME REVENUE				
Headline annual rent (in £s per sq m)			£49	
Yield			11.1%	
Gross scheme value			£ 672,202	
Less purchaser costs	6.80%			
Gross Development Value				**£ 629,403**
SITE BENCHMARK				
Benchmark per ha	£226,000			
Site benchmark			£90,400	
SDLT			£0	
Agents and legal	1.75%		£1,582	
Total site costs				**£ 91,982**
SCHEME COSTS				
Build costs	£ 788	per sq m	£ 1,260,800	
Building standards	0.40%	of base build costs	£ 5,043	
External costs	10%	of base build costs	£ 126,080	
Total construction costs				***£ 1,391,923***
Professional fees&contingency	8.00%	of construction costs	£ 111,354	
Sales and lettings costs	3%	of GDV	£ 18,882	
Planning obligations			£ 25,000	
Other policy costs			£ 2,768	
Total 'other costs'				***£ 158,004***
Finance costs	6.0%	Interest rate		
Build period	12	Months		
Finance costs for 100% of construction and other costs			£ 98,515	
Void finance period (in months)	6	Months	£ 49,257	
Total finance costs				***£ 147,772***
Developer return	15.0%	Scheme value		***£ 94,410***
Total scheme costs				**£ 1,884,091**
RESIDUAL VALUE				
Residual value	For the scheme			-£ 1,254,689
	Equivalent per hectare			-£ 3,136,722
		Not viable		
Potential for CIL				
Total potential scheme headroom				-£ 1,254,689
Headroom per sq m				NONE

Non-residential viability assessment model

Larger industrial/warehouse

Size of unit (GIA)	5000	sq m
Ratio of GEA to GIA	100.0%	
GEA	5000	sq m
NIA as % of GIA	95%	
NIA	4750	sq m
Rooms		
Floors	1	
Site coverage	40%	
Site area	1.25	Hectares

	User input cells
	Produced by model
	Key results
GEA	*Gross external area*
GIA	*Gross internal area*
NIA	*Net internal area*

SCHEME REVENUE				
Headline annual rent (in £s per sq m)			£49	
Yield			11.1%	
Gross scheme value			£ 2,100,632	
Less purchaser costs	6.80%			
Gross Development Value				**£ 1,966,884**
SITE BENCHMARK				
Benchmark per ha	£226,000			
Site benchmark			£282,500	
SDLT			£3,625	
Agents and legal	1.75%		£4,944	
Total site costs				**£ 291,069**
SCHEME COSTS				
Build costs	£ 651	per sq m	£ 3,255,000	
Building standards	0.40%	of base build costs	£ 13,020	
External costs	10%	of base build costs	£ 325,500	
Total construction costs				***£ 3,593,520***
Professional fees&contingency	8.00%	of construction costs	£ 287,482	
Sales and lettings costs	3%	of GDV	£ 59,007	
Planning obligations			£ 25,000	
Other policy costs			£ 8,650	
Total 'other costs'				***£ 380,138***
Finance costs	6.0%	Interest rate		
Build period	18	Months		
Finance costs for 100% of construction and other costs			£ 383,825	
Void finance period (in months)	6	Months	£ 127,942	
Total finance costs				***£ 511,767***
Developer return	15.0%	Scheme value		***£ 295,033***
Total scheme costs				**£ 5,071,527**
RESIDUAL VALUE				
Residual value	For the scheme			-£ 3,104,643
	Equivalent per hectare			-£ 2,483,714
		Not viable		
Potential for CIL				
Total potential scheme headroom				-£ 3,104,643
Headroom per sq m				NONE

Non-residential viability assessment model

Retail - Convenience

Size of unit (GIA)	300	sq m	
Ratio of GEA to GIA	100.0%		
GEA	300	sq m	
NIA as % of GIA	95%		
NIA	285	sq m	
Rooms			
Floors	1		
Site coverage	90%		
Site area	0.03	Hectares	

(grey)	User input cells
(white)	Produced by model
(green)	Key results
GEA	*Gross external area*
GIA	*Gross internal area*
NIA	*Net internal area*

SCHEME REVENUE					
Headline annual rent (in £s per sq m)				£155	
Yield				6.5%	
Gross scheme value				£ 679,615	
Less purchaser costs		6.80%			
Gross Development Value					**£ 636,344**
SITE BENCHMARK					
Benchmark per ha		£1,176,000			
Site benchmark				£39,200	
SDLT				£0	
Agents and legal		1.75%		£686	
Total site costs					**£ 39,886**
SCHEME COSTS					
Build costs		£ 1,348	per sq m	£ 404,400	
Building standards		1.76%	of base build costs	£ 7,117	
External costs		10%	of base build costs	£ 40,440	
Total construction costs					***£ 451,957***
Professional fees&contingency		8.00%	of construction costs	£ 36,157	
Sales and lettings costs		3%	of GDV	£ 19,090	
Planning obligations				£ -	
Other policy costs				£ -	
Total 'other costs'					***£ 55,247***
Finance costs		6.0%	Interest rate		
Build period		9	Months		
Finance costs for 100% of construction and other costs				£ 24,619	
Void finance period (in months)		6	Months	£ 16,413	
Total finance costs					***£ 41,032***
Developer return		15.0%	Scheme value		***£ 95,452***
Total scheme costs					**£ 683,574**
RESIDUAL VALUE					
Residual value	For the scheme				-£ 47,230
	Equivalent per hectare				-£ 1,416,892
			Not viable		
Potential for CIL					
Total potential scheme headroom					-£ 47,230
Headroom per sq m					NONE

Non-residential viability assessment model

Retail - Supermarket

Size of unit (GIA)	1100	sq m			User input cells
Ratio of GEA to GIA	100.0%				Produced by model
GEA	1100	sq m			Key results
NIA as % of GIA	95%			GEA	*Gross external area*
NIA	1045	sq m		GIA	*Gross internal area*
Rooms				NIA	*Net internal area*
Floors	1				
Site coverage	35%				
Site area	0.31	Hectares			

SCHEME REVENUE				
Headline annual rent (in £s per sq m)			£176	
Yield			4.8%	
Gross scheme value			£ 3,855,765	
Less purchaser costs	6.80%			
Gross Development Value				**£ 3,610,267**
SITE BENCHMARK				
Benchmark per ha	£1,568,000			
Site benchmark			£492,800	
SDLT			£14,140	
Agents and legal	1.75%		£8,624	
Total site costs				**£ 515,564**
SCHEME COSTS				
Build costs	£ 1,390	per sq m	£ 1,529,000	
Building standards	1.76%	of base build costs	£ 26,910	
External costs	10%	of base build costs	£ 152,900	
Total construction costs				***£ 1,708,810***
Professional fees&contingency	8.00%	of construction costs	£ 136,705	
Sales and lettings costs	3%	of GDV	£ 108,308	
Planning obligations			£ 100,000	
Other policy costs			£ 12,687	
Total 'other costs'				***£ 357,700***
Finance costs	6.0%	Interest rate		
Build period	12	Months		
Finance costs for 100% of construction and other costs			£ 154,924	
Void finance period (in months)	6	Months	£ 77,462	
Total finance costs				***£ 232,387***
Developer return	15.0%	Scheme value		***£ 541,540***
Total scheme costs				**£ 3,356,001**

RESIDUAL VALUE		
Residual value	For the scheme	£ 254,266
	Equivalent per hectare	£ 809,028
	Go to next stage	

Potential for CIL	
Total potential scheme headroom	£ 254,266
Headroom per sq m	£ 231

Non-residential viability assessment model

Retail - High Street

Size of unit (GIA)	200	sq m	
Ratio of GEA to GIA	100.0%		
GEA	200	sq m	
NIA as % of GIA	95%		
NIA	190	sq m	
Rooms			
Floors	2		
Site coverage	100%		
Site area	0.01	Hectares	

	User input cells
	Produced by model
	Key results
GEA	*Gross external area*
GIA	*Gross internal area*
NIA	*Net internal area*

SCHEME REVENUE					
Headline annual rent (in £s per sq m)				£196	
Yield				8.3%	
Gross scheme value				£ 448,135	
Less purchaser costs		6.80%			
Gross Development Value					**£ 419,602**
SITE BENCHMARK					
Benchmark per ha		£865,000			
Site benchmark				£8,650	
SDLT				£0	
Agents and legal		1.75%		£151	
Total site costs					**£ 8,801**
SCHEME COSTS					
Build costs		£ 1,357	per sq m	£ 271,400	
Building standards		1.76%	of base build costs	£ 4,777	
External costs		10%	of base build costs	£ 27,140	
Total construction costs					***£ 303,317***
Professional fees&contingency		8.00%	of construction costs	£ 24,265	
Sales and lettings costs		3%	of GDV	£ 12,588	
Planning obligations				£ -	
Other policy costs				£ -	
Total 'other costs'					***£ 36,853***
Finance costs		6.0%	Interest rate		
Build period		12	Months		
Finance costs for 100% of construction and other costs				£ 20,938	
Void finance period (in months)		6	Months	£ 10,469	
Total finance costs					***£ 31,407***
Developer return		15.0%	Scheme value		***£ 62,940***
Total scheme costs					**£ 443,319**
RESIDUAL VALUE					
Residual value	For the scheme				-£ 23,717
	Equivalent per hectare				-£ 2,371,725
			Not viable		
Potential for CIL					
Total potential scheme headroom					-£ 23,717
Headroom per sq m					NONE

Non-residential viability assessment model

Retail - Out of centre

Size of unit (GIA)	1000	sq m	
Ratio of GEA to GIA	100.0%		
GEA	1000	sq m	
NIA as % of GIA	95%		
NIA	950	sq m	
Rooms			
Floors	1		
Site coverage	40%		
Site area	0.25	Hectares	

	User input cells
	Produced by model
	Key results
GEA	*Gross external area*
GIA	*Gross internal area*
NIA	*Net internal area*

SCHEME REVENUE				
Headline annual rent (in £s per sq m)			£196	
Yield			8.3%	
Gross scheme value			£ 2,240,674	
Less purchaser costs	6.80%			
Gross Development Value				**£ 2,098,009**
SITE BENCHMARK				
Benchmark per ha	£1,568,000			
Site benchmark			£392,000	
SDLT			£9,100	
Agents and legal	1.75%		£6,860	
Total site costs				**£ 407,960**
SCHEME COSTS				
Build costs	£ 815	per sq m	£ 815,000	
Building standards	1.76%	of base build costs	£ 14,344	
External costs	10%	of base build costs	£ 81,500	
Total construction costs				***£ 910,844***
Professional fees&contingency	8.00%	of construction costs	£ 72,868	
Sales and lettings costs	3%	of GDV	£ 62,940	
Planning obligations			£ 100,000	
Other policy costs			£ 4,325	
Total 'other costs'				***£ 240,133***
Finance costs	6.0%	Interest rate		
Build period	12	Months		
Finance costs for 100% of construction and other costs			£ 93,536	
Void finance period (in months)	6	Months	£ 46,768	
Total finance costs				***£ 140,304***
Developer return	15.0%	Scheme value		***£ 314,701***
Total scheme costs				***£ 2,013,942***
RESIDUAL VALUE				
Residual value	For the scheme			£ 84,067
	Equivalent per hectare			£ 336,267
		Go to next stage		
Potential for CIL				
Total potential scheme headroom				£ 84,067
Headroom per sq m				£ 84

Non-residential viability assessment model

Budget hotel 70 beds

Size of unit (GIA)	2800	sq m	
Ratio of GEA to GIA	100.0%		
GEA	2800	sq m	
NIA as % of GIA	95%		
NIA	2660	sq m	
Rooms	70		
Floors	3		
Site coverage	40%		
Site area	0.23	Hectares	

	User input cells
	Produced by model
	Key results
GEA	*Gross external area*
GIA	*Gross internal area*
NIA	*Net internal area*

SCHEME REVENUE				
Capital value per room	£ 101,000		£ 7,070,000	
Less purchaser costs	6.80	% of yield x rent		
Gross Development Value				**£ 6,619,850**
SITE BENCHMARK				
Benchmark per ha	£578,000			
Site benchmark			£134,867	
SDLT			£0	
Agents and legal	1.75%		£2,360	
Total site costs				**£ 137,227**
SCHEME COSTS				
Build costs	£ 1,395	per sq m	£ 3,906,000	
Building standards	0.77%	of base build costs	£ 30,076	
External costs	10%	of base build costs	£ 390,600	
Total construction costs				***£ 4,326,676***
Professional fees	8.00%	of construction costs	£ 346,134	
Sales and lettings costs	3%	of GDV	£ 198,596	
Planning obligations			£ 25,000	
Other policy costs			£ 12,975	
Total 'other costs'				***£ 582,705***
Finance costs	6.0%	Interest rate		
Build period	12	Months		
Finance costs for 100% of construction and other costs			£ 302,796	
Void finance period (in months)	6	Months	£ 151,398	
Total finance costs				***£ 454,195***
Developer return	15.0%	Scheme value		***£ 992,978***
Total scheme costs				***£ 6,493,780***
RESIDUAL VALUE				
Residual value	For the scheme			£ 126,070
	Equivalent per hectare			£ 540,301
		Go to next stage		
Potential for CIL				
Total potential scheme headroom				£ 126,070
Headroom per sq m				£ 45