Gloucester City Plan
Viability Evidence Base

Final Report

September 2019

On behalf of:

Gloucester City Council

Document Control Sheet

Project Name :	Gloucester City Plan Viability Evidence Base
Project Ref :	1 Jobs / 33 Gloucester City Plan Viability Evidence Base
Report Title :	Gloucester City Plan Viability Evidence Base
Doc Ref :	Final Report
Date :	September 2019
Prepared by :	Russell Porter, BSocSc (Hons), MA, GDip(QS), MRICS, Director at PorterPE Tom Marshall, BA (Hons), MSc, MRTPI, Associate at PorterPE Dom Houston, BA (Hons), Dip (Market Research), Three Dragons
Quality Statement :	In preparing this report, the authors have acted with objectivity, impartially, without interference and with reference to all appropriate available sources of information. No performance-related or contingent fees have been agreed, and there is no known conflict of interest in advising the client group on the viability of the proposed Gloucester City Plan.
Approved by :	Russell Porter, Director, September 2019
On behalf of :	**Porter Planning Economcs Ltd** t: +44(0)1626 249043 e: enquiries@porterpe.com

Contents

Appendices

APPENDIX A	Example Site Appraisals
APPENDIX B	Developer Stakeholder Workshop Note
APPENDIX C	Open Market New Build Values
APPENDIX D	National Space Standards and Access Standards
APPENDIX E	New Build BCIS Build Costs in Gloucester at 2019 Q1

1 Local Policy Impacts on Viability

Introduction

1.1 Porter Planning Economics Ltd (PorterPE) with Three Dragons have been commissioned by Gloucester City Council (GCC) to provide a high-level city-wide economic viability assessment. The main purpose of this plan viability study is to provide robust evidence that cumulative planning policy requirements do not threaten the development viability of the Gloucester City Plan as a whole. This should be in accordance with the National Planning Policy Framework (NPPF).

1.2 The key planning policy relevant to this study is in two parts: the Joint Core Strategy (adopted December 2017) and the Pre-submission Gloucester City Plan 2016-2031 (January 2017 consultation version), herein referred to as the JCS and the Pre-submission GCP.

1.3 In assessing the Pre-submission GCP, this study will inform policy decisions based on the policy aspirations of achieving sustainable development and the realities of economic viability. In doing so, the policies have been assessed to determine whether there is likely to be a cost implication over and above that required by the market to deliver the defined development. For those policies where there will be, or could be, a cost implication, a broad assessment of the nature of that cost has been considered later in this report.

1.4 This report and the accompanying appraisals are for planning purposes only, and as such it complies with the National Framework (as documented by the NPPF and the PPG) in testing market viability. It also informed by the Harman Guidance on 'Viability Testing Local Plans'[1], the RICS Guidance note on 'Financial Viability in Planning'[2] and RICS professional standards and guidance on conduct and reporting[3], to help inform the approach to the viability testing and some of the input assumptions for, yet unknown, factors.

1.5 It should, therefore, be noted that **as per Professional Standards 1 of the RICS Valuation Standards – Global and UK Edition[4], the advice expressly given in the preparation for, or during negotiations or possible litigation does not form part of a formal "Red Book" valuation and should not be relied upon as such. No responsibility whatsoever is accepted to any third party who may seek to rely on the content of the report for such purposes.**

Defining Local Plan Level Viability

1.6 Planning Policy Guidance (last updated May 2019) sets out the government's recommended approach to viability assessment for planning. Importantly, in defining viability it states that a residual land value after costs are deducted from revenue should be compared to:

"…the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable

[1] The Local Housing Delivery Group and chaired by Sir John Harman 'Viability Testing Local Plans' advice for planning practitioners, June 2012.
[2] RICS Guidance note, Financial Viability in Planning, 1st edition (2012)
[3] RICS Professional Standards and Guidance, England, Financial viability in planning: conduct and reporting 1st edition, May 2019.
[4] RICS (January 2014) Valuation – Professional Standards, PS1 Compliance with standards and practice statements where a written valuation is provided.

incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements."[5]

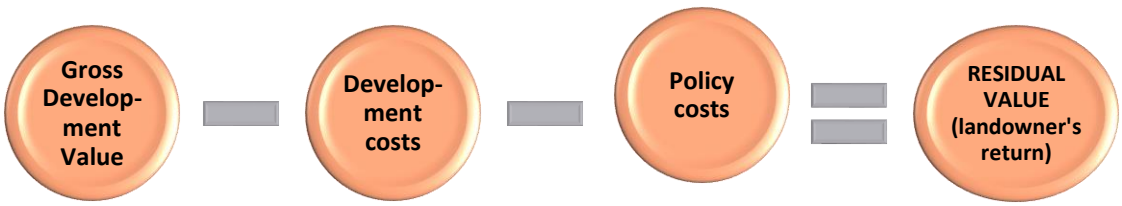
1.7 In this guidance, a policy-on approach to land values is used when viability testing planning policies. This is discussed further in **Chapter 2** of this report.

Assessment Approach

1.8 This report's findings are based on a proportionate 'high-level' testing of the application of planning policies to a range of hypothetical sites. These sites represent the future allocation of development land in the City in the Council's Pre-submission GCP.

1.9 The viability testing and assessment results are based on establishing a residual land value for different site and scheme types, which are likely to support the aims of the GCP. The approach takes the difference between development values and costs, and compares this 'residual value' (i.e. what is left over after the cost of building the scheme is deducted from the potential sales value of the completed site/buildings) with a benchmark land value (i.e. the value over and above the existing use value a landowner would accept to bring the site to market for development). This is used to determine the balance that could be available to support policy costs such as environmental standards, access standards and affordable housing against the economic reality of development. The broad method for residual land assessment is illustrated in **Figure 1.1**. This is a standard approach, which is advocated by the PPG and RICS.

Figure 1.1 Approach to residual land value assessment for Local Plan viability testing



1.10 The arithmetic of residual land value appraisal is straightforward (a bespoke spreadsheet model is used for the appraisals). However, the inputs to the calculation are hard to determine for a specific site (as demonstrated by the complexity of many S106 negotiations). The difficulties grow when making calculations that represent a typical or average site. Therefore, our viability assessments in this report are necessarily broad approximations, subject to a margin of uncertainty.

1.11 Examples of the residual value site appraisals (excluding the cashflow breakdown) are provided in **Appendix A**.

Consultation

1.12 As part of this study, discussions were had with the local development industry to test the assumptions contained within this report. This included the Council arranging a viability workshop for the local development industry to enable PorterPE/Three Dragons to test the assumptions contained within this report.

[5] Para: 013 Reference ID: 10-013-20180724

1.13 The workshop took place on 21st March 2019 and was attended by a mix of property and development experts, including local agents, housebuilders and land promoters. A copy of the meeting note is in **Appendix B**. Following the meeting, the Council circulated the meeting note around the attendees inviting comment on the assumptions from which two further responses were received and considered.

Report Structure

1.14 The rest of this report is set out as follows:

- Chapter 2 sets out the policy and legal requirements relating to Local Plan viability, which the assessment should comply with;
- Chapter 3 sets out the Pre-submission GCP policies, along with the adopted CGT JSC policies, identifying any that may require testing for their potential impact on viability;
- Chapter 4 describes the local residential market and development context, including a review of past delivery;
- Chapters 5 outlines the development scenarios to be tested, the site typologies and assumptions informing their viability;
- Chapter 6 reviews the viability findings, and
- Chapter 7 provides conclusions to inform the Council's decisions about the Pre-submission GCP policies.

2 National Policy Context

Introduction

2.1 This chapter considers the relevant policy context for the viability assessment. At a national level, this includes the National Planning Policy Framework and the Planning Practice Guidance, as well as best practice as set out in the RICS Professional Guidance Note. Planning policy requirements at the local level that might have a notable impact on a site's viability (for instance policies on housing types and standards) are considered in **Chapter 3** of this report.

National Framework

2.2 Key aspects of the revised National Planning Policy Framework (NPPF) 2018 relating to viability are also reviewed in this section, along with the latest national planning policy guidance.

NPPF (2018, updated 2019)

2.3 The revised NPPF was published in July 2018 and sets out the government's planning policies for England and how these are expected to be applied.

2.4 NPPF paragraph 8 makes very clear that sustainable development needs to be achieved in part by:

"…ensuring that sufficient land of the right types is available in the right places and at the right time to support growth"

2.5 As such, through plan-making the NPPF states in paragraph 20 that strategic policies need to:

"…set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision[6] for:

a) housing (including affordable housing), employment, retail, leisure and other commercial development;…"

2.6 In supporting sustainability by maintaining deliverable sites, the NPPF is concerned with ensuring that the bulk of the development is not rendered unviable by unrealistic policy costs, as noted in paragraph 34:

"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan."

2.7 But it is clear, in paragraph 34, that Local Plans will need to balance policy requirements with deliverability, to avoid undermining meeting the aims of the plan. Within this context under a free market, where development is largely undertaken by the private sector, the Local Planning Authority can seek to provide suitable sites to meet the demand for sustainable

[6] In line with the presumption in favour of sustainable development.

development. But it is not within the Authority's control to ensure delivery takes place; this will depend on the willingness of a developer to invest and a landowner to release the land.

2.8 In preparing plans, paragraph 31 of the NPPF states that…

"The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals."

2.9 So, in setting policies within the Plan that do not undermine the aims of the Plan, such policies need to be tested using site viability assessments informed by a review of local market conditions. This is to enable the Council to identify sites for meeting the housing target over the plan period that are, as much as possible, viable to ensure that the plan is deliverable.

2.10 The NPPF at paragraph 57 considers more closely the issue of viability, which is worth noting in full:

"Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

2.11 The statement in paragraph 57 of the NPPF raises two points of specific relevance to this assessment. Firstly, it establishes a default position that policies within up to date local plans are deliverable. Secondly, if there is a case for a policy to not apply because of delivery issues, then it must be up to the applicant to demonstrate why this is the case and it is within the discretion of the local planning authority to apply material weight to this.

2.12 Regarding the latter point, the NPPF refers any viability assessment of an application site to follow the national planning guidance covering viability, which sets out some key principles of how development viability should be considered in planning practice and provides recommendations for standardised inputs. These are looked at later in this chapter.

2.13 The NPPF sets out more detailed policies relating to deliverability and viability, which vary between housing and economic uses. We discuss the two land uses in turn.

Housing development

2.14 For housing land assessment, this report is seeking to comply with the NPPF paragraph 67, which states that there needs to be (our emphasis is included):

"Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability."

2.15 It is important to recognise that economic viability will be subject to economic and market variations over the Local Plan timescale. In relation to housing development, the NPPF at paragraph 67 creates the two concepts of 'deliverability' and 'developability'. In doing so the following sites need identifying:

"a) specific, deliverable sites for years one to five of the plan period; and

b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan."[7]

2.16 So, in the shorter term, to generate more certainty in meeting housing need by maintaining a deliverable supply of sites, the NPPF at paragraph 73 notes:

"Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement"

2.17 For the longer period of the plan, the NPPF is advising that a more flexible approach may be taken to the sites coming forward from year 6 onwards. These sites might not be viable now and might instead only become viable at a future point in time (e.g. when a lease for the land expires or property values improve). This recognises the impact of economic cycles and variations in values and policy changes over time. Consequently, some sites might be identified with marginal unviability however a small change in market conditions over the Plan may make them viable. Such sites could to contribute to the Local Plan housing target in the later period of the Plan.

Non-residential development

2.18 Regarding economic land development, the NPPF paragraph 81 states that local planning authorities should

"…set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth…local policies for economic development and regeneration…seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment… and to enable a rapid response to changes in economic circumstances..."

2.19 This is quite different to housing because local authorities are expected to have only a general understanding of possible obstacles to delivery, including viability. They are not under specific requirements to predict the timing of delivery or demonstrate that sites are deliverable / developable according to precise criteria or within a given time frame. For instance, paragraph 82 notes that:

"Planning policies and decisions should recognise and address the specific locational requirements of different sectors."

2.20 This is a less demanding test than for housing. It implies that authorities should allocate sites for employment only if they expect those sites to be viable to develop (or, if already built up, viable to maintain) for employment uses. But for economic uses, unlike housing, this requirement relates to the plan period as a whole; and sites/areas should be allocated where this meets requirements but not necessarily only where it is viable to do so.

2.21 In this regard, the commercial property market works differently to the residential one, which would also make it difficult to provide evidence for viability within a plan making horizon. This is because viability assessments often suggest that speculative development for employment uses is not viable, because the open market value of the completed development would be below the cost of delivering it. The implication is that the development would not be worthwhile for an institutional investor. But for an owner-

[7] NPF paragraph 67.

occupied or pre-let development the same scheme may well be worthwhile. This may be because the property is worth more to the business than its open market price, for example, because its location or other features are an especially good match to the requirements of a particular business. They cannot be captured in a standard viability appraisal, because they are specific to individual occupier businesses and individual sites.

2.22 The upshot is that many sites may successfully be developed for employment when a standard viability assessment would suggest that they are not viable for such development. Therefore, to predict which sites will be successfully delivered in the future, a standard viability assessment is not necessarily a helpful tool. To assess the prospects of individual sites, authorities use different evidence, comprising both market indicators and qualitative criteria, normally set out through strategic employment land review evidence.

2.23 In summary, non-residential development, including for economic uses, does not lend itself to standard viability assessment that is used for housing. There are two reasons for this. Firstly, the NPPF sets out specific requirements in relation to housing land supply that do not apply to other land uses. Secondly, non-residential property markets, including employment, work differently to housing markets.

National policy on affordable housing

2.24 In informing future policy on affordable housing, it is important to understand the national policy on affordable housing.

2.25 Key to this is the threshold for when affordable housing should be sought from development. The NPPF sets a revised threshold for seeking affordable housing on sites with major development, which in planning terms should be from sites with 10 or more residential dwellings or sites with 6 or more dwelling in rural parishes as noted in the NPPF paragraph 63:

"Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).

2.26 Paragraph 63 also notes that affordable housing may not always be possible on brownfield sites, and incorporating a degree of flexibility is sensible to reflect supply side circumstances:

"To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount."

2.27 It is also anticipated in national policy paragraph 64 that 10% of dwellings on appropriate sites should be for affordable home ownership (such as shared ownership intermediate housing), subject to certain conditions. The NPPF also accepts that in some instances, off-site provision or a financial contribution of broadly equivalent value may contribute towards creating mixed and balanced communities, as stated in paragraph 62:

"Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:

a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and

b) the agreed approach contributes to the objective of creating mixed and balanced communities."

National Policy on Infrastructure Provision

2.28 Along with meeting housing need, the NPPF in paragraph 122 requires local planning authorities to consider the impact of infrastructure on future delivery of the Plan so that…

"Planning policies and decisions should support development that makes efficient use of land, taking into account: …the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement"

2.29 This is specifically noted in paragraph 122, which states the local authorities should address any local infrastructure deficiencies to support development and…:

"…seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment;"

2.30 In securing to secure the right levels of infrastructure through sustainable plan making, the NPPF sets out the requirement for Plans to secure developer contributions, as noted in paragraph 34 (covered earlier in this chapter), to balance with deliverability so to avoid undermining deliverability of the plan.

Practice Guidance – Viability

2.31 The National Planning Practice Guidance (PPG), as updated at May 2019 provides guidance on viability testing for plan making and decision making. The PPG reiterates the national framework's regard to plan viability evidence, highlighting the underlying principles of the need for viability in planning. Specifically, in relation to this, it states:

"The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan."[8]

2.32 In doing so, the PPG notes that this should be based on a high-level understanding of viability, as follows:

"…policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106."[9]

2.33 The whole plan viability assessment should be used to inform the Local Plan policy requirements so that the Local Plan policy requirements are

"…clear so that they can be accurately accounted for in the price paid for land."[10]

2.34 This includes providing certainty about the level of affordable housing requirements, which tend to have the largest impact on development viability. In doing so the PPG suggests that:

"…affordable housing requirements should be expressed as a single figure rather than a range. Different requirements may be set for different types or location of site or types of development."[11]

[8] PPG Viability Paragraph: 002 Reference ID: 10-002-20180724
[9] Ibid para: 001
[10] Ibid para: 001
[11] Ibid para: 001

2.35 Therefore, the purpose of viability testing, in line with the NPPF, is concerned with ensuring that the bulk of the development is not rendered unviable by unrealistic policy costs.

2.36 In supporting sustainability by maintaining deliverable sites, the PPG does not state that all sites must be tested to be assured that they are viable now in order to appear in Local Plans. As the NPPG notes:

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.[12]

2.37 Therefore, viability testing sites can take different approaches. In defining typologies, the NPPG notes that these should reflect sites:

"…that are likely to come forward for development over the plan period.

In following this process plan makers can first group sites by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development."[13]

2.38 A 'collaborative' approach is sought by the PPG involving both the development industry and local authorities, with transparency of evidence being encouraged where possible. Similarly, a 'consistent approach' is sought when assessing the impact of planning obligations on development viability to inform policies and decision making.

2.39 In relation to viability in decision taking, the PPG states that:

"Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage."[14]

2.40 However, it is the planning authority that can decide whether there is a case for varying their policy requirements based on the following circumstances including:

"…whether the plan and viability evidence underpinning the plan is up to date, any change in site circumstances since the plan was brought into force, and the transparency of assumptions behind evidence submitted as part of the viability assessment."[15]

2.41 In doing so, the planning authority needs to

"…strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission."[16]

2.42 Crudely, this is suggesting that there needs to be a balance between the aims of the Plan and economic reality regarding the delivery of development. To help understand this, the

[12] Ibid para: 003
[13] Ibid para: 004
[14] Ibid para: 006
[15] Ibid para: 007
[16] Ibid para: 010

PPG sets out the government's recommended approach to viability assessment for planning. Importantly, it notes that:

"Any viability assessment should follow the government's recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available."[17]

2.43 In defining viability, the PPG states that a residual land value after costs are deducted from revenue should be benchmarked on:

"…the existing use value (EUV) of the land, plus a premium … minimum return at which it is considered a reasonable landowner would be willing to sell their land…in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements."[18]

2.44 In assessing the premium to be added to an EUV for the purpose of assessing the viability of the local plan, the PPG states that this should be:

"…an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance … or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners."[19]

2.45 The benchmark land values should therefore both reflect existing and anticipated policy requirements and planning obligations, and be informed by comparable market evidence, which may or may not have anticipated policy requirements. In certain circumstances, as defined in the PPG Viability (para 017), it may also be appropriate to apply alternative use values as the benchmark land value, but this should include no land value premium and should be limited to:

"…those uses which would fully comply with up to date development plan policies, including any policy requirements for contributions towards affordable housing at the relevant levels set out in the plan."[20]

2.46 To incentivise delivery, the PPG provides guidance on the level of developer return (profit) that should be assessed within plan viability, as follows:

"…an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing…"[21]

[17] Ibid para: 010
[18] Ibid para: 013
[19] Ibid para: 016
[20] Ibid para: 016
[21] Ibid para: 018

Practice Guidance – Planning Obligations

2.47 The PPG, as updated at March 2019, provides guidance on planning obligations that may be relevant when viability testing for plan making and decision making.

2.48 The PPG states that where planning obligations set in the local plan apply in relation to site delivery, which are to be secured through section 106 (S106), then this must meet the statutory tests set out in the Community Infrastructure Levy (CIL) Regulations 2010 and as policy tests in the NPPF. As the PPG notes,

"Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind."[22]

2.49 In relation to affordable housing, the PPG Planning Obligation note provides an incentive for bringing back into use brownfield sites where affordable housing may be required through the application of a Vacant Building Credit (VBC). Specifically, in relation to this, it states:

"National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace."[23]

2.50 PPG provides advice for local authorities on how to plan for new school places that are required due to housing growth, through the provision of new schools or expansions to existing schools. It outlines general principles, such as that central government grants and other forms of direct funding do not negate the need for developers to mitigate the impact of development on education, and an assumption that land and funding for schools will be provided within housing developments. This is covered within NPPG topic notes on Planning Obligations, which states:

"Government provides funding to local authorities for the provision of new school places, based on forecast shortfalls in school capacity.

(Government) Funding is reduced … to take account of developer contributions, to avoid double funding of new school places. Government funding and delivery programmes do not replace the requirement for developer contributions in principle.

Plan makers and local authorities for education should therefore agree the most appropriate developer funding mechanisms for education, assessing the extent to which developments should be required to mitigate their direct impacts."[24]

2.51 Also, PPG Viability updated in May 2019 notes the following points to be considered:

"It is important that costs and land requirements for education provision are known to inform site typologies and site-specific viability assessments, with an initial assumption that

[22] PPG Planning Obligations Paragraph: 002 Reference ID: 23b-002-20190315
[23] Ibid para: 026
[24] Ibid para: 007

development will provide both funding for construction and land for new schools required onsite, commensurate with the level of education need generated by the development.

The total cumulative cost of all relevant policies should not be of a scale that will make development unviable. Local planning authorities should set out future spending priorities for developer contributions in an Infrastructure Funding Statement."[25]

2.52 As such, education contributions may need to be considered within the balance of sustainable development and economic realities, along with other local plan policy requirements.

Good Practice (Defining Viability)

The Harman Report: Local Housing Delivery Group Chaired by Sir John Harman (2012) Viability Testing Local Plans

2.53 The cross industry and CLG supported Harman Report provides detailed guidance regarding viability testing and provides practical advice for planning practitioners on developing viable Local Plans which limits delivery risk. Along with the Planning Policy Guidance, the Harman Report forms the basis of our approach in this report.

2.54 As an expansion on the PPG, the Harman Report defines viability as:

"An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs, and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place, and generates a land value sufficient to persuade the land owner to sell the land for the development proposed." (p.14)

2.55 In relation to viability testing the Local Plan, the Harman Report acknowledges that this is high level to provide some assurance that the development industry is not being overly burdened by planning policies:

"…plan-wide test will only ever provide evidence of policies being 'broadly viable.' The assumptions that need to be made to carry out a test at plan level mean that any specific development site may still present a range of challenges that render it unviable given the policies in the Local Plan, even if those policies have passed the viability test at the plan level. This is one reason why our advice advocates a 'viability cushion' to manage these risks."

2.56 It should be noted that the Harman Report approach to Local Plan level viability assessment does not require all sites in the plan to be viable. The Harman Report says that a site typologies approach (i.e. assessing a range of example development sites likely to come forward) to understanding plan viability is sensible. Whole plan viability:

"…does not require a detailed viability appraisal of every site anticipated to come forward over the plan period… (p.11)

…[we suggest] rather it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan. (p.15)

[25] PPG Paragraph: 029 Reference ID: 10-029-20190509

A more proportionate and practical approach in which local authorities create and test a range of appropriate site typologies reflecting the mix of sites upon which the plan relies." (p.11).

2.57 The Harman Report states that the role of the typologies testing is not required to provide a precise answer as to the viability of every development likely to take place during the plan period.

"No assessment could realistically provide this level of detail…rather, [the role of the typologies testing] is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan." (p.18)

2.58 Indeed, the report also acknowledges that a:

"…plan-wide test will only ever provide evidence of policies being 'broadly viable'. The assumptions that need to be made in order to carry out a test at plan level mean that any specific development site may still present a range of challenges that render it unviable given the policies in the Local Plan, even if those policies have passed the viability test at the plan level. This is one reason why our advice advocates a 'viability cushion' to manage these risks." (p.18)

2.59 The report later suggests that once the typologies testing has been done:

"it may also help to include some tests of case study sites, based on more detailed examples of actual sites likely to come forward for development if this information is available." (p.38)

2.60 The Harman Report points out the importance of minimising risk to the delivery of the plan. Risks can come from policy requirements that are either too high or too low. So, planning authorities must have regard to the risks of damaging plan delivery with excessive policy costs - but equally, they need to be aware of lowering standards to the point where the sustainable delivery of the plan is not possible. Good planning in this respect is about 'striking a balance' between the competing demands for policy and plan viability.

RICS Professional Guidance: Financial Viability in Planning (August 2012)

2.61 The RICS guidance defines financial viability as:

"…the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project."

2.62 The guidance goes on to endorse the 'residual appraisal methodology' for financial viability testing. This approach produces a residual site value or return that can be compared against a benchmark to assess the impact of planning obligations or policy on viability.

2.63 In line with the RICS guidance, the viability assessment in this report adopts the residual appraisal method, calculating the residual land value generated by the sites. Residual value is defined in the RICS guidance as:

"The amount remaining once the GDC [gross development cost] of a scheme is deducted from its GDV [gross development value] and an appropriate return has been deducted."

2.64 This residual value can then be compared against a benchmark land value to determine whether and to what extent the project is viable.

2.65 Paragraph 3.4.3 in the RICS guide notes that the cost of planning obligations will need to be met by any surplus of residual value over benchmark value, but that obligations

"…cannot use up the whole of this difference, other than in exceptional circumstances, as that would remove the likelihood of land being released for development."

Summary

2.66 National policy emphasises the importance of deliverable plans and viability at plan making stage. To help ensure this, the NPPF requires councils to ensure that they '*do not load*' policy costs onto development if it would hinder the site being developed. The key point is that policy costs will need to be balanced so as not to render a development unviable but should still be considered sustainable. Associated relevant guidance also helpfully introduce a range of definitions and assumptions that should be used when expressing the viability picture.

3 Local Policy Impacts on Viability

Introduction

3.1 To identify the implications of local policies on development viability, the policy requirements within the Pre-submission GCP covering Gloucester City have been reviewed. This is to identify those policies that may have a cost implication and hence an impact on viability.

3.2 The policies that have been assessed to determine whether there is likely to be a cost implication over and above that required by the market to deliver the defined development are considered later in **Chapter 5** of this report. The adopted JCS has also been considered as part of an earlier study undertaken by Peter Brett Associates (PBA)[26]. The policies that were identified to have an impact on viability in the PBA work are tested alongside those policies within the Pre-submission GCP that are likely to have a viability impact, as reviewed in this chapter. The cost impacts of these policies are discussed later in **Chapter 5** and **Chapter 6**.

Local Plan Policies

3.3 A review of the adopted Gloucester City Plan policy's impact on development is provided in **Table 3.1** using a 'traffic light' system, shown below. Within each policy matrix table, a green colour indicates the assessed policy is assumed to have no cost to the development, therefore negating a need to test; amber indicates either no impact or a slight impact able to be addressed through design with little bearing on viability; and red means that the policy would have some bearing on the viability of sites and should be included when assessing the potential residential sites viability.

Key to 'policy cost implication' colour coding:

Unlikely to have any significant impact

May have an impact so needs to be considered and possibly tested

Expected to have an impact and will need to be tested

Table 3.1 Viability Policy Matrix for the adopted Joint Core Strategy (Dec 2017)

Policy	Impact	Nature of impact on development	How this is dealt with in the appraisal
Policy SP1: The Need for New Development			
Policy SP2: Distribution of New Development			
Policy SD1: Employment – Except Retail Development			
Policy SD2: Retail and City / Town Centres			
Policy SD3: Sustainable Design and Construction			
Policy SD4: Design Requirements			
Policy SD5: Green Belt			

[26] Peter Brett Associates, Plan viability, Community Infrastructure Levy and affordable housing study, January 2016

Policy	Impact	Nature of impact on development	How this is dealt with in the appraisal
Policy SD6: Landscape			
Policy SD7: The Cotswolds Area of Outstanding Natural Beauty			
Policy SD8: Historic Environment			
Policy SD9: Biodiversity and Geodiversity			
Policy SD10: Residential Development			
Policy SD11: Housing Mix and Standards		The policy states that "*housing development will be required to provide an appropriate mix of dwelling sizes, types and tenures*" and that this should address local need as set out in the latest guidance and policy. Self-build housing is to be encouraged The policy also requires that "*new housing should meet and where possible exceed appropriate minimum space standards*" and that "*housing should be designed to be accessible and adaptable as far as is compatible with the local context and other policies*"	This policy has informed the site typology in the viability testing based on meeting the required housing types in the latest SHMA 2015 (updated 2015).
Policy SD12: Affordable Housing		The policy seeks: • 35% AH on Strategic allocations • 20% AH in Gloucester and 40% in Cheltenham and Tewkesbury on sites of 11 or more units (or a maximum combined gross floor space of greater than 1,000 sqm) It must also have regard to meeting the requirements of Policy SD11 concerning type, mix, size and tenure of residential development.	This policy is included in the site typology viability appraisals.
Policy SD13: Gypsies, Travellers and Travelling Showpeople			
Policy SD14: Health and Environmental Quality			
Policy INF1: Transport Network			
Policy INF2: Flood Risk Management			
Policy INF3: Green Infrastructure			
Policy INF4: Social and Community Infrastructure			

Policy	Impact	Nature of impact on development	How this is dealt with in the appraisal
Policy INF5: Renewable Energy / Low Carbon Energy Development			
Policy INF6: Infrastructure Delivery			
Policy INF7: Developer Contributions			
Policy SA1: Strategic Allocations Policy			
Policy A1: Innsworth & Twigworth			
Policy A2: South Churchdown			
Policy A3: North Brockworth			
Policy A4: North West Cheltenham			
Policy A5: Ashchurch			
Policy A6: Winneycroft			
Policy A7: West Cheltenham			

Table 3.2 Viability Policy Matrix for the Pre-submission Gloucester City Plan

Policy	Impact	Nature of impact on development	How this is dealt with in the appraisal
Policy A1: Effective use of land and buildings			
Policy A2 Affordable Housing		25% affordable housing is required on sites of 10+ dwellings, or sites with a gross site area of 0.5+ ha. An appropriate housing tenure mix shall be informed by the Strategic Housing Market Assessment (SHMA) that is current at the time of the determination of applications.	A range of AH proportions have been tested along with an appropriate tenure mix
Policy A3: Estate regeneration			
Policy A4: Student accommodation			
Policy A5: Specialist housing - Housing choice for older, frail and disabled people		A proportion of a scheme providing elderly care, defined by either C3 or C2 Use Class, or for supported or special needs housing will normally be required to contribute to affordable housing need.	This policy shall inform assumptions relating to housing mix
Policy A6: Accessible and adaptable homes		Development of 50% new build at Building Regulations requirement M4 (Cat 2). And 4% of the total number of affordable homes at Building Regulations requirement M4 (Cat 3)	This policy shall inform assumptions relating to housing mix
Policy A7: Self build and custom build homes		5% of units on sites of 20 units + to be serviced plots for self-build, custom build. Can be transferred back to market housing if not sold within 12 months	There is demand for such units, as demonstrated by the GCC register for self and custom builders, so it is unlikely that this would represent a notable cost on development. Not least because the policy allows the

Policy	Impact	Nature of impact on development	How this is dealt with in the appraisal
			land set aside to revert back to the developers should there be insufficient market demand for these units after twelve months of marketing. It may also be the case that custom and self-build developers may afford a premium above the normal land value to reflect the gain from bespoke developments and because these plots are CIL exempt. For these reasons, and for the intention that this appraisal is high level, the policy has been assumed as being cost neutral.
Policy A8: Static caravan sites			
Policy A9: Extensions to existing dwellings			
Policy A10: Annexes to existing dwellings			
Policy B1 Employment & skills plans		For major housing development (20+ units) and major commercial development (1,000sqm of new commercial indoor floorspace) applicants will be required to submit an Employment and Skills Plan (ESP).	Tested within assumptions for professional fees and S106 contributions.
Policy B2: Safeguarding employment sites			
Policy B3: New employment development and intensification and improvements to existing employment land			
Policy B4: Development within and adjacent to Gloucester Docks and Canal			
Policy B5: Tourism and culture			
Policy B6: Protection of public houses			
Policy C1: Active design and accessibility			
Policy C2: Allotments			
Policy C3: Public open space, playing fields and sports facilities			
Policy C4: Hot food takeaways			
Policy C5: Air quality			
Policy C6: Cordon sanitaire			
Policy C7: Fall prevention from taller buildings			
Policy C8: Changing Places Toilets			
Policy D1: Historic environment			
Policy D2: Non-designated heritage assets			
Policy D3: Recording and advancing understanding of heritage assets			
Policy D4: Shopfronts, shutters and signs			

Policy	Impact	Nature of impact on development	How this is dealt with in the appraisal
Policy D5: Views of the Cathedral and historic places of worship			
Policy E1: Landscape character and sensitivity			
Policy E2: Biodiversity and geodiversity		Development proposals that demonstrate adverse impacts on natural environment assets must be avoided or satisfactorily mitigated in line with the objectives of the Gloucestershire Local Nature Partnership or a future equivalent body. In exceptional circumstances, where an impact cannot be avoided or mitigated on site, compensatory measures, including the use of biodiversity offsets will be considered as a means to provide an overall net gain.	Tested within assumptions for professional fees and S106 contributions.
Policy E3: Nature Recovery Area			
Policy E4: Trees, woodlands and hedgerows			
Policy E5: Green Infrastructure: Building with Nature			
Policy E6: Flooding, sustainable drainage, and wastewater			
Policy E7: Renewable energy potential of the River Severn and the canal			
Policy E8: Development affecting Cotswold Beechwoods Special Area of Conservation		Major development that leads to a net increase in dwellings that will likely to lead directly or indirectly to an adverse effect upon the integrity of the Cotswold Beechwoods Special Area of Conservation (SAC) will be required to mitigate any adverse effects of increased recreational pressure.	This potential policy impact is costed in **Chapter 5** and tested in **Chapter 6**.
Policy F1: Materials and finishes		Development proposals should achieve high quality architectural detailing, external materials and finishes that are locally distinctive	BCIS build cost information will be rebased to Gloucester City and tested.
Policy F2: Landscape and planting			
Policy F3: Community safety			
Policy F4: Gulls			
Policy F5: Open plan estates			
Policy F6: Nationally Described Space Standards		Planning permission for new residential development will be permitted where they meet Nationally Described Space Standards (NSS).	The minimum sizes within the NSS shall inform the tested unit sizes, which is considered further in **Chapter 5**.
Policy G1: Sustainable transport			
Policy G2: Charging infrastructure for electric vehicles		An electric vehicle charging point/socket should be provided at every new residential property which has a garage or dedicated residential car parking space within its curtilage. In all other new residential properties, the provision of electric vehicle charging points/sockets will be strongly encouraged where, in the opinion of the LPA, it is reasonable to do so and where it is technically feasible	A cost for this shall be applied within the testing
Policy G3: Cycling			

Policy	Impact	Nature of impact on development	How this is dealt with in the appraisal
Policy G4: Walking			
Policy G5: Broadband connectivity			
Policy G6: Telecommunications infrastructure			
Policy G7: Water Efficiency		New dwellings will adhere to the standard 110 litres/per day/per person.	This policy impact is considered within **Chapter 5** of this report.
Policy G8: Review mechanism			
SA01 to SA23 Site allocations		Policy sets out the characteristics of Gloucester's site allocations	This policy shall inform the typologies to be tested, as discussed in the following section of this chapter.

Potential GCP Site Allocations

3.4 Based on the current City Plan site trajectory work carried out by the council, the sites within Gloucester City listed in **Table 3.3** have been identified to deliver the future housing requirement to meet the GCP housing target.

3.5 The site allocations, listed in **Table 3.2**, total 23 and include 18 with potential for delivering residential units, three with potential for employment uses and two sites being suitable for community uses. The 18 allocated sites with potential for delivering residential units have informed the tested residential site typologies in **Chapter 5** and **Chapter 6**.

Table 3.2 GCP Site Allocations at February 2019

City Plan Ref	GCP Potential Allocations @July 2019	Gloucester Ward	Proposed Use	Gross Site Area (ha)	Indicative Capacity	Brownfield/ greenfield	Density	Dwgs per gross ha	Current Use and Status
SA01	Land at the Wheatridge	Abbeydale	Primary school + up to 10 dwellings	2.28	10	Greenfield	Suburban		Open field. County Council land.
SA02	Land at Barnwood Manor	Barnwood	Residential - sheltered accommodation	1.95	26	Brownfield	Flats and terraced high density	13	Grounds of manor replacing sheltered accommodation and increase density.
SA03	Former Prospect House, 67-69 London Road	Kingsholm & Wotton	Residential	0.35	30	Brownfield	Flatted high density	86	Former office block redundant. Not yet demolished so main building refit and subsidiary buildings demolished.
SA04	Wessex House, Great Western Road	Kingsholm & Wotton	Residential & possibly mixed use	0.3	?	Brownfield	Flats and terraced high density	?	Brownfield, with an old electrical sales depot. Needs demolition but not major. Owned by City Council.
SA05	Land at Great Western Road Sidings	Kingsholm & Wotton	Residential	4.3	200	Brownfield	Flats and terraced high density	47	Brownfield long term site, with a few sheds. Potential contamination. Historic engine shed.
SA06	Blackbridge Sports & Community Hub	Podsmead	Sports	9.69	0	Greenfield	Community	0	
SA07	Lynton Fields - part of Land East of Waterwells	Quedgeley Fieldcourt	Employment	2	0	Brownfield	Employment	0	Has engineering workshop and free range chickens. Acceptable for B-class uses.
SA08	King's Quarter	Westgate	Mixed use	4.5	156	Brownfield	Flatted high density	35	Current mix retail and commercial and car park.
SA09	Former Quayside House - Greater Blackfriars	Westgate	Offices, combined GP practice, pharmacy, residential	1.58	50	Brownfield	Flatted high density	32	County Council site, Complex site with flood risk and offers car parking for County Council offices.
SA10	Former Fleece Hotel and Longsmith Street Carpark	Westgate	Mixed use including residential	0.46	25	Brownfield	Flatted high density	54	Brownfield. Listed hotel and decked car park that needs demolition. City Council owned.

City Plan Ref	GCP Potential Allocations @July 2019	Gloucester Ward	Proposed Use	Gross Site Area (ha)	Indicative Capacity	Brownfield/ greenfield	Density	Dwgs per gross ha	Current Use and Status
SA11	Land adjacent to Eastgate Shopping Centre	Westgate	Residential	0.32	30	Brownfield	Flatted high density	94	Watching brief
SA12	Land at St Oswalds	Westgate	Residential	6.44	300	Brownfield	Flats and terraced high density	47	Lots of contamination and constraints. Former cattle market, behind Tescos, next to extracare village, and some high density residential uses.
SA13	Land at Rea Lane	Westgate	Residential	1.2	30	Greenfield	Suburban	25	Edge of settlement.
SA14	Former Colwell Youth & Community Centre	Barton & Tredworth	Residential	0.18	20	Brownfield	Flats and terraced high density	111	Brownfield with derelict building but may be listed and reused. Privately owned.
SA15	Land adjacent to Blackbridge Sports & Community Hub	Podsmead	Residential	0.8	30	Greenfield	Suburban	38	Adjacent to a sports hub. Greenfield County Council site used for playing fields. Next to recently completed residential development on former allotments.
SA16	Land east of Sneedhams Road	Matson & Robinswood	Residential	0.86	30	Greenfield	Suburban	35	Greenfield, owned privately by family estate. Winnycroft is just to the north.
SA17	Land off Eastgate Street	Westgate	Residential	0.13	15	Brownfield	Flatted high density	115	Brownfield. Existing buildings to be redeveloped or with some conversion.
SA18	Southern Railway Triangle	Barton & Tredworth	Employment	4.22	0	Brownfield	Employment	0	Site with railway uses, not yet ready to come forward.
SA19	Jordan's Brook House	Barnwood	Residential	0.85	20	Brownfield	Suburban	24	County Council, youth sheltered housing. Was due to close. Next to Barwood Manor site.
SA20	Land off Myers Road	Elmbridge	Residential	0.36	10	Brownfield	Suburban	28	Small difficult site next to railway as part of wider site with outline consent for resi and student 200 dwgs and 200 student (part of Allstone). Next to contaminated gasholder site just to west. Risk of contamination. Current industrial use is good for Allstones. Privately owned and in current use as coal merchant.
SA21	White City Replacement Community Facility	Matson & Robinswood	Community use	0.42	0	Brownfield	Community	0	Currently used for community uses.

City Plan Ref	GCP Potential Allocations @July 2019	Gloucester Ward	Proposed Use	Gross Site Area (ha)	Indicative Capacity	Brownfield/ greenfield	Density	Dwgs per gross ha	Current Use and Status
SA22	Part of West Quay, the Docks	Westgate	Residential / mixed uses / docks uses	0.8	20	Brownfield	Flatted high density	25	Owned by the Canal and Rivers Trust. Excludes historic dry docks. Some buildings in use - brewery, nurses training and furniture recycling. Warehouse protected but the non-listed buildings near road can be redeveloped.
SA23	Secunda Way Industrial Estate	Westgate	Employment	0.7	0	Brownfield	Employment	0	

4 Local Market Overview

Introduction

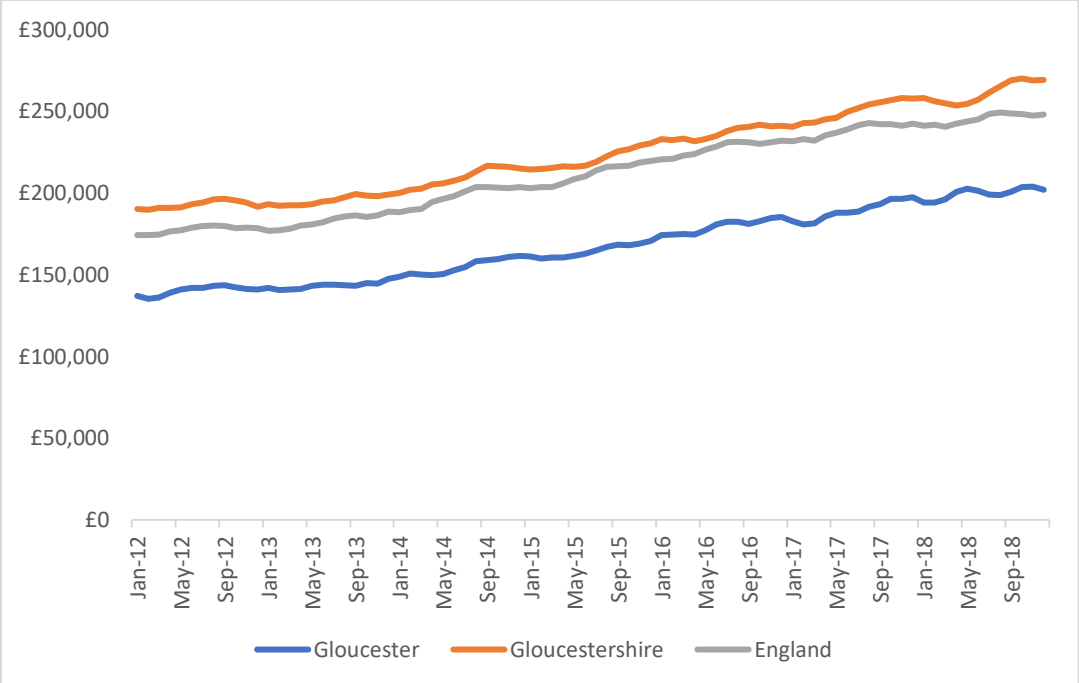
4.1 This chapter provides a summary of the development context and market conditions within Gloucester and, by way of comparison, the wider county and national picture, where relevant. This information is used to inform the residential testing assumptions presented in the following chapter.

Residential Market Overview

4.2 To provide a broad indication of price trends using data of actual residential sales transactions, **Figure 4.1** compares the Land Registry average residential sale values (includes new and existing units) between January 2012 to December 2018. This shows Gloucester, consistently, having a significantly lower value than the wider county and national averages.

4.3 Across the period, the data shows average property prices increasing by 48% in Gloucester, compared to 41% and 42% for the county and national levels respectively. By the end of the period (December 2018) the average sales value of all properties is £200,000 in Gloucester, which was some £65,000 lower than in Gloucestershire and £45,000 lower than the national average.

Figure 4.1 Trend in average sales price of semi-detached (new and existing) residential units

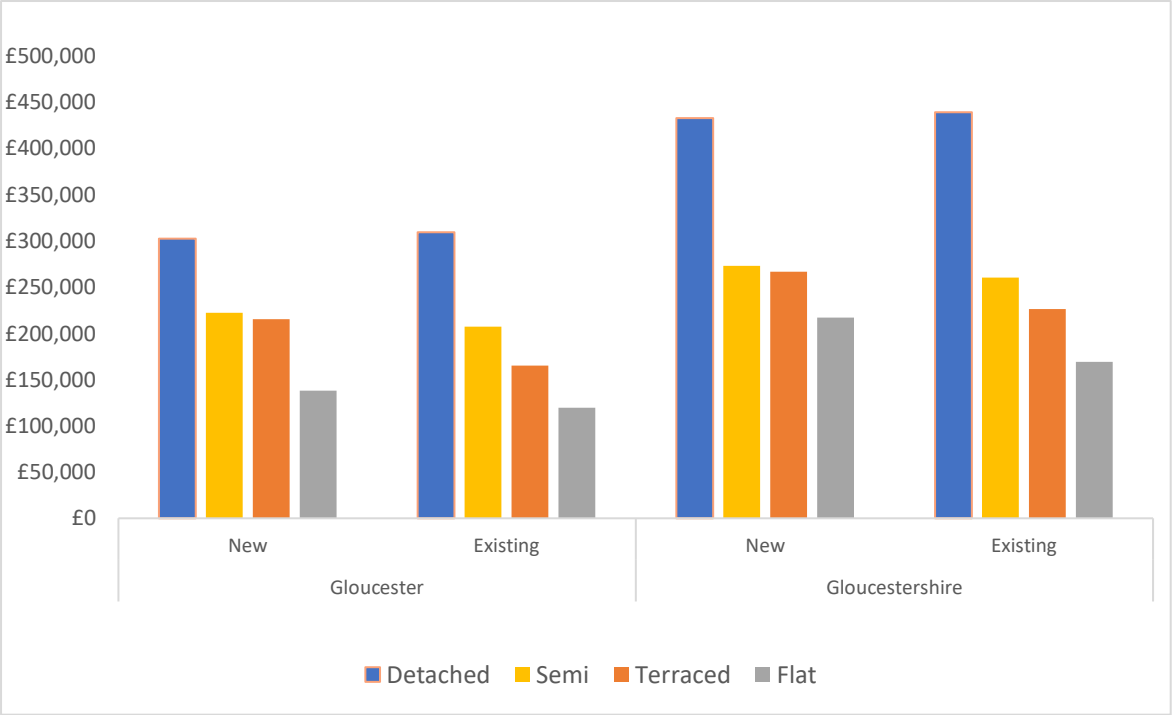


Source: Land Registry

4.4 **Figure 4.2** shows the differences in sales prices per property type for new and existing (or second hand) properties that were sold in the more recent two-year period from January 2017 to December 2018. Consistent with **Figure 4.1**, **Figure 4.2** shows average prices in Gloucester were much lower across all property types compared to the county average. This difference is particularly stark for new detached and new flatted properties.

4.5 **Figure 4.2** also shows that there is no premium afforded to new detached properties in both Gloucester and Gloucestershire compared with the existing average sales values. Terraced and flatted properties, by comparison, appear to attract a premium, averaging around 5%.

Figure 4.2 Average residential sales values in Gloucester & Gloucestershire, Jan'17 – Dec'18

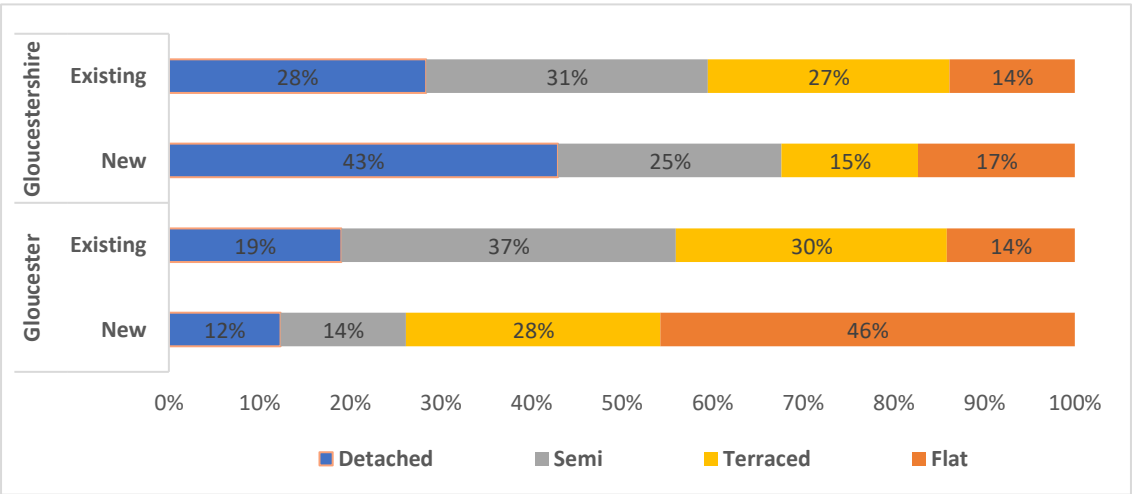


Source: Land Registry

4.6 **Figure 4.3** uses the same Land Registry data to show what has been sold in the recent period (January 2017 to December 2018). Although imperfect, the analysis of the dwelling types can provide some indication as to the types of property likely to be preferred in the future.

4.7 **Figure 4.3**. shows new flats to accounted for nearly half of all new properties sold in the past two years, compared to just 17% of property sales in Gloucestershire. Whereas detached properties accounting for 12% of the Gloucester total compared to 43% in the wider Gloucestershire area. This, in part, may explain some of the difference in the average prices shown in **Figure 4.1**.

Figure 4.3 Proportion of sales of residential unit by type sold, Jan 17 - Dec 18



Source: Land Registry

Sales Values within Gloucester

4.8 Land Registry data of transactions of both existing and new properties sold between 2014 and 2018, averaged to an equal number of low, medium and higher value ward areas within the City, are shown in the form of 'heatmaps' in **Figures 4.4** for houses and **Figure 4.5** for flats. This mapping exercise is important for plan testing because clearly defined locations where there are significantly different sales values could necessitate a requirement for different policies.

4.9 For comparison, and for informing the viability assessment, values are shown on a comparable square metre basis from the various housing and flats types and sizes. For instance, it would be reasonable to assume that, all things being equal, larger properties attract higher values than smaller ones. It is also reasonable to assume that property sizes are likely to be larger, in general, in suburban areas compared to their urban counterparts. Therefore, to provide a better comparison, it is important to gain an understanding of likely sales values per square metre values.

4.10 By using Land Registry data of new properties and obtaining the corresponding floorspace for each property from their Energy Performance Certificate (EPC), it is possible to derive per square metre sales value. This provided transactions with values psm for 898 new build houses and 314 new build flats sold in Gloucester between January 2014 to December 2018 and indexed to November 2018.

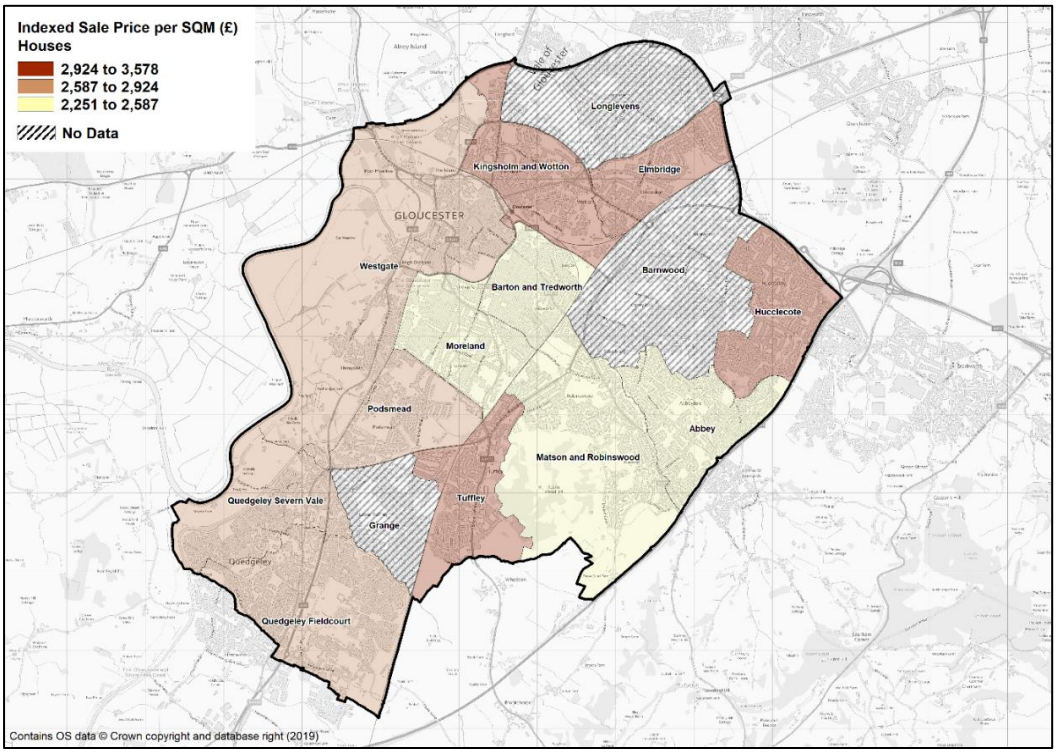
4.11 This data, which is shown in **Appendix C**, has been averaged to the Ward area where the transactions occurred, and these average values are summarised in **Table 4.1** and mapped in **Figure 4.4** and **Figure 4.5**. This identifies differences in average values (after excluding 10 outliers at either end), ranging from around £2,250 psm to £3,600 psm across new houses and from around £1,800 psm to £3,700 psm across new flats. But, as shown in **Figure 4.4** and **Figure 4.5**, there are no clear patterns across the City that would make it easy to form separate areas for policy making on the grounds of viability or sales values.

Table 4.1 Average sales values by Ward for new dwellings sold between Jan'14 and Dec'18

Ward	Sales values psm			Grouping of ward values		
	Flat	**House**	**All**	**Flat**	**House**	**All**
Abbey	£2,721	£2,874	£2,871	High	High	High
Barnwood	£2,068	£2,669	£2,631	Mid	Mid	Mid
Barton & Tredworth	£1,863	£1,697	£1,704	Low	Low	Low
Elmbridge	£2,120	£2,807	£2,776	Mid	High	High
Grange	£2,036	£2,517	£2,497	Low	Mid	Mid
Hucclecote	£2,572	£3,022	£3,008	High	High	High
Kingsholm & Wotton	£2,101	£2,320	£2,266	Mid	Low	Low
Longlevens	£2,318	£3,074	£3,057	High	High	High
Matson & Robinswood	£1,949	£2,295	£2,286	Low	Low	Low
Moreland	£2,029	£2,089	£2,087	Low	Low	Low
Podsmead	£1,713	£2,424	£2,421	Low	Mid	Mid
Quedgeley Fieldcourt	£2,298	£2,586	£2,573	Mid	Mid	Mid
Quedgeley Severn Vale	£2,309	£2,838	£2,789	High	High	High
Tuffley	£2,047	£2,659	£2,648	Mid	Mid	Mid
West Gate	£2,335	£2,421	£2,392	High	Mid	Mid
Grand Total	**£2,229**	**£2,558**	**£2,533**	**Average**		

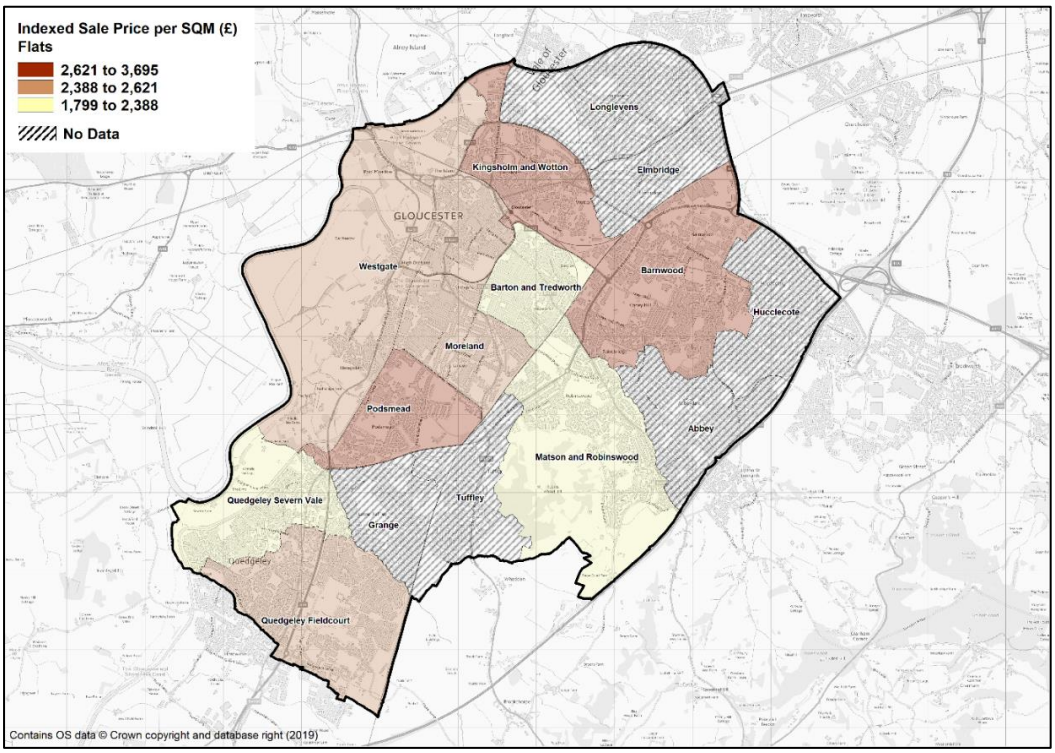
4.12 This pepper-potting of high and lower values confirms feedback at the developer workshop where it was noted that values do differ within small distances, plus there is an element of "hotspot" very high values around waterside edges, including the river and dock areas, which are within generally mid value wards like Westgate.

Figure 4.4 Spread of average prices for new houses sold between Jan 2014 and Dec 2018



Source: Land Registry

Figure 4.5 Spread of average prices for new flats sold between Jan 2014 and Dec 2018



Source: Land Registry

5 Viability Assumptions

Introduction

5.1 It is not always possible to get a perfect fit between a site, the site profile and cost/revenue categories for every site likely to come forward within Gloucester, so in line with national guidance and in the spirit of the Harman Report, a best fit approach is used.

5.2 For this, the viability testing requires a series of assumptions about site typologies, the site coverage and floorspace mix to generate an overall sales turnover and value of land, which along with values and costs assumptions, which are discussed in this chapter.

Residential Site Typologies

5.3 The site typologies for the viability testing have been chosen to reflect the development proposed as part of the Pre-submission GCP. As identified in **Chapter 3**, the Pre-submission GCP includes 23 sites as proposed site allocations (SA01-SA23). Of these, five are proposed for solely non-residential uses such as community, education and sports. Of the remainder, six may be suitable for mixed uses including residential and the rest are solely residential. As shown in **Table 5.1**, 18 of the 23 allocated sites are brownfield, including 14 of the 18 sites identified for residential development. Nine of the 23 sites are in full or partial public sector ownership.

5.4 The sites that may be brought forward with residential development vary in size from 0.13 ha to 6.44 ha. The estimated capacity for these sites varies between 10 to 300 dwellings. As shown in **Chapter 3 Table 3.3**, the current use of the sites varies, with some sites previously used land (former uses vary such as car parks, former offices, etc.) and some are in current lower value uses such as furniture recycling, or partially occupied industrial uses.

Table 5.1 Current uses for draft allocated sites

Land type	No. of allocated sites
Greenfield	6
Brownfield	18
Total	**24**

5.5 The typologies reflect the site circumstances and prevailing character of the locality associated with the forms of proposed development in the draft allocations. Sites on the edge of the city are typically anticipated to have suburban development (predominantly housing), while other locations are expected to have higher density (flats and terraces) or purely flatted development in the city centre and around the docks. **Table 5.2** groups these sites into different density types.

Table 5.2 Proposed new uses for draft allocated sites

Density type	No. of allocated sites
Flatted high density	7
Flats and terraced high density	5
Suburban	6
Total	**18**

5.6 The NPPF encourages local planning authorities to set their own approach to housing density to reflect local circumstances. Therefore, according to the Council's Strategic Assessment of Land Availability (SALA) 2018, the site capacities assigned to the allocated sites were based

on evidence from promoters of sites, urban design principles and other local information. Where evidence is unavailable, for Cheltenham and Gloucester, 40-50 dph is generally used for the urban area.

5.7 To account for a proportion of the site that will be taken up by infrastructure, open space and landscaping, the SALA applies a density multiplier to achieve a net developable area based on the assumptions shown in **Table 5.3**.

Table 5.3 Council's assumptions for calculating net developable areas

Gross site area	Area of site discounted	Area available for housing
0 ha to 0.4 ha	10%	90%
0.4 ha to 2 ha	17%	83%
2 ha plus	37%	63%

5.8 Based on this information and the allocated sites, and the housing sites that are likely to be delivered within Gloucester over the plan period, as informed by site allocations identified in **Chapter 3** and discussion with the Council and the developer workshop, the list of site typologies to be tested are shown in **Table 5.4**.

Table 5.4 Tested residential typologies

Ref	Typology	Value Area	Gross area (ha)	Net area (ha)	Density (dph)	Links with site allocation
1	4 Houses Brownfield	High	0.11	0.10	40	Windfall
2	4 Houses Greenfield	High	0.11	0.10	40	Windfall
3	4 Houses Brownfield	Low	0.11	0.10	40	Windfall
4	4 Houses Greenfield	Low	0.11	0.10	40	Windfall
5	9 Houses Brownfield	High	0.25	0.22	40	SA20,
6	9 Houses Greenfield	High	0.25	0.22	40	SA01,
7	9 Houses Brownfield	Low	0.25	0.22	40	Windfall
8	9 Houses Greenfield	Low	0.25	0.22	40	Windfall
9	20 Houses Brownfield	High	0.60	0.50	40	Windfall
10	20 Houses Greenfield	Mid	0.60	0.50	40	SA13,
11	20 Houses Brownfield	Low	0.60	0.50	40	Windfall
12	20 Houses Greenfield	Low	0.60	0.50	40	SA16
13	30 Houses Brownfield	High	0.90	0.75	40	Windfall
14	30 Houses Brownfield	Low	0.90	0.75	40	Windfall
15	30 Flats Brownfield	High	0.22	0.20	150	SA03, SA10, SA11, SA17, SA22
16	30 Mixed Brownfield	Mid	0.60	0.50	60	SA02, SA19
17	30 Mixed Brownfield	Low	0.60	0.50	60	SA04, SA014
18	50 Houses Greenfield	Mid	1.50	1.25	40	SA15
19	50 Flats Brownfield	High	0.37	0.33	150	SA09
20	80 Houses Brownfield	Mid	3.17	2.00	40	Windfall
21	100 Mixed Brownfield	Low	2.65	1.67	60	Windfall
22	150 Flats Brownfield	High	1.20	1.00	150	SA08
23	200 Mixed Brownfield	Mid	5.29	3.33	60	SA12
24	200 Mixed Brownfield	Low	5.29	3.33	60	SA05

5.9 The table identifies which site typology broadly resembles the site allocations in **Chapter 3**, but some of the typologies are included to provide an example of potential windfall types within the low and higher value ward areas, although in reality such sites are less of a concern for plan viability testing since the aim of the plan is not overly relying any specific windfall site.

5.10 Although determined by the characteristics of known development sites, the typologies are hypothetical, which allows the assessment to deal efficiently with the very high level of detail that would otherwise be generated by an attempt to viability test each site.

Site mix and unit sizes

5.11 The type and size of units also have an important impact on viability. This is because of the more floorspace the greater the value that can be derived and, likewise, the more build cost occuring on the developable land.

5.12 In line with adopted Gloucester, Cheltenham and Tewkesbury JCS, 2011 – 2031, the assumed site mix is based on the recommendations of the 2014 SHMA[27], which is summarised in **Table 5.5**.

5.13 The mix in **Table 5.5** is not applied to all site typologies since some of the tested typologies are either just houses or just flats. For those typologies that test only houses, the flatted share in the SHMA has been reapportioned across the other unit types. The assumed mix used for testing the different typologies is shown in **Table 5.6**.

Table 5.5 Mix suggested in the latest SHMA (2014)

Unit type	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5%	30%	45%	20%
Shared ownership	25%	40%	25%	10%
Affordable rent	15%	25%	55%	5%
Social rent	25%	15%	30%	30%

Table 5.6 Tested site mixes

Unit type		1-2 bed flats	2 bed house	3 bed house	4+ bed house
House typologies	Market	-	35%	45%	20%
	Affordable	-	45%	40%	15%
Mixed typologies	Market	20%	15%	45%	20%
	Affordable	35%	15%	35%	15%
Flat typologies	Market	100%	-	-	-
	Affordable	100%	-	-	-

5.14 The tested average size of different unit types is shown in **Table 5.8**. These are taken to closely reflect the sizes of new build transactions discussed in **Chapter 3** and listed in **Appendix C**, which are summarised in **Table 5.7**. By applying some pragmatism to bridge the differences between housing types and house bedroom numbers, these achieved sizes are not that dissimilar to the minimum National Space Standards (NSS), which have been reviewed in **Appendix D** of this report.

5.15 The minimum NSS is to be sought through the GCP, and therefore the unit sizes are tested at the minimum NSS sizes shown in **Table 5.8**.

[27] HDH Planning & Development (2014) Strategic Housing Market Assessment Update SE– Final March 2014 p.125

Table 5.7 Tested average unit sizes, sqm

Unit type	NIA	GIA
Flats	60.1	-
Terraced house	-	85.8
Semi-detached house	-	89.6
Detached house	-	118.3

Source: Derived from EPC data

Table 5.8 Tested average unit sizes, sqm

Unit type	NIA	GIA
1-2 bed flats	55	60.5
2 bed house	-	74.5
3 bed house	-	93.0
4+ bed house	-	117.1

5.16 Note that for flatted schemes two floor areas are used: the Net Internal Area (NIA) for calculating the sales revenue and the Gross Internal Area (GIA) for estimating overall build costs. The GIA for flats is estimated by adding 10% for shared/circulation space.

5.17 It is also worth noting here that one of the policies within the emerging plan requires new development to provide a proportion of homes that meet M4(Cat2) and M4(Cat3), which often require larger unit sizes. The sizes of which are discussed in greater detail when considering the impact of policy requirements and costs.

Development Scheme Phasing

5.18 The viability appraisals calculate the interaction of costs and values for each site, subject to a monthly cashflow, which is subject to a borrowing cost (discussed later in this chapter). The scale of build out is assumed based on a modelled formula for local delivery that proportionally increases the speeds of delivery of units based on the size of the scheme, that closely reflects the delivery rates in the SALA methodology, which notes:

"Delivery rates are justified based on local circumstances and evidence including that provided by developers. Where no developer update on residential sites phasing has been provided the following assumption is made: 25 dwellings in the first year and 50 dwellings per annum per developer thereafter."

5.19 A selected sample of scheme sizes and delivery build out rates shown in **Table 5.9**. It is important to note that these rates are used only for the cashflow modelling mechanics to estimate borrowing over the full development lifetime, and they are not expected to be representative of actual market build rates.

Table 5.9 Tested build out rates

No. of units in a scheme	Build out rate		No. of units per year
	Months	Years	
4 Houses	14	1.17	3.4
20 Houses	19	1.58	12.6
100 Houses	21	1.75	28.6
500 Mixed	43	3.58	55.8

5.20 On lead-in periods the SALA states:

"For sites of less than 100 dwellings there is a 1 year lead-in from planning consent to completion of the first houses. For sites over 100 dwellings there is an 18 months lead-in period from planning consent to completion of the first houses."

5.21 The testing model assumes that there is a minimum 3-month to 18 months lag for site preparations and the start of building the first residential units, increasing with the size of the scheme.

5.22 It is also assumed that there is a six-month lag period between the build and sale of units except on flatted only developments where the sales start only on completion of the full build out.

Viability Assumptions

Sales values

5.23 As identified in **Chapter 4**, there is no clear pattern in sales value differences across the City. But it is still helpful for the high-level plan viability assessment to test the site typologies at different sales values due to there being some variations across the district and because sales values tend to have the biggest impact on development viability.

5.24 The values mapped at a ward level in **Chapter 4** grouped into three broad value zones for viability testing have informed the values. As shown in **Table 5.4**, this is to reflect where the future potential site allocations may be located to allow typologies across different value ranges.

5.25 Using the latest index value available from the Land Registry House Price Index (HPI) for Gloucester, which is at February 2019, the sale values tested against these typologies is based on indexing every transaction from the date they were sold and then testing the average values for houses and flats from the lower value wards, mid value wards and higher value ward areas. **Table 5.10** shows the average sales values across the three broad value areas identified in **Chapter 4**, that have been tested. The full list of transaction data is in **Appendix C.**

Table 5.10 Tested residential sales value per sqm

Value area	House	Flat
Low	£2,450	£2,200
Mid	£2,600	£2,550
High	£2,950	£3,100

Sales fees

5.26 The Gross Development Value (GDV) on open market housing units needs to reflect additional sales cost relating to the disposing of the completed residential units. This will include legal, agents and marketing fees. The industry standard accepted scales, which have also been informed by discussions at the developer workshop, as discussed in **Appendix B**, suggest that this should be tested at the rate of 3% of the open market unit GDV.

5.27 For affordable units, a legal fee cost of £400 per unit has been adopted for transfer units to Registered Providers.

Build costs

5.28 Residential build costs are taken from tender prices for new builds in the marketplace over a 15-year period from the Build Cost Information Service (BCIS), which is published by the Royal Institution of Chartered Surveyors (RICS). The data is based on the 1st Quarter 2019

prices and rebased to local (Gloucester) average values using BCIS tender price adjustments, and is shown in **Appendix E**. The tested build costs are shown in **Table 5.11**.

5.29 Small to mid-sized developments, with 4 to 50 units, tend to better reflect the BCIS tender sample, and therefore the median average build cost for estate housing is tested on these small to mid-sized scheme[28], as shown in **Table 5.11**. Whereas, volume and regional house builders are able to operate comfortably within the median cost figures, especially given that they are likely to achieve significant economies of scale in the purchase of materials and the use of labour, and therefore a lower quartile build cost figure is used for schemes with 50 or more units, which is normally the minimum unit numbers for national house builders.[29]

Table 5.11 Tested build costs for Gloucester at Q1 2019 tender prices

Build cost type	Cost per sqm	BCIS category
Flats / apartments	£1,398	Flats midpoint between 1-2 storey and 3-5 storey (median values)
Houses (medium house builder 4 to 49 units)	£1,235	Estate housing – Generally (median value)
Houses (large house builder 50+ units and above)	£1,092	Estate housing – Generally (lower quartile value)

Source: BCIS

5.30 It should also be noted that these build costs are exclusive of external works, fees, contingencies, VAT and finance charges, plus other revenue costs. These additional costs are discussed below.

External works

5.31 This input incorporates all additional costs associated with the site curtilage of the built area. These include garden spaces, incidental landscaping costs including trees and hedges, soft and hard landscaping, estate roads and connections to the site infrastructure works such as sewers and utilities. The external works variable has been set at a rate of 10% of build cost based on industry standard accepted scales, which has also been informed by discussions at the developer workshop, as noted in **Appendix B**, and reflects broadly a mid-point among the site viability reports (where externals have been identified) provided by the Council.

5.32 The figure for externals may fall short when separate (i.e. not integrated) garages are built and sold with new dwellings. Therefore, non-integrated garages are tested in the site appraisals at £8,100 per garage[30] and used in the valuation of CIL (since garages are CIL liable). Since it is unknown how many garages are provided on site and it is unlikely that the Council will require garages instead of parking space to be provided, and also unlikely that the market would build garages for flats and terraced housing, garages are assumed to be provided to 10% of the total number of houses (not including flats).

Professional fees

5.33 This input incorporates all professional fees associated with the build, including fees for planning, designs, surveying, project managing, etc. Professional fees will typically range

[28] BCIS cost data is largely informed by tendered prices for schemes with fewer than 10 units and is heavily weighted towards 1 to 5 units schemes. As such this median cost may not show the benefits of economies of scale when building larger schemes, and therefore is likely to be higher than the true average build cost. But for the purposes of this study, we err on the side of caution.

[29] Again, evidence from the BCIS sample suggests that schemes with more than 10 or more units will be built at the average for the lower quartile of building cost tender prices recorded by BCIS, with costs decreasing with the larger the number of units being built.

[30] Based on an assumed 18 sqm garage with an outline cost of £450 psm.

between depending on the complexity of sites and scheme costs. An allowance of 8% of build cost plus externals is therefore included in the viability testing based on industry standard accepted scales, which has also been informed by discussions at the developer workshop, as shown in **Appendix B,** and broadly reflects a mid-point among the site viability reports provided by the Council.

Contingency

5.34 The above assumed costs may be lower or higher when they are realised, however it is normal to build in contingency based on the risk associated with higher costs. However, it is also noted in guidance that this should be applicable to site specific viability assessments where there is justification, as noted in PPG Viability paragraph 12 (our emphasis is underlined):

"…explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency."

5.35 Since the purpose of testing a typology of sites is for plan making policy assessments, and typical values and costs are assumed, which could be lower as much as they are higher than assumed, no viability contingency is considered to be necessary. However, since it is usual practice for developers to include a contingency for costs in assessing viability before investing, and to allow a buffer within the viability assessments, an industry standard of 4% is applied. This broadly reflects the mid-rate contingency within range of site viability reports (where this has been identified) provided by the Council.

Site opening costs

5.36 On greenfield sites there is usually a requirement for additional opening costs such as site service installations and spine roads linking together access roads to the housing. While such costs within smaller schemes are minor costs and likely to be absorbed within the allowances for 'externals', this is less likely to be the case on larger greenfield sites where there will be a need to develop site strategic infrastructure like spine roads, drainage (assuming SuDs) and public open space, etc. Hence, **Table 5.12** provides different assumptions for opening costs by size of scheme, to identify any specific site infrastructure costs.[31]

Table 5.12 Tested opening costs on Greenfield sites

No. of units per scheme	Cost per unit
Sites between 50 and 199 units	£5,000
Sites of 200 units and above	£10,000

5.37 While brownfield sites are assumed to include the necessary strategic infrastructure from their existing or previous uses, developing brownfield sites represent different risk in opening costs, such as site demolition of existing buildings and remediation, which can vary significantly in associated costs depending on the site's specific characteristics. Based on high-level ready reckoners from the HCA (former Homes England)[32] for demolition and land remediation costs, an allowance of £300,000 per net ha is added to the costs associated with residential developments on brownfield sites.

[31] Note that some strategic infrastructure, like highway improvements, may already be paid for separately through S106/278 charges, and even possibly a CIL charge should this be introduced.
[32] HCA Guidance on dereliction, demolition and remediation costs (2015).

Land purchase costs

5.38 The land value (discussed later) needs to reflect surveying and legal costs to a developer in the acquisition of land and the development process. The industry standard accepted scales, which have also been informed by discussions at the developer workshop and noted in **Appendix B**, suggest that this should be tested at the rates shown in **Table 5.13**.

Table 5.13 Tested land purchase costs

Land purchase costs	Rate	Unit
Surveyor's fees	1.00%	land value
Legal fees	0.75%	land value
Stamp Duty Land Tax	HMRC rate	land value

5.39 Also, a Stamp Duty Land Tax is payable by a developer when acquiring development land, which is applied to the residual valuation at a percentage cost based on the HM Customs & Revenue variable rates against the site (residual) land value.

Finance rate

5.40 A typical rate of finance cost at 5.5% per annum is applied to reflect the current cost of borrowing within the current economic climate and the near-term outlook, and associated economic risks within the housing market.

Developer return

5.41 The developer's profit, which also allows for internal central overheads, is the expected and reasonable level of return that a private developer would expect to achieve in Gloucester. Some local developers indicated that this should be up to 20% or more at the developer workshop, as noted in **Appendix B**. But for the affordable housing element, because they will have some, albeit lower, risks to the developer, the testing assumes a lower 6% profit margin of affordable housing transfer value for the private house builders on a nil grant basis.

5.42 Where a mix of open market and affordable housing is tested, then the profit rate will fall within the mid-range of the profit mark-up that is identified in national guidance[33] as being somewhere between 15% and 20% of GDV.

Policy Costs

5.43 In the policy testing the cumulative impact of the Pre-submission GCP policies that were identified to have a key impact on the viability of sites in **Chapter 3**, are considered here. These policies include the JCS adopted policies, combined with Pre-submission GCP policy requirements.

The adopted Community Infrastructure Levy

5.44 A CIL rate of £45 per CIL liable floorspace on typologies of between 11 and 449 units, has been applied in line with the Gloucester City Council CIL Charging schedule.

The adopted JCS Policies

5.45 The adopted JCS policies that are likely to have a viability impact have been tested within the cumulative assessment of policy requirements in the Pre-submission GCP were identified in **Chapter 3** to be Policy SD11 and SD12.

[33] PPG Paragraph: 018 Reference ID: 10-018-20180724.

5.46 **Policy SD11** 'Housing Mix and Standards' requires developments to have an appropriate mix of dwelling sizes, types and tenures, which is to be informed by the most up to date Strategic Housing Market Assessment. The Gloucestershire SHMA 2014 (updated in 2015) provides an indication of the number and proportion of housing of different sizes and tenures that are likely to be required in each local authority over the plan period. These have informed the typology of sites, as discussed earlier.

5.47 Also **Policy SD12** 'Affordable Housing' identifies affordable housing levels that will be sought outside of the Strategic Allocation sites, on sites of 11 dwellings or more, or sites with a maximum combined gross floor space of greater than 1,000 sqm; a minimum of 20% affordable housing will be sought on developments within the Gloucester City administrative area. This adopted policy is tested as a policy layer in the viability testing, along with alternative levels of affordable housing to help inform whether the GCP may change this in order to better meet housing need.

5.48 In testing the affordable housing rate, a tenure mix of 75% affordable rented and 25% intermediate shared ownership has been applied. This reflects the Council's likely tenure requirements when social housing may not be considered a viable option. For the purpose of the study, the following transfer values have been assumed based on feedback from local Registered Providers:

- Affordable Rented: 55%
- Intermediate / Shared ownership: 70%

Pre-submission GCP S106 costs

5.49 A review has been undertaken of S106 payments received and agreed for 28 schemes with planning permission in Gloucester. The review has been undertaken in the context of the Council's proposed approach to CIL and S106 and the likely specific requirements for the draft allocated sites. This review considered contributions for all items, although it is worth noting here that education costs as requirements are expected to be offsite for the allocated sites and covered by CIL.

5.50 Considering just those schemes where S106 is required, the average of the scheme requirements per dwelling was £1,800. However, a more generous allowance of £2,500 per unit has been included in the viability testing for S106 to mitigate site specific impacts such as children's play, local green space and minor transport works that may be required through the GCP, thus allowing for circumstances where higher obligations within the GCP may be required than historical requirements suggest. This would include the policy requirements on allotments and other open spaces (except for that covered by Policy E8 that is addressed below). This allowance was discussed in the development industry workshop.

Pre-submission GCP Policy H8: Cotswold Beechwoods Special Area of Conservation

5.51 Policy E8 requires that major developments that have a net increase in dwellings to mitigate any adverse effects of increased recreational pressure on the Cotswold Beechwoods Special Area of Conservation (SAC). It is envisaged that the majority of the mitigation will be through on-site green infrastructure but there will also be an element of financial contributions to things like habitat management, access management and visitor infrastructure, publicity, education and awareness raising.

5.52 But the mitigation strategy has not yet been produced so it is unclear how much developers may need to contribute. So, based on similar SAC mitigation contributions in other local authority areas, a contribution of £1,000 per house and £500 per flat is considered a reasonable assumption for testing this policy impact. While this is applied to all units, it is expected to be levied only on major sites.

Pre-submission GCP Policy H3: Charging infrastructure for electric vehicles

5.53 Policy H3 requires electric vehicle charging points/sockets to be provided. Based on the Government's consultation impact assessment for residential charging Infrastructure provision, published in July 2019[34], the cost of providing electric charging points is assumed as £976 per unit. This is applied to 50% of the total number of houses on the basis that it is only a policy requirement for new residential properties which have a garage or dedicated car parking space within its curtilage.

Pre-submission GCP Policy A6: Accessible and adaptable homes

5.54 It is understood that the Council is considering policies requiring new development to meet certain housing criteria, as identified in the Policy A6: Accessible and adaptable homes. It has been assumed that the Category 1 dwelling sizes, as described in national government's Illustrative Technical Standards (2013), led to the finalised NSS adopted minimum space standards.

5.55 To assess the impact on viability, there is a need to identify the extra costs that might burden future sites in meeting requirements for accessible homes, i.e. M4 Category 2 (Accessible and adaptable buildings) and/or M4 Category 3 (wheelchair user dwellings). To do this the DCLG Housing Standards Review Cost Impacts (Sept 2014) report for M4 (Cat 2) and M4 (Cat 3) additional average costs for upgrading a NSS home, as shown in **Table 5.14**, is applied.

Table 5.14 Extra-over adaption costs in meeting Building Regulation Access Standards

Unit type	Category type	Cost
House	Cat 2	£521
Flat	Cat 2	£924
House	Cat 3	£22,694
Flat	Cat 3	£7,906

Source: Derived from the DCLG Housing Standards Review Cost Impacts (Sept 2014)

5.56 As a summary, these tested costs are rounded as below:

- M4 (Cat2): £500 per house or £900 per flat
- M4 (Cat3): £23,000 per house or £8,000 per flat

5.57 In meeting this policy, there might also be an increase in floorspace to accommodate such specialised categories of homes. The extra sizes would be likely to generate an increase in the build costs without adding value. As shown in **Table 5.7,** the average sizes of units in Gloucester, which is below the sizes for meeting the M4(Cat 2) and M4(Cat 2) standards, which is considered separately in **Appendix D** of this report. So, the BCIS psm costs identified in **Table 5.11** is applied to the difference in build sizes between the NSS sizes in **Table 5.9** and the minimum M4(Cat 2) and the minimum M4(Cat 3) standards on the basis of the average minimum sizes identified for these two categories in **Appendix D**. These differences are shown in **Table 5.15**.

[34] DfT (2019), 'Electric vehicle chargepoints in residential and non-residential buildings, Impact assessment: residential charging infrastructure provision'

Table 5.15 Floorspace assumptions for tested M4 (Cat2) & M4 (Cat3) units

Unit type	Tested sizes	M4 (Cat2)	M4 (Cat3)
1-2 bed flats (GIA*)	60.5	63.4	77.0
2 bed house	74.5	82.5	104.0
3 bed house	93.0	102.0	126.3
4+ bed house	117.1	126.0	154.3

*Assumes 10% circulation space
Source: Derived from NSS Technical Standards (see Appendix D in this report)

Policy G7: Water efficiency

5.58 As noted in **Chapter 3**, the Council is seeking higher sustainable development principles. As a minimum, residential development will need to comply with the energy performance standards set in the Building Regulations. The City Council has also opted for a higher standard for water efficiency. For information, based on a recent report by the Carbon Trust for the City of York Council, who is also seeking a similar standard policy for reduced water use, the Carbon Trust identified in **Table 5.16** that this would incur minor additional costs on development. Evidence in the DCLG Housing Standards Review Cost Impacts (Sept 2014) also closely align with these estimates. Based on this evidence, then since the water cost is likely to cost less than £50 per unit, it is treated as de-minimis and therefore is not tested.

Table 5.16 Water efficiency costs

Policy	Per unit 'process' cost to developer			Per unit build costs			
	Small scheme (5 homes)	Medium scheme (50 homes)	Large scheme (100 homes)	Flats	2-bed	3-bed	4-bed
Water policy: 110 litres per person per day	£37	£6	£6	£6	£6	£9	£9

Source: Carbon Trust estimates based on Climate Change section of the City of York PDRC 2018

Pre-submission GCP Policy A2: Affordable Housing

5.59 One of the maximum policy impacts on viability will be affordable Housing. The City Council can set their own localised rate for non (JCS allocated) strategic sites within the GCP, and the City Council are seeking to maximise affordable housing. Therefore, in this report, different rates of affordable housing at the JCS and pre-submission GCP full policy (referred to in this report as policy layer 4) are tested to identify what might be an appropriate local rate for non-strategic sites.

Benchmark Land Values

5.60 It is standard practice for area-wide viability studies to compare the residual value of schemes tested against a benchmark land value (BLV). This approach is also advocated within the revised PPG guidance published in 2018 and updated 2019, as discussed within the policy section in **Chapter 2**. Where the residual value exceeds the benchmark, a scheme is said to be viable and where it falls below the benchmark, it is not viable. BLVs, therefore, play a central role in viability studies but with limited guidance on how they should be determined.

5.61 As noted in **Chapter 2**, PPG Viability paragraph: 013 sets out the principles that area wide viability studies should follow when taking land values into account based on an:

"existing use value (EUV) of the land, plus a premium for the landowner"

5.62 This is referred to as the EUV+ approach. PPG goes on to define a 'premium' for a landowner as being:

"…reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements"

5.63 The appropriate scale of the uplift is not set out in any of the current guidance. There is a wide range of site-specific variables that will affect the level of uplift required (e.g. does the landowner require a quick sale?). However, for a strategic study, where the land values on future individual sites are unknown, a pragmatic approach is required.

5.64 Some guidance on the appropriate scale of the uplift on existing use value is found in two earlier reports. The first is the Homes and Communities Agency (former Homes England) guidance for its Area Wide Viability Model[35], which states that in relation to the required premium above existing use value (EUV):

"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)

5.65 Another report in 2011, undertaken for the Department for Communities and Local Government[36], suggested that a premium of 25% over existing use value was required to bring forward industrial land for redevelopment. Therefore, the use of a premium above existing use values would seem justified.

5.66 PPG and the RICS Advice for Planning Practitioners note that reference to market values can provide a useful 'sense check' on the benchmark values that are being used for testing, but it is not necessarily recommended that these are used as the basis for the input to a model. Therefore, land value benchmarks used to test plan policies can be less than the value at which land is being traded in the market. This point was highlighted in the London Mayoral CIL examiner's report (also from 2012) which, sets out important principles in the treatment of benchmark land values

"Finally the price paid for development land may be reduced. As with profit levels there may be cries that this is unrealistic, but a reduction in development land value is an inherent part of the CIL concept. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges."

5.67 Recent RICS research also highlights the drawback in using market evidence to set land value benchmarks:

'If market value is based on comparable evidence without proper adjustment to reflect policy compliant planning obligations, this introduces a circularity, which encourages developers to overpay for sites and try to recover some or all of this overpayment via reductions in planning obligations'.

[35] HCA (2010), Area Wide Viability Model, Annex 1 Transparent Viability Assumptions
[36] DCLG (2011), Cumulative impacts of regulations on house builders and landowners Research paper, prepared by Turner Morum.

5.68 Additionally, according to the PPG, the BLV should be sufficiently below the market rate for alternative use clean residential land to allow for possible on-costs, like remediation, opening costs and policy requirements, which would normally be expected to come off the clean land value price. These costs are considered elsewhere and therefore it should be assumed that the BLV excludes any payment for these site costs.

Setting benchmark land values

5.69 The Cheltenham, Gloucester and Tewkesbury CIL economic viability assessment tested greenfield site BLV at the average agricultural land value plus a substantial uplift. According to advice published by the Government (DCLG, Land Value estimates for policy appraisal, 2015), agricultural land value in the South West could be considered as £21,000 per hectare before any premium, which can be between 10 to 20 times more depending on location. In determining the BLV for unconsented brownfield land, transactions data provided by DVS and COSTAR – a database of commercial property and land transactions - identifies sites with scope for alternative uses where an industry standard premium of around 25% above achievable reuse price may be possible when seeking to bring forward for alternative residential use, which is in line with the government findings reported above.

5.70 As experienced for this study and similar studies elsewhere, data on land transactions is not substantial in Gloucester. However, a review of land that has sold on the market in Gloucester and previously accepted values within the previously examined CIL evidence and viability appraisals that have been submitted as part of a planning application has been undertaken. Therefore, the tested BLVs draw on the findings for the CIL study and PorterPE/Three Dragons professional judgement from experience about a competitive return (or premium above the existing use value).

5.71 On this basis, the BLVs highlighted in **Table 5.17** have been used in the plan viability testing.

Table 5.17 Tested benchmark Land Values, £ per net hectare

Existing land use	EUV	Premium	BLV (i.e. EUV+)
Agricultural/greenfield	£25,000	X 15	£375,000
Brownfield non-residential	£400,000	X 1.25	£500,000

6 Viability Testing Results

Introduction

6.1 This chapter reviews the viability assessment findings of the cumulative burden of the Pre-submission GCP to identify and assess the risk of delivery on future housing development within the City.

Tested Scenarios

6.2 Each typology site has been subjected to a viability appraisal in terms of the achievability of complying with the Pre-submission GCP policies in **Chapter 3**, for which there will be a viability impact, as identified in **Chapter 5**, based on identifying whether sites are likely to be viable in complying with these policies.

6.3 Policy costs are considered iteratively by adding policy 'layers' to the viability assessments for judging the cumulative impact of these policies on the site viability results. The tested policy layers include:

- **Policy layer 1** – is the baseline for viability including the adopted CIL rates and all policies within the adopted JCS, which on sites with 11+ dwellings includes affordable housing at 20% at a mix of 75% affordable rented and 25% intermediate shared ownership;
- **Policy layer 2** – includes policy layer 1 plus a S106 contribution of £2,500 per unit;
- **Policy layer 3** – includes policy layer 2 plus the potential impact of Pre-submission Policy H8: Cotswold Beechwoods Special Area of Conservation with an assumed SACs contribution of £1,000 per house and £500 for flats.
- **Policy layer 4** – includes policy layer 3 plus the impact of Policy H3 electric charging points, assumed as £976 per unit, which is applied to 50% of new houses;
- **Policy layer 5** – includes policy layer 4 plus the impact of Policy A6, with 50% of open market development achieving M4(Cat 2) access standards;
- **Policy layer 6** –includes policy layer 5 plus the impact of Policy A6 with a further 4% of affordable units achieving M4(Cat 3).

6.4 Example full appraisal sheets (excluding the detailed monthly cashflow) are shown in **Appendix A** for the 9 houses Brownfield site in the lower value area at full policy position, and the 50 houses Greenfield site in the mid value area and the 200 mixed (flats/houses) Brownfield site in the mid value area at full policy position and with 25% affordable housing. These present the appraisal approach to estimating the residual land value per net hectare that has been applied in all the appraisals using the assumptions in **Chapter 5** and policy layering testing in this chapter (as summarised in **Table 6.2**).

Viability Results

6.5 The viability results of the cumulative policy layers from 1 to 5 testing are shown in **Table 6.1**. To test different affordable housing requirements, where there would be a requirement for affordable housing that might be proposed to differ from the JCS, the full cumulative Policy layer 6 viability results are shown with different affordable housing rates in **Table 6.2**. The results are summarised by using a 'traffic light' system, as follows:

- Green colour means that the development is viable with financial headroom that could be used for further planning gain;

- Amber is marginal in that they fall within a 20% range (i.e., 10% above or below) around the benchmark land value;
- Red colour means that a viable position may not be reached if required to be policy compliant and all other assumptions such as land value remain unchanged; and
- A grey colour indicates the policy test to not be applicable to a typology.

6.6 The results in **Table 6.1** show that under current market conditions within Gloucester City typologies of different sizes and land types in the mid and higher value ward areas are comfortably able to meet the full policy requirements of the JCS and Pre-submission GCP at the full cumulative Policy layer 6. The exceptions to this are:

- The mid-sized 20 and 30-units brownfield sites typologies within lower value wards struggle to achieve viability in the current market and policy conditions, i.e. under the JCS only policies. This includes a requirement for 20% affordable housing on sites with 11+ dwellings. Consequently, based on the assumptions in **Chapter 5**, any further cumulative impacts in the Pre-submission GCP potentially would further increase their risk of not coming forward.
- All other brownfield site typologies within lower value wards, the mid-sized 30 mixed flatted and housing typology in the mid value area and the mid-sized 20 houses greenfield site typology within lower value wards are unviable at Policy layer 5. This includes all other policy requirements except the application of housing access standards.

6.7 The viability results in **Table 6.2** show that when higher rates of affordable housing are applied at full Policy layer 6 within Gloucester City, then under current market conditions:

- The risk of non-delivery among the sites is not affected if the affordable housing rate increases from the JCS rate of 20% to a local rate of 25%. This is because there is sufficient viability headroom (or uplift in land value) to achieve more affordable housing without threatening their delivery. The only exception is in the mid sized (20 unit) mid value zone greenfield site, where viability becomes more marginal but is still deliverable.
- It is only at 30% affordable housing where there is a significant change, and this affects the mid-sized 20-units greenfield site in the mid value ward areas and the flatted units that would be subject to affordable housing delivery.
- At 35% affordable housing the large 200 unit mixed units brownfield in the mid value area becomes unviable and the 80 Houses Brownfield Mid value area typology becomes marginally viable but unviable at 40% affordable housing.

Table 6.1 Viability at different policy layers

ID	Typology	Policy layer 1	Policy layer 2	Policy layer 3	Policy layer 4	Policy layer 5	Policy layer 6
1	4 Houses Brownfield High						
2	4 Houses Greenfield High						
3	4 Houses Brownfield Low						
4	4 Houses Greenfield Low						
5	9 Houses Brownfield High						
6	9 Houses Greenfield High						
7	9 Houses Brownfield Low						
8	9 Houses Greenfield Low						
9	20 Houses Brownfield High						
10	20 Houses Greenfield Mid						
11	20 Houses Brownfield Low						
12	20 Houses Greenfield Low						
13	30 Houses Brownfield High						
14	30 Houses Brownfield Low						
15	30 Flats Brownfield High						
16	30 Mixed Brownfield Mid						
17	30 Mixed Brownfield Low						
18	50 Houses Greenfield Mid						
19	50 Flats Brownfield High						
20	80 Houses Brownfield Mid						
21	100 Mixed Brownfield Low						
22	150 Flats Brownfield High						
23	200 Mixed Brownfield Mid						
24	200 Mixed Brownfield Low						

Table 6.2 Viability at full policy (Policy layer 6) with different affordable housing rates

ID	Typology	20% AH	25% AH	30% AH	35% AH	40% AH
1	4 Houses Brownfield High					
2	4 Houses Greenfield High					
3	4 Houses Brownfield Low					
4	4 Houses Greenfield Low					
5	9 Houses Brownfield High					
6	9 Houses Greenfield High					
7	9 Houses Brownfield Low					
8	9 Houses Greenfield Low					
9	20 Houses Brownfield High					
10	20 Houses Greenfield Mid					
11	20 Houses Brownfield Low					
12	20 Houses Greenfield Low					
13	30 Houses Brownfield High					
14	30 Houses Brownfield Low					
15	30 Flats Brownfield High					
16	30 Mixed Brownfield Mid					
17	30 Mixed Brownfield Low					
18	50 Houses Greenfield Mid					
19	50 Flats Brownfield High					
20	80 Houses Brownfield Mid					
21	100 Mixed Brownfield Low					
22	150 Flats Brownfield High					
23	200 Mixed Brownfield Mid					
24	200 Mixed Brownfield Low					

Viability Results Conclusions

6.8 Based on the viability results in this chapter, it can be inferred that the bulk of the allocations in the Pre-submission GCP would be able to come forward under the cumulative full policy requirements of the JCS and Pre-submission GCP. This includes site allocations SA01, SA03, SA08, SA09, SA10, SA11, SA12, SA13, SA15, SA17, SA20 and SA22, which are mostly located in the mid or higher value areas, or medium to larger housing sites in the lower value areas. Together, these allocation sites account for 70% of the site housing supply within the Pre-submission GCP.

6.9 Also with the small greenfield windfalls in the lower value wards and all windfall sites within the mid or higher value wards also not being placed at risk of non-delivery through the

policies in the Pre-submission GCP, then it would seem that these policies are appropriate or may afford to be set with higher affordable housing targets.

6.10 It would also be possible for the GCP to introduce a variation from the JCS policy requirement SD12 by setting a 25% affordable housing target on major sites as defined in the NPPF (2018), which is sites of 10 or more units. Based on the viability findings in this report, this would be achievable without putting at risk the above site allocations in the Pre-submission GCP and most windfall sites.

6.11 The SA02, SA05[37], SA16 and SA19 site allocations in the Pre-submission GCP, which are within the lower and mid value ward areas, account for 28% of the site allocations' housing supply within the Pre-submission GCP. These four sites are identified by the typology viability tests as being able to meet the adopted JCS policies, including 20% affordable housing, the S106 contributions and electric charging points policies in the Pre-submission GCP. However, with the accumulated impact of these policies with the introduction of housing access standards, has the potential for putting them at risk of non-delivery. In such circumstances, some flexibility may be considered to be appropriate, including the scope for the site application to submit viability evidence to assess where flexibility in the GCP policies may be given.

6.12 The allocations SA04 and SA14 account for just 2% of the site allocations housing supply in the Pre-submission GCP. The viability results show that such brownfield sites within the lower value ward areas may be challenging in coming forward under the Adopted JCS before any further policy requirements in the Pre-submission GCP, where there is a viability impact, are imposed. However, there may be nuances to these sites, and those other sites that are unable to meet the full requirements of the JCS and Pre-submission GCP that would suggest otherwise. For instance:

- While the high level viability assessment includes an assumed additional demolition cost on brownfield sites, no allowance for vacant (but not abandoned) buildings being redeveloped or brought back into use has been applied in reducing their policy compliant affordable housing rates under current PPG[38], as discussed in **Chapter 3 paragraph 2.49**.
- As noted in **Chapter 4**, while these sites are assumed to be reflected by values for the lower value wards, there may still be higher values, and possibly even hotspot values, within lower value wards that may better reflect these specific site locations.
- Particular circumstances of acquisition/ownership, including one site under Council ownership where factors other than viability may be a consideration, would possibly suggest that their benchmark value is different.
- Such sites may be developable over the Plan period, with or without meeting policy requirements, subject to changes in market conditions.

6.13 However, where there are viability issues, the option to submit a viability appraisal to the local authority exists, including the use of a Review Mechanism as set out in the Pre-submission GCP Policy G8, which is used to prevent the supply from being put at risk of not coming forward.

[37] Site SA05, which is one the of largest site allocations, is identified to be reflected by typology 24: 200 Mixed Brownfield in the lower value. Since this typology assumes a modest density of 60 dwellings per gross hectare, the viability result may understate the strength of viability at this site where the indicative achievable density is likely to be much higher, at c.100 dph based on 63% of the total area being for housing.

[38] PPG, Paragraph: 026 Reference ID: 23b-026-20190315

6.14 These findings are considered under the context of the national planning framework in the report conclusions in **Chapter 7**.

7 Conclusion

7.1 The final stage of this viability assessment is to draw broad conclusions on whether the Pre-submission Gloucester City Plan (GCP) is deliverable in terms of viability. But before doing so, it is important to note that this document is a theoretical exercise and is for informing and not for setting policy or land allocation. Other evidence needs to be carefully considered before policies are set and land is allocated.

7.2 With that in mind, and solely based on the exercise of viability testing, then based on the broad spectrum of likely sites in line with the aims of the Pre-submission GCP, the evidence would suggest that the policy requirements in the Pre-submission GCP are deliverable. As such, their requirements on the delivery of the bulk of future housing sites in Gloucester City are not expected to put at risk the delivery of the local plan.

7.3 Further to this, there is scope to increase the level of affordable housing requirements from 20% to 25% without putting at risk the Pre-submission GCP. This higher rate may reflect past delivery, where some sites have come forward in the City with more than the previously set minimum requirements of 20% affordable housing.

7.4 The findings do show that some typologies are more viable under full policy requirements than others, as would be expected. Also, the tested sites are typologies, reflecting the broad spectrum of likely sites, so there may be circumstances where costs may be lower or achieved values are higher than tested, and the availability of planning tools like Vacant Building Credit, which could mean that the less viable sites would still come forward in compliance with the Pre-submission GCP.

7.5 It is recommended that plan policies remains flexible in applying standards to ensure a fully deliverable plan in line with the NPPF. This may include, for example, policy wording in the GCP to enable a consistent approach to be applied to the consideration of viability issues associated with development proposals for introducing flexibility in the S106 contributions, affordable housing developer contributions or meeting access standards, etc. The application of a Review Mechanism, as set out in the Pre-submission GCP Policy G8, should also help to prevent the supply from being put at risk of not coming forward.

Appendix A

Example Site Appraisals

NOTE: The following appraisal has been prepared in line with the RICS valuation guidance. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

9 houses BF site lower value area site typology at full policy position (Policy layer 6)

9 Houses Brownfield Low	Gloucester Low	9 Units							TIMING	
Net area (ha)	0.22		Private	Affordable	TECHNICAL CHECKS:		DVA SUMMARY:			
Land type:	Brownfield	Nr of units	9	-	Sqm/ha	3,654	AH rate	0.0%		
		Intermediate		0.00	Dwgs/ha	40	Profit (% GDV)	20.0%		
LV type:	Brownfield	Affordable rent		0.00	Units/pa	18	RLV per net ha	£342,446		
		Social rent		0.00	GDV=Total costs	-	BLV per net ha	£500,000		
		Starter Homes		-			Viable?	No		

									Start	Finish
1.0	**Site Acquisition**									
1.1	Net site value (residual land value)							£77,050	**Jan-19**	**Jul-19**
1.2	Stamp Duty Land Tax			Category:	Commercial land			£0	Jan-19	Jul-19
								£0	Jan-19	Jul-19
1.3	Purchaser costs			1.75%	on land costs			£1,348	Jan-19	Jul-19
	Total Site Acquisition Costs							**£78,399**		
2.0	**Developer's Profit**									
2.1	Private units			20.0%	on OM GDV			£402,841	May-21	Jun-21
2.2	Affordable units			6%	on AH transfer values			£0	May-21	Jun-21
	Total Developer's Profit							**£402,841**		
3.0	**Development Value**									
3.1	Private units		No. of units	Size sqm	Total sqm	£psm		Total Value		
3.1.1		Flats (NIA)	0.00	55.0	0.0	£2,200		£0	**Nov-20**	**May-21**
3.1.2		2 bed house	3.15	74.5	234.7	£2,450		£574,954	Jan-20	May-21
3.1.3		3 bed house	4.05	93.0	376.7	£2,450		£922,793	Jan-20	May-21
3.1.4		4+ bed house	1.80	117.1	210.8	£2,450		£516,460	Jan-20	May-21
			9.0		822					
3.3	Affordable rent		No. of units	Size sqm	Total sqm	£psm		Total Value		
3.3.1		Flats (NIA)	0.00	55.0	0.0	£1,210		£0	Nov-20	May-21
3.3.2		2 bed house	0.00	74.5	0.0	£1,348		£0	Jan-20	May-21
3.3.3		3 bed house	0.00	93.0	0.0	£1,348		£0	Jan-20	May-21
3.3.4		4+ bed house	0.00	117.1	0.0	£1,348		£0	Jan-20	May-21
			-		-					
3.4	Intermediate		No. of units	Size sqm	Total sqm	£psm		Total Value		
3.4.1		Flats (NIA)	0.00	55.0	0.0	£1,540		£0	Nov-20	May-21
3.4.2		2 bed house	0.00	74.5	0.0	£1,715		£0	Jan-20	May-21
3.4.3		3 bed house	0.00	93.0	0.0	£1,715		£0	Jan-20	May-21
3.4.4		4+ bed house	0.00	117.1	0.0	£1,715		£0	Jan-20	May-21
			-		-					
	Gross Development Value							**£2,014,206**		
4.0	**Development Costs**									
4.1	**Sales Cost**									
4.1.1	Private units			3.00%	on OM GDV			£60,426	Nov-20	May-21
4.1.2	Affordable units			£400	per affordable housing			£0	Nov-20	May-21
	Total Sales Costs							**£60,426**		
4.2	**Build Costs**									
4.2.1	Private units		No. of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.1.1		Flats (GIA)	0.00	62.0	0.0	£1,398		£0	**Jul-19**	**Nov-20**
4.2.1.2		2 bed house	3.15	78.5	247.3	£1,235		£305,384.63	Jul-19	Nov-20
4.2.1.3		3 bed house	4.05	97.5	394.9	£1,235		£487,670.63	Jul-19	Nov-20
4.2.1.4		4+ bed house	1.80	121.6	218.8	£1,235		£270,218.00	Jul-19	Nov-20
			9		861					
4.2.2	Affordable units		No. of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.2.1		Flats (GIA)	0.00	62.6	0.0	£1,398		£0.00	Jul-19	Nov-20
4.2.2.2		2 bed house	0.00	79.7	0.0	£1,235		£0.00	Jul-19	Nov-20
4.2.2.3		3 bed house	0.00	98.8	0.0	£1,235		£0.00	Jul-19	Nov-20
4.2.2.4		4+ bed house	0.00	123.0	0.0	£1,235		£0.00	Jul-19	Nov-20
			-		-					
			Number of units	rage (sqm)	Total (sqm)	£psm		Total Cost		
4.2.3	Garages		0.9	18	16	£450		£7,290	Jul-19	Nov-20
	Total Build Costs		**9**					**£1,070,563**		
4.3	**Extra-Over Construction Costs**									
4.3.1.1	Externals (for houses)			10%	extra-over on build cost for houses			£107,056.33	Jul-19	Nov-20
4.3.1.2	Externals (for flats)			10%	extra-over on build cost for flats			£0.00	Jul-19	Nov-20
4.3.2	Site abnormals (remediation/demolition)			£300,000	per net ha			£67,500	Jan-19	Jul-19
4.3.3	Site opening costs			£0	per unit			£0	Jan-19	Dec-19
	Total Extra-Over Construction Costs							**£174,556**		
4.4	**Professional Fees**									
4.4.1	on build costs (incl: externals)			8%				£94,210	Jan-19	Nov-20
	Total Professional Fees							**£94,210**		
4.5	**Contingency**									
4.4.1	on build costs (incl: externals)			4%				£47,105	Jan-19	Nov-20
	Total Contingency							**£47,105**		
4.6	**Other Planning Obligations**									
4.6.1	CIL rates			£0	per sqm CIL liable flsp			£0	Jul-19	Nov-20
4.6.2	S106/S278 contribution			£2,500	per unit			£22,500	Jan-19	Nov-20
4.6.3.1	SAC contribution per house			£1,000	per house			£9,000	Jan-19	Jul-19
4.6.3.2	SAC contribution per flat			£500	per flat			£0	Jan-19	Jul-19
4.6.4	Electric charging points			£976	per unit (applied to 50% of the total number of houses)			£4,392	Jul-19	Nov-20
4.6.1.1	Cat 2			£500	per house			£2,250	Jul-19	Nov-20
4.6.1.2	Cat 2			£900	per flat			£0	Jul-19	Nov-20
4.6.1.3	Cat 3			£23,000	per house			£0	Jul-19	Nov-20
4.6.1.4	Cat 3			£8,000	per flat			£0	Jul-19	Nov-20
	Total Developer Contributions							**£47,142**		
5.0	**TOTAL DEVELOPMENT COSTS**							**£1,494,002**		
6.0	**TOTAL PROJECT COSTS [EXCLUDING INTEREST]**							**£1,975,242**		
7.0	**TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]**							**£38,964**		
8.0	**Finance Costs**									
				APR			PCM			
8.1	Finance			5.50%	on net costs		0.447%	-£38,964		
9.0	**TOTAL PROJECT COSTS [INCLUDING INTEREST]**							**£2,014,206**		

This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards UK January 2014 (revised April 2015)) valuation and should not be relied upon as such.

50 houses GF site in the mid value area at full policy position (Policy layer 6) and 25% AH

50 Houses Greenfield Mid	Gloucester Mid	50 Units									TIMING	
Net area (ha)	1.25		Private	Affordable	TECHNICAL CHECKS:		DVA SUMMARY:					
Land type:	Greenfield	Nr of units	37	13	Sqm/ha	3,669	AH rate	26.0%				
					Dwgs/ha	40	Profit (% GDV)	17.6%				
LV type:	Greenfield	Intermediate		3.25	Units/pa	100	RLV per net ha	£760,870				
		Affordable rent		9.75	GDV=Total costs	-	BLV per net ha	£375,000				
		Social rent		0.00			Viable?	Yes				
		Starter Homes		-								

									Start	Finish
1.0	**Site Acquisition**									
1.1	Net site value (residual land value)							£947,283	**Jan-19**	**Feb-20**
1.2	Stamp Duty Land Tax			Category:	Commercial land			£0	Jan-19	Feb-20
								£36,864	Jan-19	Feb-20
1.3	Purchaser costs				1.75%	on land costs		£16,577	Jan-19	Feb-20
	Total Site Acquisition Costs							**£1,000,725**		
2.0	**Developer's Profit**									
2.1	Private units				20.0%	on OM GDV		£1,757,521	Aug-22	Sep-22
2.2	Affordable units				6%	on AH transfer values		£108,836	Aug-22	Sep-22
	Total Developer's Profit							**£1,866,356**		
3.0	**Development Value**									
3.1	Private units		No. of units	Size sqm	Total sqm	£psm		Total Value		
3.1.1		Flats (NIA)	0.00	55.0	0.0	£2,550		£0	**Feb-22**	**Aug-22**
3.1.2		2 bed house	12.95	74.5	964.8	£2,600		£2,508,415	Aug-20	Aug-22
3.1.3		3 bed house	16.65	93.0	1548.5	£2,600		£4,025,970	Aug-20	Aug-22
3.1.4		4+ bed house	7.40	117.1	866.6	£2,600		£2,253,218	Aug-20	Aug-22
			37.0		3,380					
3.3	Affordable rent		No. of units	Size sqm	Total sqm	£psm		Total Value		
3.3.1		Flats (NIA)	0.00	55.0	0.0	£1,403		£0	Feb-22	Aug-22
3.3.2		2 bed house	3.41	74.5	254.2	£1,430		£363,551	Aug-20	Aug-22
3.3.3		3 bed house	4.39	93.0	408.0	£1,430		£583,494	Aug-20	Aug-22
3.3.4		4+ bed house	1.95	117.1	228.4	£1,430		£326,564	Aug-20	Aug-22
			9.8		891					
3.4	Intermediate		No. of units	Size sqm	Total sqm	£psm		Total Value		
3.4.1		Flats (NIA)	0.00	55.0	0.0	£1,785		£0	Feb-22	Aug-22
3.4.2		2 bed house	1.14	74.5	84.7	£1,820		£154,234	Aug-20	Aug-22
3.4.3		3 bed house	1.46	93.0	136.0	£1,820		£247,543	Aug-20	Aug-22
3.4.4		4+ bed house	0.65	117.1	76.1	£1,820		£138,542	Aug-20	Aug-22
			3.3		297					
	Gross Development Value							**£10,601,530**		
4.0	**Development Costs**									
4.1	**Sales Cost**									
4.1.1	Private units				3.00%	on OM GDV		£263,628	Feb-22	Aug-22
4.1.2	Affordable units				£400	per affordable housing		£5,200	Feb-22	Aug-22
	Total Sales Costs							**£268,828**		
4.2	**Build Costs**									
4.2.1	Private units		No. of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.1.1		Flats (GIA)	0.00	62.0	0.0	£1,398		£0	**Feb-20**	**Feb-22**
4.2.1.2		2 bed house	12.95	78.5	1016.6	£1,092		£1,110,099.90	Feb-20	Feb-22
4.2.1.3		3 bed house	16.65	97.5	1623.4	£1,092		£1,772,725.50	Feb-20	Feb-22
4.2.1.4		4+ bed house	7.40	121.6	899.5	£1,092		£982,266.13	Feb-20	Feb-22
			37		3,539					
4.2.2	Affordable units		No. of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.2.1		Flats (GIA)	0.00	62.6	0.0	£1,398		£0.00	Feb-20	Feb-22
4.2.2.2		2 bed house	4.55	79.7	362.5	£1,092		£395,898.05	Feb-20	Feb-22
4.2.2.3		3 bed house	5.85	98.8	578.2	£1,092		£631,367.10	Feb-20	Feb-22
4.2.2.4		4+ bed house	2.60	123.0	319.9	£1,092		£349,347.79	Feb-20	Feb-22
			13		1,261					
			Number of units	rage (sqm)	Total (sqm)	£psm		Total Cost		
4.2.3	Garages		5	18	90	£450		£40,500	Feb-20	Feb-22
	Total Build Costs		**50**					**£5,282,204**		
4.3	**Extra-Over Construction Costs**									
4.3.1.1	Externals (for houses)				10%	extra-over on build cost for houses		£528,220	Feb-20	Feb-22
4.3.1.2	Externals (for flats)				10%	extra-over on build cost for flats		£0	Feb-20	Feb-22
4.3.2	Site abnormals (remediation/demolition)				£0	per net ha		£0	Jan-19	Feb-20
4.3.3	Site opening costs				£5,000	per unit		£250,000	Jan-19	Jul-20
	Total Extra-Over Construction Costs							**£778,220**		
4.4	**Professional Fees**									
4.4.1	on build costs (incl: externals)				8%			£464,834	Jan-19	Feb-22
	Total Professional Fees							**£464,834**		
4.5	**Contingency**									
4.4.1	on build costs (incl: externals)				4%			£232,417	Jan-19	Feb-22
	Total Contingency							**£232,417**		
4.6	**Other Planning Obligations**									
4.6.1	CIL rates				£45	per sqm CIL liable flsp		£163,326	Feb-20	Feb-22
4.6.2	S106/S278 contribution				£2,500	per unit		£125,000	Jan-19	Feb-22
4.6.3.1	SAC contribution per house				£1,000	per house		£50,000	Jan-19	Feb-20
4.6.3.2	SAC contribution per flat				£500	per flat		£0	Jan-19	Feb-20
4.6.4	Electric charging points				£976	per unit (applied to 50% of the total number of houses)		£24,400	Feb-20	Feb-22
4.6.1.1	Cat 2				£500	per house		£12,500	Feb-20	Feb-22
4.6.1.2	Cat 2				£900	per flat		£0	Feb-20	Feb-22
4.6.1.3	Cat 3				£23,000	per house		£11,960	Feb-20	Feb-22
4.6.1.4	Cat 3				£8,000	per flat		£0	Feb-20	Feb-22
	Total Developer Contributions							**£437,186**		
5.0	**TOTAL DEVELOPMENT COSTS**							**£7,463,690**		
6.0	**TOTAL PROJECT COSTS [EXCLUDING INTEREST]**							**£10,330,771**		
7.0	**TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]**							**£270,759**		
8.0	**Finance Costs**									
					APR		PCM			
8.1	Finance				5.50%	on net costs	0.447%	-£270,759		
9.0	**TOTAL PROJECT COSTS [INCLUDING INTEREST]**							**£10,601,530**		

This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards UK January 2014 (revised April 2015)) valuation and should not be relied upon as such.

200 mixed BF site in the mid value area at full policy position (Policy layer 6) and 25% AH

200 Mixed Brownfield Mid	Gloucester Mid	200 Units							TIMING	
Net area (ha)	3.33		Private	Affordable	TECHNICAL CHECKS:		DVA SUMMARY:			
Land type:	Brownfield	Nr of units	150	50	Sqm/ha	5,143	AH rate	25.0%		
		Intermediate		12.50	Dwgs/ha	60	Profit (% GDV)	17.9%		
LV type:	Brownfield	Affordable rent		37.50	Units/pa	400	RLV per net ha	£615,250		
		Social rent		0.00	GDV=Total costs	-	BLV per net ha	£500,000		
		Starter Homes		-			Viable?	Yes		

									Start	Finish
1.0	**Site Acquisition**									
1.1	Net site value (residual land value)							£2,050,833	**Jan-19**	**Nov-20**
1.2	Stamp Duty Land Tax			Category:	Commercial land			£0	Jan-19	Nov-20
								£92,042	Jan-19	Nov-20
1.3	Purchaser costs				1.75%	on land costs		£35,890	Jan-19	Nov-20
	Total Site Acquisition Costs							**£2,178,764**		
2.0	**Developer's Profit**									
2.1	Private units				20.0%	on OM GDV		£6,804,383	Dec-24	Jan-25
2.2	Affordable units				6%	on AH transfer values		£367,386	Dec-24	Jan-25
	Total Developer's Profit							**£7,171,769**		
3.0	**Development Value**									
3.1	Private units		No. of units	Size sqm	Total sqm	£psm		Total Value		
3.1.1		Flats (NIA)	30.00	55.0	1650.0	£2,550		£4,207,500	**Jun-24**	**Dec-24**
3.1.2		2 bed house	22.50	74.5	1676.3	£2,600		£4,358,250	May-21	Dec-24
3.1.3		3 bed house	67.50	93.0	6277.5	£2,600		£16,321,500	May-21	Dec-24
3.1.4		4+ bed house	30.00	117.1	3513.3	£2,600		£9,134,667	May-21	Dec-24
			150.0		13,117					
3.3	Affordable rent		No. of units	Size sqm	Total sqm	£psm		Total Value		
3.3.1		Flats (NIA)	13.13	55.0	721.9	£1,403		£1,012,430	Jun-24	Dec-24
3.3.2		2 bed house	5.63	74.5	419.1	£1,430		£599,259	May-21	Dec-24
3.3.3		3 bed house	13.13	93.0	1220.6	£1,430		£1,745,494	May-21	Dec-24
3.3.4		4+ bed house	5.63	117.1	658.8	£1,430		£942,013	May-21	Dec-24
			37.5		3,020					
3.4	Intermediate		No. of units	Size sqm	Total sqm	£psm		Total Value		
3.4.1		Flats (NIA)	4.38	55.0	240.6	£1,785		£429,516	Jun-24	Dec-24
3.4.2		2 bed house	1.88	74.5	139.7	£1,820		£254,231	May-21	Dec-24
3.4.3		3 bed house	4.38	93.0	406.9	£1,820		£740,513	May-21	Dec-24
3.4.4		4+ bed house	1.88	117.1	219.6	£1,820		£399,642	May-21	Dec-24
			12.5		1,007					
	Gross Development Value							**£40,145,013**		
4.0	**Development Costs**									
4.1	**Sales Cost**									
4.1.1	Private units				3.00%	on OM GDV		£1,020,658	Jun-24	Dec-24
4.1.2	Affordable units				£400	per affordable housing		£20,000	Jun-24	Dec-24
	Total Sales Costs							**£1,040,658**		
4.2	**Build Costs**									
4.2.1	Private units		No. of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.1.1		Flats (GIA)	30.00	62.0	1858.7	£1,398		£2,598,498	**Nov-20**	**Jun-24**
4.2.1.2		2 bed house	22.50	78.5	1766.3	£1,092		£1,928,745.00	Nov-20	Jun-24
4.2.1.3		3 bed house	67.50	97.5	6581.3	£1,092		£7,186,725.00	Nov-20	Jun-24
4.2.1.4		4+ bed house	30.00	121.6	3646.7	£1,092		£3,982,160.00	Nov-20	Jun-24
			150		13,853					
4.2.2	Affordable units		No. of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.2.1		Flats (GIA)	17.50	62.6	1095.8	£1,398		£1,531,937.14	Nov-20	Jun-24
4.2.2.2		2 bed house	7.50	79.7	597.6	£1,092		£652,579.20	Nov-20	Jun-24
4.2.2.3		3 bed house	17.50	98.8	1729.6	£1,092		£1,888,705.00	Nov-20	Jun-24
4.2.2.4		4+ bed house	7.50	123.0	922.8	£1,092		£1,007,734.00	Nov-20	Jun-24
			50		4,346					
			Number of units	rage (sqm)	Total (sqm)	£psm		Total Cost		
4.2.3	Garages		15.25	18	275	£450		£123,525	Nov-20	Jun-24
	Total Build Costs		**200**					**£20,900,608**		
4.3	**Extra-Over Construction Costs**									
4.3.1.1	Externals (for houses)				10%	extra-over on build cost for houses		£1,677,017	Nov-20	Jun-24
4.3.1.2	Externals (for flats)				10%	extra-over on build cost for flats		£413,043	Nov-20	Jun-24
4.3.2	Site abnormals (remediation/demolition)				£300,000	per net ha		£1,000,000	Jan-19	Nov-20
4.3.3	Site opening costs				£0	per unit		£0	Jan-19	Sep-21
	Total Extra-Over Construction Costs							**£3,090,061**		
4.4	**Professional Fees**									
4.4.1	on build costs (incl: externals)				8%			£1,839,253	Jan-19	Jun-24
	Total Professional Fees							**£1,839,253**		
4.5	**Contingency**									
4.4.1	on build costs (incl: externals)				4%			£919,627	Jan-19	Jun-24
	Total Contingency							**£919,627**		
4.6	**Other Planning Obligations**									
4.6.1	CIL rates				£45	per sqm CIL liable flsp		£635,733	Nov-20	Jun-24
4.6.2	S106/S278 contribution				£2,500	per unit		£500,000	Jan-19	Jun-24
4.6.3.1	SAC contribution per house				£1,000	per house		£152,500	Jan-19	Nov-20
4.6.3.2	SAC contribution per flat				£500	per flat		£23,750	Jan-19	Nov-20
4.6.4	Electric charging points				£976	per unit (applied to 50% of the total number of houses)		£74,420	Nov-20	Jun-24
4.6.1.1	Cat 2				£500	per house		£38,125	Nov-20	Jun-24
4.6.1.2	Cat 2				£900	per flat		£21,375	Nov-20	Jun-24
4.6.1.3	Cat 3				£23,000	per house		£29,900	Nov-20	Jun-24
4.6.1.4	Cat 3				£8,000	per flat		£5,600	Nov-20	Jun-24
	Total Developer Contributions							**£1,681,403**		
5.0	**TOTAL DEVELOPMENT COSTS**							**£29,471,609**		
6.0	**TOTAL PROJECT COSTS [EXCLUDING INTEREST]**							**£38,822,142**		
7.0	**TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]**							**£1,322,871**		
8.0	**Finance Costs**									
					APR		PCM			
8.1	Finance				5.50%	on net costs	0.447%	-£1,322,871		
9.0	**TOTAL PROJECT COSTS [INCLUDING INTEREST]**							**£40,145,013**		

This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards UK January 2014 (revised April 2015)) valuation and should not be relied upon as such.

Appendix B

Developer Stakeholder Workshop Note

Meeting Title: Gloucester City Plan (GCP) Development Viability Workshop

Attendees:

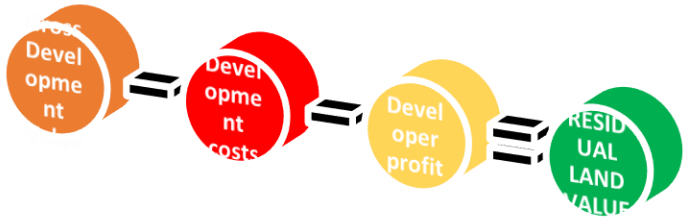
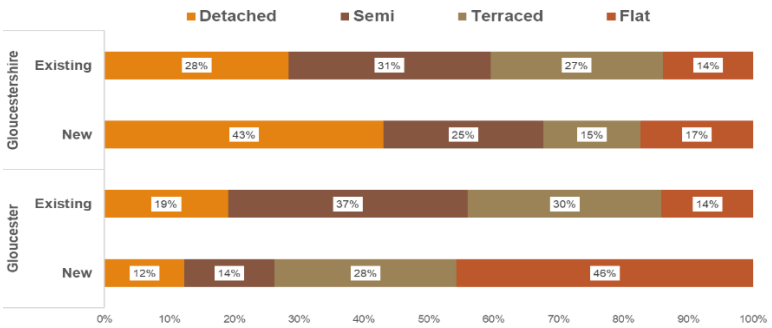
David Ingleby	DI	Gloucester City Council
Claire Haslam	CH	Gloucester City Council
David Durden	DD	Gloucester City Council
Russ Porter	RP	PorterPE
Tom Marshall	TM	PorterPE
Simon McKeag	SM	ASH
Zoe Stiles	ZS	Robert Hitchins
Richard Brogden	RB	Bruton Knowles
Colm Coyle	CC	Quattro Design Architects
Adam White	AW	McLoughlin Planning
Sarah Hawkins	SH	WYG
Emma Fortune	EF	RPS Group

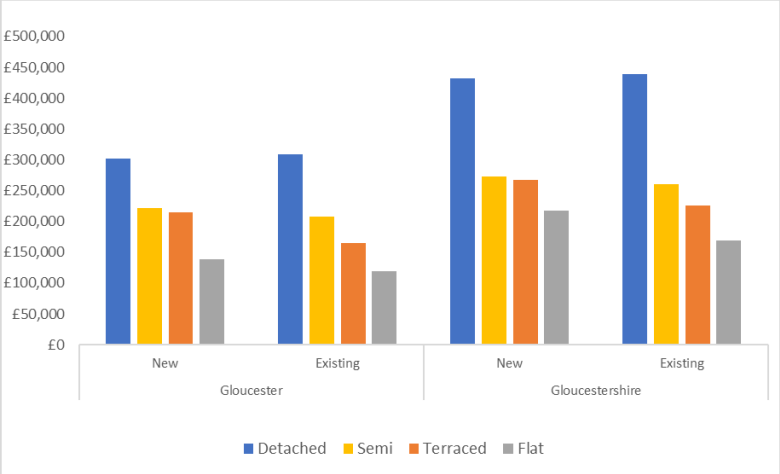
Meeting date/time: 21 March 2019 at 10am

Meeting location: Gloucester City Council's Civic Suite, 3rd Floor, North Warehouse, The Docks, Gloucester

---

Comment	Discussion & Actions
1. Introduction DI introduced the workshop and explained how the viability study fitted with the preparation of the Gloucester City Plan (GCP) and site allocations for delivery of housing.	No comments made.
2. Purpose of the workshop (slide 1-3) RP explained the background to the commission and our experience in this type of work. RP explained that the purpose for the workshop is to flesh out any key issues with the assumptions that are intended to be used for the viability testing. This is to help ensure that they are based on local intelligence and reasonable evidence in line with the necessary guidance, so that they are robust and objective for this assessment. RP explained that the workshop is interactive and welcomed questions and comments throughout the presentation. TM indicated that the workshop notes would be circulated along with the minutes and would also welcome any evidence or further discussion submitted after the meeting.	No comments made.
3. Purpose of the testing & approach (slide 4-11) RP explained the approach to viability testing (see extract from slide 10 below), noting that it follows a residual land value approach, as recommended in government, RTPI and RICS guidance notes, and that it would be applied with iterations (scenarios) in testing for an appropriate balance between plan policies and infrastructure funding.	No comments were made. It assumed that the approach is acceptable.

Comment	Discussion & Actions
 RP explained that to conclude as to whether the impact of cumulative policies within the GCP, they would test a typology of typical sites that the CLP is relying on. This would have due regard to policies that have an impact on viability, such as affordable housing and open space requirements, and any other GCP policies deemed to a significant impact on viability. RP noted that the preferred approach is based on guidance for Plan making viability, as set out in Planning Policy Guidance note on Viability, the Harman Report and RICS good practice. This would consider the existing use values of proposed site allocations and apply a suitable uplift that may be required to bring forward the site in line with guidance set out in the Planning Policy Guidance note on Viability. RP explained that the assumptions for a strategic study such as this were naturally high-level in its approach. RP noted that guidance indicates that assumptions must be based on current costs and values and that the study can be reviewed if there were significant change in the development context. RP explained that the focus would be on residential development due to the lack of any policy burdens on non-residential development within Gloucester and the use of alternative approaches for considering the suitability of non-residential land allocations, such as retail studies and employment land reviews.	
4a. Context for Gloucester – types on new houses (slide 13) RP presented a chart demonstrating the types of new and existing properties built in Gloucester between Jan 2017 and Dec 2018, comparing it to the average for Gloucestershire as an average. 	It was commented that the 2-year period in Gloucester could have been skewed by a couple of major schemes. It was commented that there were more new build flats & terraced properties, although this was dependent on 'hotspot' locations like the Quay side having land available. Generally, flats were not considered to be the preferred development type within the market place outside of key locations.
4b. Context for Gloucester – sales values by types of houses (slide 14), how have sales values changed (slide 15) and how are sales values anticipated to change (slide 16).	It was suggested that premiums may be required for marketing incentives and/or discounts.

Comment	Discussion & Actions
RP presented a chart which demonstrated price by type of property, also showing the premium between new and existing. RP noted there to be a higher premium for new terraced & flatted properties, with the overall average across all unit types within Gloucester being around 5%.  RP demonstrated how sales values have changed since Jan 2012, noting that Gloucester has remained 20% below the county figure. RP also used forecast data compiled by Savills (as of August 2018) showing that, outside of London, estimates still showed strong growth in house prices for most regions, including the wider South West region.	
4c. Context for Gloucester – Local Sales values (slide 17 – 18) RP presented two heat maps of local residential sales values achieved within Gloucester. The first showed sales of all (new and existing) properties, the second with just new properties, highlighting where high, mid and lower values were achieved across Gloucester.	General agreement that there were more likely to be pockets of high/low values, rather than large areas/clusters of higher or lower values. One suggestion was that whilst values were shown on the map to be weaker in the central & quay area, it could be that these are flatted/town house schemes where higher density to generate incentives for development. Discussions suggested that the Westgate Ward area shown on the map covers comprises high value developments despite being a low value area. The Council will consider an additional zone by splitting the Westgate Ward to reflect development hotspots, where significantly more value is likely to be achieved within the average low value area.
4d. Context for Gloucester – build cost & land value context (slide 19 – 20) RP showed the change in build costs (demonstrated by BCIS' All-in TPI which is at the national level) since 2010. The chart also includes a forecast for future years, demonstrating an upwards trend. The final slide used to show the development context was on Residential Land Values and contains research carried out by Savills.	It was suggested that historical figures for land values within Gloucester may be low because of the more limited policy requirements within Gloucester before the JCS was adopted.

<table>
<tr><th>Comment</th><th>Discussion & Actions</th></tr>
<tr><td>RP explained that UK greenfield and urban values had fallen considerably since pre-2008 recession figures. Whilst they have steadily risen since this date, they have remained lower than what they were before that recession.</td><td></td></tr>
<tr><td>5. Forming typologies (slide 22 to 24)

RP showed a map with the sites and explained that site typologies (shown in Slide 24) were drawn up from the known site allocations in the emerging plan.

RP asked whether the assumptions for density and land type were appropriate.

RP stated that flats were based on being up to six storeys since it was thought that typically it was unlikely for flats in Gloucester to exceed this due to local heritage considerations.

<table>
<tr><th></th><th colspan="2">Site type</th><th>Density</th><th colspan="3">Value area</th></tr>
<tr><th></th><th>Brownfield</th><th>Greenfield</th><th>Dph</th><th>High</th><th>Mid</th><th>Low</th></tr>
<tr><td>Houses</td><td>3</td><td>3</td><td>40</td><td>y</td><td></td><td></td></tr>
<tr><td>Houses</td><td>9</td><td>9</td><td>40</td><td></td><td>y</td><td></td></tr>
<tr><td>Houses</td><td>20</td><td>20</td><td>40</td><td>y</td><td></td><td></td></tr>
<tr><td>Houses</td><td>30</td><td></td><td>40</td><td>y</td><td></td><td>y</td></tr>
<tr><td>Flats</td><td>30</td><td></td><td>150</td><td>y</td><td></td><td>y</td></tr>
<tr><td>Mixed</td><td>30</td><td></td><td>95</td><td>y</td><td>y</td><td></td></tr>
<tr><td>Houses</td><td></td><td>50</td><td>40</td><td></td><td>y</td><td></td></tr>
<tr><td>Flats</td><td>50</td><td></td><td>150</td><td>y</td><td></td><td></td></tr>
<tr><td>Houses</td><td>80</td><td></td><td>40</td><td></td><td>y</td><td></td></tr>
<tr><td>Mixed</td><td>100</td><td></td><td>95</td><td></td><td></td><td>y</td></tr>
<tr><td>Flats</td><td>150</td><td></td><td>150</td><td>y</td><td></td><td></td></tr>
<tr><td>Mixed</td><td>250</td><td></td><td>95</td><td>y</td><td></td><td></td></tr>
</table>
</td><td>No comments were received regarding densities.

It was generally accepted that the nature of development is likely to be brownfield, with many brownfield sites towards the centre that have been vacant for some time, that will come forward for housing delivery.

For completeness and to reflect appropriate market conditions, it was suggested that the smaller typologies, with 3 and 9 dwelling should be tested at mid and low values. The Council have agreed to do this.

It was asked whether the study would be looking at sites on the edge of neighbouring authorities (i.e. Stroud) where development is happening. It was suggested that this might have a positive impact on future delivery elsewhere within Gloucester City. CH noted that such developments were not within the GCP area, albeit they were urban extensions, and therefore did not influence the development typologies. However, consideration of their impact on other developments was accepted and would be considered.</td></tr>
<tr><td>6. Unit mix and size (slide 25)

RP showed the following table on floorspaces, which was based on land registry transactions matched with Energy Performance certificates, the latter includes details on a units NIA.

<table>
<tr><th>Type</th><th>Average of GIA (sqm)</th></tr>
<tr><td>Flat</td><td>57.3 (+10%)</td></tr>
<tr><td>House</td><td>89.6</td></tr>
<tr><td>Grand Total</td><td>85.9</td></tr>
</table>

<table>
<tr><th>Type</th><th>Average of GIA (sqm)</th></tr>
<tr><td>Detached</td><td>115.3</td></tr>
<tr><td>Flat</td><td>57.3</td></tr>
<tr><td>Semi-Detached</td><td>87.7</td></tr>
<tr><td>Terraced</td><td>76.5</td></tr>
<tr><td>Grand Total</td><td>85.9</td></tr>
</table>

Two measurements for flats were presented, to reflect the sales values for flats based on the smaller net internal area, and a 10% additional space to provide a gross internal area that would affect the build costs.</td><td>One suggestion that detached houses could be larger on small sites.

Generally felt that the average was broadly correct.</td></tr>
<tr><td>7. Sales Values – (slides 26)

RP discussed the average sales values and presented the following table illustrating average sales values per sqm in high, mid and low. RP explained that these values had been indexed up to November 2018 values (to match with BCIS indexing shown in a later slide).</td><td>It was commented that properties with a view of water would have higher values.</td></tr>
</table>

<table>
<tr><th>Comment</th><th>Discussion & Actions</th></tr>
<tr><td>
<table>
<tr><td colspan="4">Average sales values by value area</td></tr>
<tr><td></td><td>Flat</td><td>House</td><td>All</td></tr>
<tr><td>High</td><td>£2,500</td><td>£3,000</td><td>£2,900</td></tr>
<tr><td>Mid</td><td>£2,200</td><td>£2,700</td><td>£2,600</td></tr>
<tr><td>Low</td><td>£2,000</td><td>£2,300</td><td>£2,200</td></tr>
</table>
</td><td></td></tr>
<tr><td>8. Build Costs (slides 27)

PR discussed the table below, which shows BCIS build costs excluding external space costs like gardens, parking and landscaping or professional fees and contingency which would be added on.
<table>
<tr><th>Build cost type</th><th>Cost per sqm</th><th>BCIS category</th></tr>
<tr><td>Flats / apartments</td><td>£1,384</td><td>Flats (apartments) Generally (median values)</td></tr>
<tr><td>Houses with 1 to 3 units (small builder/selfbuild)</td><td>£1,481</td><td>One-off detached housing (median value)</td></tr>
<tr><td>Houses (medium house builder 4 to 50 units)</td><td>£1,192</td><td>Estate housing – Generally (median value)</td></tr>
<tr><td>Houses (large house builder 51+ units and above)</td><td>£1,055</td><td>Estate housing – Generally (lower quartile value)</td></tr>
</table>
</td><td>It was recognised that flats have higher build costs due to lifts, enhanced substructures and superstructures, etc.

BCIS was considered an acceptable source for cost data, and no comments suggested that these figures would be notable incorrect for such a high-level study.</td></tr>
<tr><td>9. Other key residential assumptions (slide 28)

RP presented assumptions relating to
• Externals (10%)
• Garages (£8,100 per garage)
• Contingency (4%)
• Professional fees (8%).</td><td>It was discussed that garages could be expected on semidetached and detached properties in higher value areas.

Also, it was noted that contingency should be higher on flats owing to the greater risk for cost overruns due to ground conditions.</td></tr>
<tr><td>10. Other key residential assumptions (slide 29)

RP presented assumptions relating:
• Land acquisition (1.75%)
• Sales fees (3% on OMV, and £400 per AH unit)
• Finance (5%)
• Developer return (Market Housing 18% of OMV, AH 6% of AH transfer values).</td><td>5% finance cost was considered too low for smaller schemes, with a figure of 6.5% being appropriate.

Developer return for open market units was considered more likely to be 20% rather than 18%.</td></tr>
<tr><td>11. Planning policy cost assumptions (slide 30 & 31)

RP presented assumptions relating:
• CIL (£45 on schemes of 11 - 449 units)
• S106 (£2,500 per unit)
• CAT2 - £500 per flat; £800 per house
• CAT3 - £8,000 per flat; £23,000 per house
• Open space requirement
• Electric car points</td><td>S106 of £2,500 was considered too low by one attendee, who asked for more information as to how this has been determined.</td></tr>
<tr><td>12. Affordable housing assumptions (slide 32)

RP indicated that the viability testing would consider a range of AH percentages, starting from 20%.

It would be based on a mix of 70% rented and 30% Intermediate/shared ownership.

RP suggested that consultation with RP’s is ongoing, but that as a starting point the following transfer values for the AH units is assumed:</td><td>One attendee indicated that RP’s were less interested in SO products in Gloucester.

Suggestion that it would be beneficial to test a range of tenure mixes.</td></tr>
</table>

Comment	Discussion & Actions
• Social rent: = 40% • Affordable rent: = 55% • Intermediate/shared ownership: = 70%	
13. Benchmark land value assumptions (slide 33) RP presented Benchmark Land value assumptions of: • Brownfield: £500,000 per net ha • Greenfields: £375,000 per net ha In addition, the appraisal assumes abnormal costs of £300,000 per net ha on brownfield land. And greenfield opening up costs of £5k for schemes of 50 to 199 units, and £10k for 200 units and over.	No comments made.
14. What happens next and conclusion (slide 34-36) RP outlined the process and phasing of the remainder of the work. RP confirmed that meeting notes and presentation slides will be issued within the next few days for attendees to review and provide comments or suggestions on methodology. Please send any further comments to: russ.porter@porterpe.com The timescale for comments to be received is **5th April 2019.**	

Appendix C

Open Market New Build Values

Open Market Residential Transactions

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Friars Orchard	GL1 1GB	June 2015	Terraced	£163,000	£2,012	81	101.13	125.35	£2,494
Friars Orchard	GL1 1GB	June 2015	Terraced	£171,995	£2,123	81	101.13	125.35	£2,632
Friars Orchard	GL1 1GB	October 2015	Terraced	£175,000	£2,160	81	104.34	125.35	£2,596
Friars Orchard	GL1 1GB	October 2015	Terraced	£172,000	£2,098	82	104.34	125.35	£2,520
Friars Orchard	GL1 1GB	October 2015	Terraced	£172,000	£2,098	82	104.34	125.35	£2,520
Friars Orchard	GL1 1GB	October 2015	Terraced	£170,000	£2,073	82	104.34	125.35	£2,491
Friars Orchard	GL1 1GB	November 2015	Terraced	£164,000	£2,103	78	104.69	125.35	£2,517
Friars Orchard	GL1 1GB	November 2015	Terraced	£176,500	£2,263	78	104.69	125.35	£2,709
Friars Orchard	GL1 1GB	December 2015	Terraced	£179,995	£2,222	81	105.79	125.35	£2,633
Friars Orchard	GL1 1GB	December 2015	Terraced	£166,000	£2,024	82	105.79	125.35	£2,399
Friars Orchard	GL1 1GB	December 2015	Terraced	£172,000	£2,098	82	105.79	125.35	£2,485
Friars Orchard	GL1 1GB	November 2015	Terraced	£173,000	£2,136	81	104.69	125.35	£2,557
Friars Orchard	GL1 1GB	December 2015	Terraced	£175,000	£2,134	82	105.79	125.35	£2,529
Friars Orchard	GL1 1GB	December 2015	Terraced	£174,000	£2,148	81	105.79	125.35	£2,545
Friars Orchard	GL1 1GB	March 2016	Terraced	£185,995	£2,022	92	108.20	125.35	£2,342
Friars Orchard	GL1 1GB	March 2016	Terraced	£181,100	£1,968	92	108.20	125.35	£2,280
Friars Orchard	GL1 1GF	June 2016	Terraced	£200,000	£2,020	99	112.50	125.35	£2,251
Friars Orchard	GL1 1GF	May 2016	Terraced	£189,995	£2,000	95	110.06	125.35	£2,278
Friars Orchard	GL1 1GF	February 2016	Terraced	£199,995	£2,105	95	108.20	125.35	£2,439
Friars Orchard	GL1 1GF	March 2016	Terraced	£197,000	£2,074	95	108.20	125.35	£2,402
Friars Orchard	GL1 1GF	December 2015	Terraced	£203,000	£2,137	95	105.79	125.35	£2,532
Friars Orchard	GL1 1GF	May 2016	Terraced	£190,995	£2,010	95	110.06	125.35	£2,290
Friars Orchard	GL1 1GF	March 2016	Terraced	£192,500	£2,026	95	108.20	125.35	£2,347
Friars Orchard	GL1 1GF	June 2016	Terraced	£189,995	£2,000	95	112.50	125.35	£2,228
Friars Orchard	GL1 1GF	December 2015	Terraced	£200,000	£2,105	95	105.79	125.35	£2,495
Friars Orchard	GL1 1GF	April 2016	Terraced	£203,000	£2,137	95	108.26	125.35	£2,474
Friars Orchard	GL1 1GF	May 2016	Terraced	£182,000	£1,916	95	110.06	125.35	£2,182
Friars Orchard	GL1 1GF	June 2016	Terraced	£191,995	£2,021	95	112.50	125.35	£2,252
Friars Orchard	GL1 1GF	June 2016	Terraced	£190,000	£2,000	95	112.50	125.35	£2,228
Friars Orchard	GL1 1GF	August 2016	Terraced	£192,995	£2,032	95	113.27	125.35	£2,248
Friars Orchard	GL1 1GF	June 2016	Terraced	£188,000	£1,979	95	112.50	125.35	£2,205
Friars Orchard	GL1 1GF	June 2016	Terraced	£185,495	£1,953	95	112.50	125.35	£2,176
Friars Orchard	GL1 1GF	June 2016	Terraced	£189,995	£2,000	95	112.50	125.35	£2,228
Friars Orchard	GL1 1GF	March 2016	Terraced	£190,000	£1,919	99	108.20	125.35	£2,223
Friars Orchard	GL1 1GF	June 2016	Terraced	£239,995	£1,905	126	112.50	125.35	£2,122
Kiln Close	GL1 1GG	February 2015	Terraced	£194,000	£1,702	114	99.34	125.35	£2,147
Kiln Close	GL1 1GG	October 2014	Terraced	£207,500	£1,634	127	99.54	125.35	£2,058
Kiln Close	GL1 1GG	December 2014	Terraced	£199,995	£1,754	114	100.29	125.35	£2,193
Kiln Close	GL1 1GG	September 2014	Terraced	£197,500	£1,674	118	99.23	125.35	£2,114
Kiln Close	GL1 1GG	February 2015	Terraced	£207,500	£1,758	118	99.34	125.35	£2,219
Kiln Close	GL1 1GG	May 2015	Terraced	£187,600	£1,675	112	100.10	125.35	£2,098
Kiln Close	GL1 1GG	December 2014	Terraced	£197,000	£1,728	114	100.29	125.35	£2,160
Kiln Close	GL1 1GG	February 2015	Terraced	£191,000	£1,690	113	99.34	125.35	£2,133
Kiln Close	GL1 1GG	October 2014	Terraced	£205,000	£1,752	117	99.54	125.35	£2,206
Kiln Close	GL1 1GG	October 2014	Terraced	£202,000	£1,757	115	99.54	125.35	£2,212
Albion Mews	GL1 1UQ	July 2017	Terraced	£180,000	£2,857	63	116.13	125.35	£3,084
Albion Mews	GL1 1UQ	June 2017	Terraced	£203,000	£2,707	75	115.70	125.35	£2,932
Albion Mews	GL1 1UQ	September 2017	Terraced	£210,000	£2,800	75	119.13	125.35	£2,946
Maitland Mews	GL1 1US	February 2015	Terraced	£154,000	£2,169	71	99.34	125.35	£2,737
Maitland Mews	GL1 1US	May 2015	Terraced	£145,000	£2,042	71	100.10	125.35	£2,557
Dexter Way	GL1 2EF	February 2017	Terraced	£80,000	£1,020	78	111.37	125.35	£1,148
Hampton Court	GL1 3ER	March 2014	Terraced	£130,000	£2,653	49	93.15	125.35	£3,570
Salisbury Road	GL1 4JQ	July 2016	Terraced	£164,000	£1,547	106	113.49	125.35	£1,709
Diamond Jubilee Close	GL1 4LR	December 2014	Terraced	£199,995	£1,667	120	100.29	125.35	£2,083
Diamond Jubilee Close	GL1 4LR	October 2014	Terraced	£192,000	£1,600	120	99.54	125.35	£2,015
Diamond Jubilee Close	GL1 4LR	December 2014	Terraced	£199,995	£1,667	120	100.29	125.35	£2,083
Diamond Jubilee Close	GL1 4LR	April 2014	Semi	£170,995	£1,693	101	92.85	128.31	£2,340
Diamond Jubilee Close	GL1 4LR	March 2014	Semi	£171,500	£1,698	101	93.00	128.31	£2,343
Diamond Jubilee Close	GL1 4LR	May 2014	Semi	£174,500	£1,728	101	93.37	128.31	£2,374
Diamond Jubilee Close	GL1 4LR	April 2014	Semi	£175,995	£1,743	101	92.85	128.31	£2,408
Diamond Jubilee Close	GL1 4LR	March 2014	Semi	£134,500	£2,135	63	93.00	128.31	£2,946
Diamond Jubilee Close	GL1 4LR	March 2014	Semi	£134,500	£2,135	63	93.00	128.31	£2,946
Diamond Jubilee Close	GL1 4LR	April 2014	Semi	£134,995	£2,143	63	92.85	128.31	£2,961
Diamond Jubilee Close	GL1 4LR	April 2014	Semi	£134,995	£2,143	63	92.85	128.31	£2,961
Diamond Jubilee Close	GL1 4LR	April 2014	Detached	£165,000	£1,854	89	92.49	128.15	£2,569
Diamond Jubilee Close	GL1 4LR	May 2014	Semi	£135,500	£2,151	63	93.37	128.31	£2,956
Diamond Jubilee Close	GL1 4LR	May 2014	Semi	£129,995	£2,063	63	93.37	128.31	£2,836
Diamond Jubilee Close	GL1 4LR	June 2014	Semi	£137,500	£2,183	63	94.65	128.31	£2,959
Diamond Jubilee Close	GL1 4LR	March 2014	Semi	£166,995	£1,653	101	93.00	128.31	£2,281
Diamond Jubilee Close	GL1 4LR	June 2014	Semi	£136,995	£2,175	63	94.65	128.31	£2,948
Diamond Jubilee Close	GL1 4LR	February 2014	Detached	£195,995	£1,815	108	93.25	128.15	£2,494
Diamond Jubilee Close	GL1 4LR	July 2014	Detached	£200,995	£1,861	108	95.36	128.15	£2,501
Diamond Jubilee Close	GL1 4LR	April 2014	Detached	£193,995	£1,796	108	92.49	128.15	£2,489
Diamond Jubilee Close	GL1 4LR	June 2014	Semi	£192,995	£1,608	120	94.65	128.31	£2,180
Diamond Jubilee Close	GL1 4LR	June 2014	Semi	£193,500	£1,613	120	94.65	128.31	£2,186

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Diamond Jubilee Close	GL1 4LR	December 2014	Detached	£181,995	£2,068	88	100.21	128.15	£2,645
Diamond Jubilee Close	GL1 4LR	August 2014	Semi	£138,500	£2,198	63	98.12	128.31	£2,875
Diamond Jubilee Close	GL1 4LR	December 2014	Detached	£181,995	£2,068	88	100.21	128.15	£2,645
Diamond Jubilee Close	GL1 4LR	August 2014	Semi	£138,995	£2,206	63	98.12	128.31	£2,885
Diamond Jubilee Close	GL1 4LR	December 2014	Semi	£161,495	£2,097	77	100.15	128.31	£2,687
Diamond Jubilee Close	GL1 4LR	December 2014	Detached	£181,995	£2,045	89	100.21	128.15	£2,615
Diamond Jubilee Close	GL1 4LR	December 2014	Semi	£178,995	£2,011	89	100.15	128.31	£2,577
Diamond Jubilee Close	GL1 4LR	May 2014	Semi	£186,195	£1,552	120	93.37	128.31	£2,132
Ryecroft Street	GL1 4LY	December 2014	Semi	£105,000	£1,346	78	100.15	128.31	£1,725
Bloomfield Road	GL1 5BL	February 2014	Semi	£200,000	£1,156	173	93.39	128.31	£1,588
Tuffley Crescent	GL1 5NE	June 2018	Semi	£297,000	£2,538	117	126.16	128.31	£2,582
Tuffley Crescent	GL1 5NE	January 2018	Detached	£320,000	£2,667	120	121.15	128.15	£2,821
Neven Place	GL1 5NF	June 2018	Detached	£320,000	£2,712	118	125.70	128.15	£2,765
Neven Place	GL1 5NF	August 2018	Terraced	£205,000	£2,971	69	122.42	125.35	£3,042
Neven Place	GL1 5NF	August 2018	Terraced	£203,500	£2,949	69	122.42	125.35	£3,020
Neven Place	GL1 5NF	August 2018	Terraced	£205,000	£2,971	69	122.42	125.35	£3,042
Neven Place	GL1 5NF	August 2018	Terraced	£204,000	£2,957	69	122.42	125.35	£3,027
Neven Place	GL1 5NF	August 2018	Terraced	£230,000	£2,527	91	122.42	125.35	£2,588
Neven Place	GL1 5NF	August 2018	Terraced	£235,000	£2,582	91	122.42	125.35	£2,644
Neven Place	GL1 5NF	July 2018	Terraced	£235,000	£2,582	91	122.62	125.35	£2,640
Neven Place	GL1 5NF	July 2018	Terraced	£240,000	£2,637	91	122.62	125.35	£2,696
Neven Place	GL1 5NF	August 2018	Terraced	£240,000	£2,581	93	122.42	125.35	£2,642
Neven Place	GL1 5NF	August 2018	Terraced	£235,000	£2,701	87	122.42	125.35	£2,766
Neven Place	GL1 5NF	August 2018	Terraced	£235,000	£2,701	87	122.42	125.35	£2,766
Neven Place	GL1 5NF	August 2018	Terraced	£240,000	£2,581	93	122.42	125.35	£2,642
Neven Place	GL1 5NF	September 2018	Detached	£317,000	£2,598	122	125.86	128.15	£2,646
Neven Place	GL1 5NF	October 2018	Detached	£275,000	£3,526	78	127.76	128.15	£3,536
Neven Place	GL1 5NF	January 2019	Detached	£280,000	£3,590	78	128.20	128.15	£3,588
Barron Way	GL1 5NY	September 2017	Terraced	£225,000	£2,473	91	128.20	125.35	£2,418
Barron Way	GL1 5NY	October 2017	Terraced	£225,000	£2,473	91	121.01	125.35	£2,561
Barron Way	GL1 5NY	December 2017	Terraced	£225,000	£2,473	91	121.39	125.35	£2,553
Barron Way	GL1 5NY	March 2018	Terraced	£220,000	£2,418	91	120.68	125.35	£2,511
Barron Way	GL1 5NY	August 2017	Terraced	£225,000	£2,473	91	118.06	125.35	£2,625
Barron Way	GL1 5NY	October 2017	Terraced	£220,000	£2,418	91	121.01	125.35	£2,504
Barron Way	GL1 5NY	October 2017	Terraced	£220,000	£2,418	91	121.01	125.35	£2,504
Barron Way	GL1 5NY	March 2018	Terraced	£235,000	£2,582	91	120.68	125.35	£2,682
Barron Way	GL1 5NY	November 2017	Semi	£238,000	£2,224	107	122.35	128.31	£2,333
Barron Way	GL1 5NY	December 2017	Detached	£310,000	£2,605	119	122.97	128.15	£2,715
Barron Way	GL1 5NY	December 2017	Semi	£240,000	£2,243	107	123.18	128.31	£2,336
Seymour Road	GL1 5QD	September 2014	Detached	£149,950	£2,238	67	98.30	128.15	£2,918
Emery Avenue	GL1 5QP	September 2017	Terraced	£235,000	£2,527	93	119.13	125.35	£2,659
Emery Avenue	GL1 5QP	January 2018	Terraced	£230,000	£2,644	87	119.33	125.35	£2,777
Emery Avenue	GL1 5QP	February 2018	Terraced	£227,000	£2,609	87	119.37	125.35	£2,740
Emery Avenue	GL1 5QP	November 2017	Terraced	£230,000	£2,644	87	120.78	125.35	£2,744
Emery Avenue	GL1 5QP	September 2017	Terraced	£235,000	£2,527	93	119.13	125.35	£2,659
Manu Marble Way	GL1 5QZ	July 2018	Semi	£303,000	£2,590	117	124.69	128.31	£2,665
Manu Marble Way	GL1 5QZ	August 2018	Semi	£297,000	£2,538	117	124.38	128.31	£2,619
Manu Marble Way	GL1 5QZ	June 2018	Semi	£300,000	£2,564	117	126.16	128.31	£2,608
Manu Marble Way	GL1 5QZ	September 2018	Semi	£297,500	£2,543	117	125.66	128.31	£2,596
Manu Marble Way	GL1 5QZ	April 2018	Semi	£260,000	£2,430	107	125.36	128.31	£2,487
Manu Marble Way	GL1 5QZ	November 2018	Terraced	£290,000	£2,377	122	125.62	125.35	£2,372
Manu Marble Way	GL1 5QZ	March 2018	Semi	£260,000	£2,430	107	122.45	128.31	£2,546
Manu Marble Way	GL1 5QZ	October 2018	Terraced	£275,000	£2,254	122	125.57	125.35	£2,250
Manu Marble Way	GL1 5QZ	June 2018	Semi	£265,000	£2,477	107	126.16	128.31	£2,519
Manu Marble Way	GL1 5QZ	July 2018	Semi	£265,000	£2,477	107	124.69	128.31	£2,549
Manu Marble Way	GL1 5QZ	November 2018	Detached	£325,000	£2,642	123	128.20	128.15	£2,641
Manu Marble Way	GL1 5QZ	October 2018	Detached	£318,000	£2,607	122	127.76	128.15	£2,615
Manu Marble Way	GL1 5QZ	January 2019	Detached	£325,000	£2,664	122	123.38	128.15	£2,767
Manu Marble Way	GL1 5QZ	December 2018	Terraced	£245,000	£2,692	91	124.42	125.35	£2,712
Manu Marble Way	GL1 5QZ	December 2018	Terraced	£245,000	£2,692	91	124.42	125.35	£2,712
Manu Marble Way	GL1 5QZ	December 2018	Terraced	£238,000	£2,615	91	124.42	125.35	£2,635
Manu Marble Way	GL1 5QZ	November 2018	Terraced	£245,000	£2,692	91	125.62	125.35	£2,687
Dreadnought Drive	GL1 5RA	November 2017	Detached	£300,000	£2,439	123	122.43	128.15	£2,553
Brunel Close	GL2 0TB	February 2015	Detached	£335,000	£2,376	141	98.99	128.15	£3,076
Brunel Close	GL2 0TB	June 2015	Detached	£307,500	£2,421	127	100.83	128.15	£3,077
Holbeach Drive Kingsway	GL2 2BF	February 2014	Detached	£194,000	£1,764	110	93.25	128.15	£2,424
Brize Avenue Kingsway	GL2 2ED	March 2014	Detached	£230,000	£1,474	156	92.98	128.15	£2,032
Brize Avenue Kingsway	GL2 2EE	May 2014	Semi	£175,995	£1,956	90	93.37	128.31	£2,687
Brize Avenue Kingsway	GL2 2EE	May 2014	Semi	£177,500	£1,972	90	93.37	128.31	£2,710
Brize Avenue Kingsway	GL2 2EE	June 2014	Detached	£213,995	£1,911	112	93.93	128.15	£2,607
Brize Avenue Kingsway	GL2 2EE	April 2014	Detached	£235,500	£1,854	127	92.49	128.15	£2,569
Brize Avenue Kingsway	GL2 2EE	February 2014	Detached	£242,995	£1,687	144	93.25	128.15	£2,319
Brize Avenue Kingsway	GL2 2EE	March 2014	Semi	£175,995	£1,956	90	93.00	128.31	£2,698
Donna Nook Lane Kingsway	GL2 2EN	June 2014	Detached	£174,995	£2,160	81	93.93	128.15	£2,948
Donna Nook Lane Kingsway	GL2 2EN	May 2014	Semi	£190,995	£1,721	111	93.37	128.31	£2,365
Donna Nook Lane Kingsway	GL2 2EN	May 2014	Semi	£189,995	£1,712	111	93.37	128.31	£2,352
Donna Nook Lane Kingsway	GL2 2EN	January 2014	Semi	£174,995	£1,944	90	92.28	128.31	£2,704
Farnborough Close Kingsway	GL2 2EP	April 2014	Detached	£215,000	£1,720	125	92.49	128.15	£2,383

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Goose Bay Drive Kingsway	GL2 2EU	May 2014	Semi	£184,500	£1,633	113	93.37	128.31	£2,244
Goose Bay Drive Kingsway	GL2 2EU	March 2014	Semi	£183,000	£1,619	113	93.00	128.31	£2,234
Goose Bay Drive Kingsway	GL2 2EU	May 2014	Semi	£188,000	£1,664	113	93.37	128.31	£2,286
Goose Bay Drive Kingsway	GL2 2EU	September 2015	Detached	£199,000	£2,341	85	104.70	128.15	£2,866
Goose Bay Drive Kingsway	GL2 2EU	November 2015	Terraced	£187,000	£2,367	79	104.69	125.35	£2,834
Goose Bay Drive Kingsway	GL2 2EU	November 2015	Terraced	£202,000	£1,942	104	104.69	125.35	£2,326
Goose Bay Drive Kingsway	GL2 2EU	November 2015	Terraced	£182,000	£2,304	79	104.69	125.35	£2,758
Goose Bay Drive Kingsway	GL2 2EU	October 2015	Detached	£199,000	£2,341	85	104.80	128.15	£2,863
Goose Bay Drive Kingsway	GL2 2EU	September 2015	Semi	£207,000	£1,882	110	104.65	128.31	£2,307
Goose Bay Drive Kingsway	GL2 2EU	September 2015	Semi	£207,000	£1,882	110	104.65	128.31	£2,307
Goose Bay Drive Kingsway	GL2 2EW	December 2017	Semi	£245,995	£2,257	109	123.18	128.31	£2,351
Goose Bay Drive Kingsway	GL2 2EW	December 2017	Semi	£243,995	£2,238	109	123.18	128.31	£2,332
Goose Bay Drive Kingsway	GL2 2EW	December 2015	Terraced	£189,000	£2,333	81	105.79	125.35	£2,765
Goose Bay Drive Kingsway	GL2 2EW	December 2015	Terraced	£162,000	£2,656	61	105.79	125.35	£3,147
Goose Bay Drive Kingsway	GL2 2EW	December 2015	Terraced	£189,000	£2,333	81	105.79	125.35	£2,765
Goose Bay Drive Kingsway	GL2 2EW	March 2016	Terraced	£199,995	£2,469	81	108.20	125.35	£2,860
Goose Bay Drive Kingsway	GL2 2EW	March 2016	Terraced	£165,000	£2,705	61	108.20	125.35	£3,134
Goose Bay Drive Kingsway	GL2 2EW	March 2016	Terraced	£199,700	£2,465	81	108.20	125.35	£2,856
Goose Bay Drive Kingsway	GL2 2EW	March 2016	Semi	£218,745	£2,007	109	108.85	128.31	£2,366
Goose Bay Drive Kingsway	GL2 2EW	March 2016	Semi	£218,995	£2,009	109	108.85	128.31	£2,368
Goose Bay Drive Kingsway	GL2 2EW	August 2014	Semi	£156,000	£1,975	79	98.12	128.31	£2,582
Goose Bay Drive Kingsway	GL2 2EW	August 2014	Semi	£165,000	£2,089	79	98.12	128.31	£2,731
Goose Bay Drive Kingsway	GL2 2EW	August 2014	Detached	£228,000	£1,839	124	97.76	128.15	£2,410
Goose Bay Drive Kingsway	GL2 2EW	June 2014	Detached	£233,000	£1,564	149	93.93	128.15	£2,133
Goose Bay Drive Kingsway	GL2 2EW	August 2014	Detached	£235,000	£1,865	126	97.76	128.15	£2,445
Goose Bay Drive Kingsway	GL2 2EW	June 2014	Semi	£180,000	£1,552	116	94.65	128.31	£2,104
Goose Bay Drive Kingsway	GL2 2EW	June 2014	Semi	£182,500	£1,573	116	94.65	128.31	£2,133
Goose Bay Drive Kingsway	GL2 2EW	June 2014	Semi	£185,000	£1,595	116	94.65	128.31	£2,162
Goose Bay Drive Kingsway	GL2 2EW	June 2014	Semi	£185,000	£1,595	116	94.65	128.31	£2,162
Goose Bay Drive Kingsway	GL2 2EW	October 2016	Semi	£235,000	£2,136	110	113.65	128.31	£2,412
Goose Bay Drive Kingsway	GL2 2EW	October 2016	Semi	£240,000	£2,182	110	113.65	128.31	£2,463
Goose Bay Drive Kingsway	GL2 2EW	December 2016	Terraced	£187,500	£1,720	109	114.15	125.35	£1,889
Goose Bay Drive Kingsway	GL2 2EW	December 2016	Terraced	£213,000	£2,173	98	114.15	125.35	£2,387
Goose Bay Drive Kingsway	GL2 2EW	November 2016	Terraced	£225,000	£2,296	98	113.84	125.35	£2,528
Goose Bay Drive Kingsway	GL2 2EW	December 2016	Terraced	£225,000	£2,296	98	114.15	125.35	£2,521
Goose Bay Drive Kingsway	GL2 2EW	November 2016	Terraced	£192,500	£2,873	67	113.84	125.35	£3,164
Goose Bay Drive Kingsway	GL2 2EW	May 2018	Terraced	£235,613	£2,142	110	125.09	125.35	£2,146
Goose Bay Drive Kingsway	GL2 2EW	March 2018	Terraced	£255,000	£2,318	110	120.68	125.35	£2,408
Goose Bay Drive Kingsway	GL2 2EW	March 2018	Semi	£143,500	£1,794	80	122.45	128.31	£1,880
Uxbridge Lane Kingsway	GL2 2EY	January 2014	Detached	£230,000	£1,474	156	91.98	128.15	£2,054
Uxbridge Lane Kingsway	GL2 2EY	February 2014	Detached	£235,000	£1,506	156	93.25	128.15	£2,070
Matlaske Way Kingsway	GL2 2FA	February 2015	Detached	£265,000	£1,779	149	98.99	128.15	£2,302
Matlaske Way Kingsway	GL2 2FA	December 2014	Semi	£182,000	£2,304	79	100.15	128.31	£2,952
Matlaske Way Kingsway	GL2 2FA	November 2014	Semi	£180,000	£2,278	79	99.61	128.31	£2,935
Matlaske Way Kingsway	GL2 2FA	December 2014	Semi	£185,000	£2,342	79	100.15	128.31	£3,000
Matlaske Way Kingsway	GL2 2FA	November 2014	Semi	£178,000	£2,253	79	99.61	128.31	£2,902
Matlaske Way Kingsway	GL2 2FA	March 2015	Semi	£200,000	£2,041	98	99.75	128.31	£2,625
Matlaske Way Kingsway	GL2 2FA	March 2015	Semi	£204,000	£2,082	98	99.75	128.31	£2,678
Matlaske Way Kingsway	GL2 2FA	December 2014	Terraced	£194,000	£1,672	116	100.29	125.35	£2,090
Matlaske Way Kingsway	GL2 2FA	December 2014	Semi	£195,500	£1,685	116	100.15	128.31	£2,159
Matlaske Way Kingsway	GL2 2FA	February 2015	Semi	£202,000	£1,741	116	99.23	128.31	£2,252
Matlaske Way Kingsway	GL2 2FA	February 2015	Terraced	£200,000	£1,724	116	99.34	125.35	£2,176
Neatishead Road Kingsway	GL2 2FL	March 2014	Detached	£247,350	£1,779	139	92.98	128.15	£2,453
Sealand Way Kingsway	GL2 2FP	February 2014	Detached	£210,000	£2,143	98	93.25	128.15	£2,945
Sealand Way Kingsway	GL2 2FP	February 2014	Terraced	£163,500	£1,901	86	93.61	125.35	£2,546
Sealand Way Kingsway	GL2 2FP	March 2014	Terraced	£163,000	£1,895	86	93.15	125.35	£2,551
Sealand Way Kingsway	GL2 2FP	February 2014	Terraced	£165,000	£1,919	86	93.61	125.35	£2,569
Sealand Way Kingsway	GL2 2FP	February 2014	Detached	£217,000	£1,750	124	93.25	128.15	£2,405
Boscombe Down Kingsway	GL2 2FT	November 2014	Terraced	£187,000	£1,851	101	99.99	125.35	£2,321
Boscombe Down Kingsway	GL2 2FT	March 2015	Terraced	£187,000	£1,870	100	99.50	125.35	£2,356
Boscombe Down Kingsway	GL2 2FT	January 2015	Terraced	£187,000	£1,870	100	100.00	125.35	£2,344
Boscombe Down Kingsway	GL2 2FT	December 2014	Semi	£188,000	£1,880	100	100.15	128.31	£2,409
Boscombe Down Kingsway	GL2 2FT	February 2015	Terraced	£187,000	£1,870	100	99.34	125.35	£2,360
Boscombe Down Kingsway	GL2 2FT	April 2015	Terraced	£185,000	£1,850	100	99.62	125.35	£2,328
Boscombe Down Kingsway	GL2 2FT	February 2015	Terraced	£197,500	£1,975	100	99.34	125.35	£2,492
Lossiemouth Road Kingsway	GL2 2FW	February 2015	Terraced	£179,000	£2,266	79	99.34	125.35	£2,859
Lossiemouth Road Kingsway	GL2 2FW	August 2014	Terraced	£150,000	£1,948	77	98.77	125.35	£2,472
Lossiemouth Road Kingsway	GL2 2FW	March 2015	Terraced	£176,000	£2,228	79	99.50	125.35	£2,807
Lossiemouth Road Kingsway	GL2 2FW	August 2014	Terraced	£163,000	£2,117	77	98.77	125.35	£2,687
Lossiemouth Road Kingsway	GL2 2FW	February 2015	Terraced	£185,000	£2,342	79	99.34	125.35	£2,955
Lossiemouth Road Kingsway	GL2 2FW	August 2014	Terraced	£163,000	£2,117	77	98.77	125.35	£2,687
Lossiemouth Road Kingsway	GL2 2FW	April 2015	Semi	£202,000	£1,836	110	99.76	128.31	£2,362
Lossiemouth Road Kingsway	GL2 2FW	August 2014	Terraced	£166,000	£2,156	77	98.77	125.35	£2,736
Lossiemouth Road Kingsway	GL2 2FW	April 2015	Semi	£203,000	£1,845	110	99.76	128.31	£2,374
Lossiemouth Road Kingsway	GL2 2FW	December 2014	Semi	£166,500	£2,162	77	100.15	128.31	£2,770
Lossiemouth Road Kingsway	GL2 2FW	June 2015	Terraced	£205,000	£1,864	110	101.13	125.35	£2,310
Lossiemouth Road Kingsway	GL2 2FW	August 2015	Terraced	£185,000	£1,682	110	104.02	125.35	£2,027
Lossiemouth Road Kingsway	GL2 2FW	December 2014	Semi	£172,350	£2,238	77	100.15	128.31	£2,868

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Lossiemouth Road Kingsway	GL2 2FW	May 2015	Terraced	£197,000	£1,791	110	100.10	125.35	£2,243
Lossiemouth Road Kingsway	GL2 2FW	December 2014	Terraced	£157,500	£2,045	77	100.29	125.35	£2,557
Lossiemouth Road Kingsway	GL2 2FW	June 2015	Detached	£250,000	£1,984	126	100.83	128.15	£2,522
Lossiemouth Road Kingsway	GL2 2FW	April 2015	Terraced	£160,000	£2,078	77	99.62	125.35	£2,615
Lossiemouth Road Kingsway	GL2 2FW	June 2015	Semi	£185,000	£2,342	79	101.11	128.31	£2,972
Lossiemouth Road Kingsway	GL2 2FW	December 2014	Terraced	£155,500	£2,019	77	100.29	125.35	£2,524
Lossiemouth Road Kingsway	GL2 2FW	May 2015	Semi	£187,000	£2,367	79	100.47	128.31	£3,023
Lossiemouth Road Kingsway	GL2 2FW	April 2015	Terraced	£180,000	£2,093	86	99.62	125.35	£2,634
Lossiemouth Road Kingsway	GL2 2FW	May 2015	Terraced	£170,000	£1,977	86	100.10	125.35	£2,475
Lossiemouth Road Kingsway	GL2 2FW	April 2015	Terraced	£183,500	£2,134	86	99.62	125.35	£2,685
Lossiemouth Road Kingsway	GL2 2FW	March 2014	Semi	£170,000	£1,717	99	93.00	128.31	£2,369
Lossiemouth Road Kingsway	GL2 2FW	March 2014	Semi	£171,000	£1,727	99	93.00	128.31	£2,383
Lossiemouth Road Kingsway	GL2 2FW	May 2014	Detached	£230,000	£1,855	124	92.68	128.15	£2,565
Lossiemouth Road Kingsway	GL2 2FW	March 2014	Terraced	£150,500	£1,955	77	93.15	125.35	£2,630
Lossiemouth Road Kingsway	GL2 2FW	March 2014	Terraced	£148,000	£1,922	77	93.15	125.35	£2,586
Lossiemouth Road Kingsway	GL2 2FW	March 2014	Terraced	£155,000	£2,013	77	93.15	125.35	£2,709
Lossiemouth Road Kingsway	GL2 2FW	October 2015	Terraced	£105,000	£1,544	68	104.34	125.35	£1,855
Lossiemouth Road Kingsway	GL2 2FW	September 2015	Semi	£100,000	£1,852	54	104.65	128.31	£2,271
Lossiemouth Road Kingsway	GL2 2FW	October 2015	Semi	£100,000	£1,852	54	104.45	128.31	£2,275
Lossiemouth Road Kingsway	GL2 2FW	September 2015	Semi	£105,000	£1,544	68	104.65	128.31	£1,893
Lossiemouth Road Kingsway	GL2 2FW	September 2015	Semi	£105,000	£1,544	68	104.65	128.31	£1,893
Lossiemouth Road Kingsway	GL2 2FW	September 2015	Terraced	£134,000	£2,161	62	104.57	125.35	£2,591
Lossiemouth Road Kingsway	GL2 2FW	July 2015	Detached	£199,000	£2,341	85	102.07	128.15	£2,939
Boulmer Avenue Kingsway	GL2 2FX	April 2015	Semi	£135,000	£2,455	55	99.76	128.31	£3,157
Boulmer Avenue Kingsway	GL2 2FX	April 2015	Semi	£142,000	£2,582	55	99.76	128.31	£3,321
Boulmer Avenue Kingsway	GL2 2FX	July 2014	Detached	£233,500	£1,557	150	95.36	128.15	£2,092
Boulmer Avenue Kingsway	GL2 2FX	July 2014	Detached	£213,200	£1,692	126	95.36	128.15	£2,274
Boulmer Avenue Kingsway	GL2 2FX	June 2014	Semi	£154,000	£1,556	99	94.65	128.31	£2,109
Boulmer Avenue Kingsway	GL2 2FX	June 2014	Semi	£154,500	£1,561	99	94.65	128.31	£2,116
Boulmer Avenue Kingsway	GL2 2FX	April 2015	Terraced	£160,000	£2,105	76	99.62	125.35	£2,649
Boulmer Avenue Kingsway	GL2 2FX	April 2015	Terraced	£168,000	£1,750	96	99.62	125.35	£2,202
Boulmer Avenue Kingsway	GL2 2FX	May 2015	Terraced	£178,000	£1,854	96	100.10	125.35	£2,322
Rudloe Drive Kingsway	GL2 2FY	June 2014	Semi	£187,000	£1,598	117	94.65	128.31	£2,167
Rudloe Drive Kingsway	GL2 2FY	August 2014	Semi	£185,000	£1,581	117	98.12	128.31	£2,068
Rudloe Drive Kingsway	GL2 2FY	June 2014	Terraced	£139,000	£1,544	90	95.17	125.35	£2,034
Rudloe Drive Kingsway	GL2 2FY	December 2014	Terraced	£185,000	£2,056	90	100.29	125.35	£2,569
Rudloe Drive Kingsway	GL2 2FY	November 2014	Terraced	£190,000	£2,111	90	99.99	125.35	£2,647
Rudloe Drive Kingsway	GL2 2FY	October 2014	Semi	£185,000	£1,581	117	98.95	128.31	£2,050
Rudloe Drive Kingsway	GL2 2FY	June 2014	Semi	£185,000	£1,581	117	94.65	128.31	£2,144
Rudloe Drive Kingsway	GL2 2FY	April 2015	Terraced	£143,020	£2,345	61	99.62	125.35	£2,950
Rudloe Drive Kingsway	GL2 2FY	April 2015	Terraced	£170,000	£1,889	90	99.62	125.35	£2,377
Rudloe Drive Kingsway	GL2 2FY	November 2014	Terraced	£200,000	£1,709	117	99.99	125.35	£2,143
Rudloe Drive Kingsway	GL2 2FY	August 2018	Detached	£352,000	£2,362	149	124.23	128.15	£2,437
Rudloe Drive Kingsway	GL2 2FY	August 2018	Terraced	£255,000	£2,500	102	122.42	125.35	£2,560
Rudloe Drive Kingsway	GL2 2FY	June 2018	Terraced	£235,000	£2,304	102	124.20	125.35	£2,325
Rudloe Drive Kingsway	GL2 2FY	June 2018	Terraced	£206,000	£2,608	79	124.20	125.35	£2,632
St Mawgan Street Kingsway	GL2 2FZ	March 2014	Semi	£159,000	£2,120	75	93.00	128.31	£2,925
St Mawgan Street Kingsway	GL2 2FZ	April 2014	Terraced	£164,500	£2,136	77	93.15	125.35	£2,875
St Mawgan Street Kingsway	GL2 2FZ	February 2014	Semi	£154,500	£2,060	75	93.39	128.31	£2,830
St Mawgan Street Kingsway	GL2 2FZ	June 2014	Semi	£160,000	£2,133	75	94.65	128.31	£2,892
St Mawgan Street Kingsway	GL2 2FZ	March 2014	Semi	£162,000	£2,160	75	93.00	128.31	£2,980
St Mawgan Street Kingsway	GL2 2FZ	March 2014	Semi	£145,000	£2,458	59	93.00	128.31	£3,391
St Mawgan Street Kingsway	GL2 2FZ	March 2014	Semi	£149,000	£2,525	59	93.00	128.31	£3,484
St Mawgan Street Kingsway	GL2 2FZ	August 2014	Terraced	£142,000	£2,407	59	98.77	125.35	£3,054
St Mawgan Street Kingsway	GL2 2FZ	October 2014	Terraced	£135,000	£2,288	59	99.54	125.35	£2,881
St Mawgan Street Kingsway	GL2 2FZ	June 2014	Semi	£185,000	£3,136	59	94.65	128.31	£4,251
St Mawgan Street Kingsway	GL2 2FZ	June 2014	Semi	£188,000	£3,186	59	94.65	128.31	£4,320
St Mawgan Street Kingsway	GL2 2FZ	September 2014	Semi	£185,000	£1,581	117	98.43	128.31	£2,061
St Mawgan Street Kingsway	GL2 2FZ	May 2014	Semi	£141,000	£2,390	59	93.37	128.31	£3,284
St Mawgan Street Kingsway	GL2 2FZ	September 2014	Terraced	£188,100	£1,608	117	99.23	125.35	£2,031
St Mawgan Street Kingsway	GL2 2FZ	April 2014	Semi	£142,000	£2,407	59	92.85	128.31	£3,326
St Mawgan Street Kingsway	GL2 2FZ	September 2014	Semi	£188,100	£2,090	90	98.43	128.31	£2,724
St Mawgan Street Kingsway	GL2 2FZ	September 2014	Semi	£186,870	£2,076	90	98.43	128.31	£2,707
St Mawgan Street Kingsway	GL2 2FZ	September 2014	Semi	£140,000	£1,556	90	98.43	128.31	£2,028
St Mawgan Street Kingsway	GL2 2FZ	September 2014	Semi	£143,000	£1,589	90	98.43	128.31	£2,071
St Mawgan Street Kingsway	GL2 2FZ	September 2014	Semi	£145,000	£1,611	90	98.43	128.31	£2,100
St Mawgan Street Kingsway	GL2 2FZ	September 2014	Semi	£140,000	£1,556	90	98.43	128.31	£2,028
St Mawgan Street Kingsway	GL2 2FZ	October 2014	Terraced	£185,000	£1,581	117	99.54	125.35	£1,991
St Mawgan Street Kingsway	GL2 2FZ	December 2014	Terraced	£180,000	£1,538	117	100.29	125.35	£1,923
St Mawgan Street Kingsway	GL2 2FZ	October 2014	Terraced	£185,000	£1,581	117	99.54	125.35	£1,991
St Mawgan Street Kingsway	GL2 2FZ	November 2014	Semi	£187,000	£2,078	90	99.61	128.31	£2,676
St Mawgan Street Kingsway	GL2 2FZ	December 2014	Semi	£185,000	£2,056	90	100.15	128.31	£2,634
St Mawgan Street Kingsway	GL2 2FZ	November 2014	Terraced	£185,000	£1,581	117	99.99	125.35	£1,982
St Mawgan Street Kingsway	GL2 2FZ	December 2014	Terraced	£180,000	£1,538	117	100.29	125.35	£1,923
St Mawgan Street Kingsway	GL2 2FZ	November 2014	Terraced	£187,000	£1,598	117	99.99	125.35	£2,004
St Mawgan Street Kingsway	GL2 2FZ	December 2014	Semi	£144,000	£1,600	90	100.15	128.31	£2,050
St Mawgan Street Kingsway	GL2 2FZ	November 2014	Semi	£145,000	£1,611	90	99.61	128.31	£2,075
Wycombe Road Kingsway	GL2 2GN	June 2014	Terraced	£195,000	£2,167	90	95.17	125.35	£2,854

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Wycombe Road Kingsway	GL2 2GN	June 2014	Terraced	£186,000	£2,067	90	95.17	125.35	£2,722
Wycombe Road Kingsway	GL2 2GN	May 2014	Terraced	£145,000	£1,611	90	93.76	125.35	£2,154
Wycombe Road Kingsway	GL2 2GN	June 2014	Semi	£190,000	£3,220	59	94.65	128.31	£4,366
Wycombe Road Kingsway	GL2 2GN	June 2014	Semi	£190,000	£3,220	59	94.65	128.31	£4,366
Wycombe Road Kingsway	GL2 2GN	May 2014	Semi	£160,000	£2,133	75	93.37	128.31	£2,932
Wycombe Road Kingsway	GL2 2GN	May 2014	Semi	£170,000	£2,267	75	93.37	128.31	£3,115
Wycombe Road Kingsway	GL2 2GN	December 2014	Terraced	£135,000	£2,288	59	100.29	125.35	£2,860
Wycombe Road Kingsway	GL2 2GN	June 2014	Terraced	£140,000	£2,373	59	95.17	125.35	£3,125
Wycombe Road Kingsway	GL2 2GN	June 2014	Semi	£185,000	£1,581	117	94.65	128.31	£2,144
Wycombe Road Kingsway	GL2 2GN	April 2014	Semi	£185,000	£1,581	117	92.85	128.31	£2,185
Wycombe Road Kingsway	GL2 2GN	May 2014	Semi	£143,000	£2,424	59	93.37	128.31	£3,331
Wycombe Road Kingsway	GL2 2GN	March 2014	Semi	£140,000	£2,373	59	93.00	128.31	£3,274
Wycombe Road Kingsway	GL2 2GN	February 2014	Semi	£185,000	£1,581	117	93.39	128.31	£2,172
Wycombe Road Kingsway	GL2 2GN	March 2014	Semi	£185,000	£1,581	117	93.00	128.31	£2,182
Buckenham Walk Kingsway	GL2 2GU	December 2014	Terraced	£189,995	£1,638	116	100.29	125.35	£2,047
Buckenham Walk Kingsway	GL2 2GU	April 2015	Terraced	£178,395	£1,538	116	99.62	125.35	£1,935
Buckenham Walk Kingsway	GL2 2GU	April 2015	Terraced	£178,995	£1,543	116	99.62	125.35	£1,942
Buckenham Walk Kingsway	GL2 2GU	April 2015	Terraced	£162,995	£2,145	76	99.62	125.35	£2,699
Buckenham Walk Kingsway	GL2 2GU	February 2015	Terraced	£169,995	£2,237	76	99.34	125.35	£2,822
Buckenham Walk Kingsway	GL2 2GU	October 2014	Terraced	£180,000	£1,552	116	99.54	125.35	£1,954
Buckenham Walk Kingsway	GL2 2GU	February 2014	Terraced	£184,995	£1,595	116	93.61	125.35	£2,136
Buckenham Walk Kingsway	GL2 2GU	April 2014	Terraced	£175,000	£1,509	116	93.15	125.35	£2,030
Buckenham Walk Kingsway	GL2 2GU	January 2014	Terraced	£179,995	£1,552	116	92.44	125.35	£2,104
Shipdham Way Kingsway	GL2 2GW	March 2015	Terraced	£160,995	£2,118	76	99.50	125.35	£2,669
Shipdham Way Kingsway	GL2 2GW	February 2015	Terraced	£155,000	£2,039	76	99.34	125.35	£2,573
Shipdham Way Kingsway	GL2 2GW	April 2015	Terraced	£162,995	£2,145	76	99.62	125.35	£2,699
Shipdham Way Kingsway	GL2 2GW	March 2015	Terraced	£163,995	£2,158	76	99.50	125.35	£2,718
Shipdham Way Kingsway	GL2 2GW	March 2015	Terraced	£159,995	£2,105	76	99.50	125.35	£2,652
Shipdham Way Kingsway	GL2 2GW	February 2015	Terraced	£164,995	£2,200	75	99.34	125.35	£2,776
Tatenhill Close Kingsway	GL2 2GX	April 2014	Detached	£162,500	£2,167	75	92.49	128.15	£3,002
Tatenhill Close Kingsway	GL2 2GX	April 2014	Terraced	£125,000	£2,049	61	93.15	125.35	£2,758
Tatenhill Close Kingsway	GL2 2GX	June 2014	Detached	£174,995	£2,303	76	93.93	128.15	£3,141
Tatenhill Close Kingsway	GL2 2GX	August 2014	Terraced	£173,740	£1,524	114	98.77	125.35	£1,934
Tatenhill Close Kingsway	GL2 2GX	June 2014	Terraced	£184,495	£1,618	114	95.17	125.35	£2,132
Tatenhill Close Kingsway	GL2 2GX	June 2014	Terraced	£161,856	£2,130	76	95.17	125.35	£2,805
Goose Bay Drive Kingsway	GL2 2GZ	April 2016	Semi	£196,995	£2,189	90	108.64	128.31	£2,585
Pucklechurch Close Kingsway	GL2 2HB	December 2014	Semi	£160,000	£2,133	75	100.15	128.31	£2,733
Pucklechurch Close Kingsway	GL2 2HB	January 2015	Semi	£165,000	£2,200	75	100.00	128.31	£2,823
Pucklechurch Close Kingsway	GL2 2HB	January 2015	Semi	£165,000	£2,115	78	100.00	128.31	£2,714
Swannington Drive Kingsway	GL2 2HD	April 2016	Semi	£196,995	£2,189	90	108.64	128.31	£2,585
Swannington Drive Kingsway	GL2 2HD	June 2016	Terraced	£187,995	£2,089	90	112.50	125.35	£2,327
Swannington Drive Kingsway	GL2 2HD	April 2015	Terraced	£165,000	£1,833	90	99.62	125.35	£2,307
Swannington Drive Kingsway	GL2 2HD	January 2015	Terraced	£160,000	£2,133	75	100.00	125.35	£2,674
Swannington Drive Kingsway	GL2 2HD	March 2015	Terraced	£195,000	£1,757	111	99.50	125.35	£2,213
Swannington Drive Kingsway	GL2 2HD	March 2015	Terraced	£190,000	£1,712	111	99.50	125.35	£2,156
Swannington Drive Kingsway	GL2 2HD	December 2014	Terraced	£190,000	£1,712	111	100.29	125.35	£2,139
Swannington Drive Kingsway	GL2 2HD	December 2014	Semi	£190,000	£1,712	111	100.15	128.31	£2,193
Swannington Drive Kingsway	GL2 2HD	December 2014	Semi	£190,000	£1,712	111	100.15	128.31	£2,193
Swannington Drive Kingsway	GL2 2HD	February 2015	Detached	£195,000	£2,120	92	98.99	128.15	£2,744
Swannington Drive Kingsway	GL2 2HD	March 2015	Terraced	£170,000	£2,267	75	99.50	125.35	£2,856
Swannington Drive Kingsway	GL2 2HD	March 2015	Terraced	£152,470	£2,033	75	99.50	125.35	£2,561
Swannington Drive Kingsway	GL2 2HD	March 2015	Terraced	£145,000	£2,417	60	99.50	125.35	£3,045
Swannington Drive Kingsway	GL2 2HD	June 2015	Semi	£165,000	£2,115	78	101.11	128.31	£2,684
Swannington Drive Kingsway	GL2 2HD	June 2015	Semi	£170,000	£2,179	78	101.11	128.31	£2,766
Swannington Drive Kingsway	GL2 2HD	June 2015	Detached	£190,000	£2,065	92	100.83	128.15	£2,625
Swannington Drive Kingsway	GL2 2HD	May 2015	Terraced	£168,000	£2,154	78	100.10	125.35	£2,697
Swannington Drive Kingsway	GL2 2HD	June 2015	Terraced	£160,000	£2,051	78	101.13	125.35	£2,543
Swannington Drive Kingsway	GL2 2HD	April 2015	Terraced	£180,000	£2,308	78	99.62	125.35	£2,904
Swannington Drive Kingsway	GL2 2HD	May 2015	Terraced	£162,000	£2,160	75	100.10	125.35	£2,705
Swannington Drive Kingsway	GL2 2HD	April 2015	Terraced	£160,000	£2,133	75	99.62	125.35	£2,684
Swannington Drive Kingsway	GL2 2HD	April 2015	Terraced	£170,000	£2,267	75	99.62	125.35	£2,852
Swannington Drive Kingsway	GL2 2HD	May 2015	Semi	£190,000	£1,712	111	100.47	128.31	£2,186
Swannington Drive Kingsway	GL2 2HD	May 2015	Semi	£190,000	£1,712	111	100.47	128.31	£2,186
Swannington Drive Kingsway	GL2 2HD	June 2015	Terraced	£176,000	£2,347	75	101.13	125.35	£2,909
Swannington Drive Kingsway	GL2 2HD	August 2015	Terraced	£167,751	£2,237	75	104.02	125.35	£2,695
Swannington Drive Kingsway	GL2 2HD	July 2015	Terraced	£167,000	£2,227	75	102.50	125.35	£2,723
Swannington Drive Kingsway	GL2 2HD	June 2015	Semi	£199,000	£1,793	111	101.11	128.31	£2,275
Swannington Drive Kingsway	GL2 2HD	June 2015	Semi	£196,000	£1,766	111	101.11	128.31	£2,241
Swannington Drive Kingsway	GL2 2HD	June 2015	Semi	£190,000	£1,712	111	101.11	128.31	£2,172
Swannington Drive Kingsway	GL2 2HD	June 2015	Semi	£190,000	£1,712	111	101.11	128.31	£2,172
Snetterton Heath Kingsway	GL2 2HE	April 2016	Semi	£224,995	£2,027	111	108.64	128.31	£2,394
Snetterton Heath Kingsway	GL2 2HE	May 2016	Semi	£224,995	£2,027	111	110.21	128.31	£2,360
Snetterton Heath Kingsway	GL2 2HE	March 2016	Terraced	£185,000	£2,056	90	108.20	125.35	£2,381
Snetterton Heath Kingsway	GL2 2HE	March 2016	Terraced	£182,000	£2,022	90	108.20	125.35	£2,343
Snetterton Heath Kingsway	GL2 2HE	March 2016	Terraced	£187,000	£2,078	90	108.20	125.35	£2,407
Snetterton Heath Kingsway	GL2 2HE	February 2016	Semi	£175,000	£2,244	78	108.79	128.31	£2,646
Snetterton Heath Kingsway	GL2 2HE	February 2016	Semi	£186,000	£2,385	78	108.79	128.31	£2,812
Snetterton Heath Kingsway	GL2 2HE	February 2016	Semi	£152,995	£2,550	60	108.79	128.31	£3,007

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Snetterton Heath Kingsway	GL2 2HE	February 2016	Semi	£149,995	£2,500	60	108.79	128.31	£2,948
Snetterton Heath Kingsway	GL2 2HE	December 2015	Semi	£154,995	£2,583	60	106.16	128.31	£3,122
Snetterton Heath Kingsway	GL2 2HE	January 2016	Semi	£148,000	£2,467	60	108.58	128.31	£2,915
Snetterton Heath Kingsway	GL2 2HE	December 2015	Semi	£168,000	£2,240	75	106.16	128.31	£2,707
Snetterton Heath Kingsway	GL2 2HE	December 2015	Terraced	£173,000	£2,307	75	105.79	125.35	£2,733
Snetterton Heath Kingsway	GL2 2HE	December 2015	Semi	£178,000	£2,373	75	106.16	128.31	£2,869
Snetterton Heath Kingsway	GL2 2HE	December 2015	Semi	£165,000	£2,200	75	106.16	128.31	£2,659
Snetterton Heath Kingsway	GL2 2HE	December 2015	Semi	£169,995	£2,267	75	106.16	128.31	£2,740
Snetterton Heath Kingsway	GL2 2HE	December 2015	Semi	£182,995	£2,440	75	106.16	128.31	£2,949
Snetterton Heath Kingsway	GL2 2HE	December 2015	Terraced	£160,000	£2,133	75	105.79	125.35	£2,528
Snetterton Heath Kingsway	GL2 2HE	November 2015	Semi	£150,000	£2,500	60	104.99	128.31	£3,055
Snetterton Heath Kingsway	GL2 2HE	November 2015	Semi	£146,000	£2,433	60	104.99	128.31	£2,974
Snetterton Heath Kingsway	GL2 2HE	December 2015	Terraced	£170,000	£1,889	90	105.79	125.35	£2,238
Snetterton Heath Kingsway	GL2 2HE	October 2015	Terraced	£170,000	£1,889	90	104.34	125.35	£2,269
Snetterton Heath Kingsway	GL2 2HE	October 2015	Terraced	£178,000	£1,978	90	104.34	125.35	£2,376
Snetterton Heath Kingsway	GL2 2HE	October 2015	Semi	£179,995	£2,400	75	104.45	128.31	£2,948
Snetterton Heath Kingsway	GL2 2HE	October 2015	Semi	£179,995	£2,400	75	104.45	128.31	£2,948
Snetterton Heath Kingsway	GL2 2HG	September 2015	Detached	£195,000	£2,120	92	104.70	128.15	£2,594
Snetterton Heath Kingsway	GL2 2HG	November 2015	Semi	£170,000	£2,267	75	104.99	128.31	£2,770
Snetterton Heath Kingsway	GL2 2HG	February 2016	Semi	£183,000	£2,440	75	108.79	128.31	£2,878
Snetterton Heath Kingsway	GL2 2HG	July 2016	Semi	£174,995	£2,244	78	113.31	128.31	£2,541
Snetterton Heath Kingsway	GL2 2HG	May 2016	Semi	£179,995	£2,308	78	110.21	128.31	£2,687
Snetterton Heath Kingsway	GL2 2HG	May 2016	Terraced	£108,000	£1,800	60	110.06	125.35	£2,050
Snetterton Heath Kingsway	GL2 2HG	May 2016	Terraced	£118,995	£1,587	75	110.06	125.35	£1,807
Snetterton Heath Kingsway	GL2 2HG	May 2016	Terraced	£118,995	£1,587	75	110.06	125.35	£1,807
Snetterton Heath Kingsway	GL2 2HG	December 2015	Semi	£109,995	£1,833	60	106.16	128.31	£2,216
Snetterton Heath Kingsway	GL2 2HG	December 2015	Semi	£107,995	£1,800	60	106.16	128.31	£2,175
Wendling Road Kingsway	GL2 2HJ	September 2014	Terraced	£184,995	£1,595	116	99.23	125.35	£2,015
Wendling Road Kingsway	GL2 2HJ	October 2014	Detached	£192,546	£1,660	116	98.84	128.15	£2,152
Wendling Road Kingsway	GL2 2HJ	July 2014	Terraced	£146,495	£2,402	61	96.57	125.35	£3,117
Wendling Road Kingsway	GL2 2HJ	July 2014	Terraced	£144,995	£2,377	61	96.57	125.35	£3,085
Wendling Road Kingsway	GL2 2HJ	July 2014	Terraced	£142,995	£2,344	61	96.57	125.35	£3,043
Wendling Road Kingsway	GL2 2HJ	July 2014	Terraced	£135,000	£2,213	61	96.57	125.35	£2,873
Wendling Road Kingsway	GL2 2HJ	July 2014	Terraced	£144,995	£2,377	61	96.57	125.35	£3,085
Wendling Road Kingsway	GL2 2HJ	June 2014	Semi	£165,000	£2,200	75	94.65	128.31	£2,982
Fauld Drive Kingsway	GL2 2HL	September 2014	Semi	£165,000	£2,089	79	98.43	128.31	£2,723
Fauld Drive Kingsway	GL2 2HL	September 2014	Semi	£166,500	£2,108	79	98.43	128.31	£2,747
Fauld Drive Kingsway	GL2 2HL	September 2014	Semi	£225,000	£1,974	114	98.43	128.31	£2,573
Fauld Drive Kingsway	GL2 2HL	September 2014	Detached	£225,000	£1,974	114	98.30	128.15	£2,573
Fauld Drive Kingsway	GL2 2HL	December 2014	Detached	£140,000	£1,750	80	100.21	128.15	£2,238
Fauld Drive Kingsway	GL2 2HL	October 2014	Detached	£240,000	£1,905	126	98.84	128.15	£2,470
Fauld Drive Kingsway	GL2 2HL	November 2014	Semi	£178,000	£2,405	74	99.61	128.31	£3,098
Fauld Drive Kingsway	GL2 2HL	October 2014	Semi	£170,000	£2,297	74	98.95	128.31	£2,979
Fauld Drive Kingsway	GL2 2HL	September 2014	Semi	£163,000	£2,203	74	98.43	128.31	£2,871
Fauld Drive Kingsway	GL2 2HL	December 2014	Detached	£246,000	£1,952	126	100.21	128.15	£2,497
Fauld Drive Kingsway	GL2 2HL	April 2015	Detached	£126,000	£1,575	80	99.66	128.15	£2,025
Fauld Drive Kingsway	GL2 2HL	June 2015	Semi	£129,500	£1,619	80	101.11	128.31	£2,054
Fauld Drive Kingsway	GL2 2HL	June 2015	Detached	£275,000	£1,846	149	100.83	128.15	£2,346
Fauld Drive Kingsway	GL2 2HL	July 2015	Detached	£240,000	£2,105	114	102.07	128.15	£2,643
Fauld Drive Kingsway	GL2 2HL	June 2015	Detached	£270,000	£1,812	149	100.83	128.15	£2,303
Fauld Drive Kingsway	GL2 2HL	August 2015	Detached	£235,000	£2,061	114	103.60	128.15	£2,550
Fauld Drive Kingsway	GL2 2HL	August 2015	Detached	£245,000	£1,944	126	103.60	128.15	£2,405
Fauld Drive Kingsway	GL2 2HL	August 2015	Detached	£265,000	£1,779	149	103.60	128.15	£2,200
Fauld Drive Kingsway	GL2 2HL	September 2015	Terraced	£185,000	£2,500	74	104.57	125.35	£2,997
Fauld Drive Kingsway	GL2 2HL	September 2015	Terraced	£178,000	£2,405	74	104.57	125.35	£2,883
Fauld Drive Kingsway	GL2 2HL	October 2015	Terraced	£181,000	£2,446	74	104.34	125.35	£2,938
Fauld Drive Kingsway	GL2 2HL	October 2015	Terraced	£185,000	£2,500	74	104.34	125.35	£3,003
Fauld Drive Kingsway	GL2 2HL	November 2015	Terraced	£155,000	£2,313	67	104.69	125.35	£2,770
Fauld Drive Kingsway	GL2 2HL	November 2015	Terraced	£152,500	£2,276	67	104.69	125.35	£2,725
Fauld Drive Kingsway	GL2 2HL	November 2015	Terraced	£152,500	£2,276	67	104.69	125.35	£2,725
Fauld Drive Kingsway	GL2 2HL	December 2015	Terraced	£152,500	£2,276	67	105.79	125.35	£2,697
Fauld Drive Kingsway	GL2 2HL	December 2015	Terraced	£155,000	£2,313	67	105.79	125.35	£2,741
Fauld Drive Kingsway	GL2 2HL	December 2015	Detached	£270,000	£1,812	149	106.33	128.15	£2,184
Fauld Drive Kingsway	GL2 2HL	December 2015	Detached	£260,000	£2,063	126	106.33	128.15	£2,487
Southrop Road	GL2 2HN	March 2016	Semi	£188,500	£2,386	79	108.85	128.31	£2,813
Southrop Road	GL2 2HN	March 2016	Detached	£292,000	£1,960	149	108.84	128.15	£2,307
Southrop Road	GL2 2HN	June 2016	Semi	£220,000	£1,897	116	112.44	128.31	£2,164
Southrop Road Kingsway	GL2 2HN	July 2016	Terraced	£200,000	£2,532	79	113.49	125.35	£2,796
Southrop Road Kingsway	GL2 2HN	June 2016	Terraced	£192,000	£2,430	79	112.50	125.35	£2,708
Southrop Road Kingsway	GL2 2HN	June 2016	Terraced	£195,000	£2,468	79	112.50	125.35	£2,750
Southrop Road Kingsway	GL2 2HN	May 2016	Terraced	£140,000	£3,784	37	110.06	125.35	£4,309
Southrop Road Kingsway	GL2 2HN	June 2016	Terraced	£185,000	£2,500	74	112.50	125.35	£2,786
Southrop Road Kingsway	GL2 2HN	March 2016	Terraced	£194,000	£2,622	74	108.20	125.35	£3,037
Southrop Road Kingsway	GL2 2HN	March 2016	Terraced	£194,000	£2,622	74	108.20	125.35	£3,037
Southrop Road Kingsway	GL2 2HN	March 2016	Semi	£192,000	£2,430	79	108.85	128.31	£2,865
Southrop Road Kingsway	GL2 2HN	March 2016	Detached	£274,000	£2,175	126	108.84	128.15	£2,560
Southrop Road Kingsway	GL2 2HN	February 2016	Detached	£268,000	£2,127	126	108.53	128.15	£2,511
Southrop Road Kingsway	GL2 2HN	April 2016	Semi	£110,000	£1,486	74	108.64	128.31	£1,756

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Southrop Road Kingsway	GL2 2HN	February 2016	Detached	£280,000	£1,879	149	108.53	128.15	£2,219
Southrop Road Kingsway	GL2 2HN	April 2016	Terraced	£110,000	£1,486	74	108.26	125.35	£1,721
Southrop Road Kingsway	GL2 2HN	January 2016	Detached	£265,000	£2,103	126	108.38	128.15	£2,487
Southrop Road Kingsway	GL2 2HN	April 2016	Semi	£162,000	£2,418	67	108.64	128.31	£2,856
Southrop Road Kingsway	GL2 2HN	April 2016	Semi	£162,000	£2,418	67	108.64	128.31	£2,856
Southrop Road Kingsway	GL2 2HN	March 2016	Terraced	£135,000	£3,649	37	108.20	125.35	£4,227
Southrop Road Kingsway	GL2 2HN	June 2016	Semi	£220,000	£1,897	116	112.44	128.31	£2,164
Pevensey Place Kingsway	GL2 2HP	August 2016	Semi	£230,000	£2,091	110	113.20	128.31	£2,370
Pevensey Place Kingsway	GL2 2HP	June 2015	Detached	£240,000	£1,905	126	100.83	128.15	£2,421
Pevensey Place Kingsway	GL2 2HP	August 2016	Detached	£230,000	£2,091	110	113.14	128.15	£2,368
Pevensey Place Kingsway	GL2 2HP	May 2015	Detached	£233,000	£2,044	114	100.31	128.15	£2,611
Pevensey Place Kingsway	GL2 2HP	July 2016	Detached	£250,000	£2,336	107	112.78	128.15	£2,655
Pevensey Place Kingsway	GL2 2HP	June 2015	Semi	£204,000	£2,082	98	101.11	128.31	£2,642
Pevensey Place Kingsway	GL2 2HP	July 2016	Detached	£245,000	£2,290	107	112.78	128.15	£2,602
Pevensey Place Kingsway	GL2 2HP	June 2015	Semi	£205,000	£2,092	98	101.11	128.31	£2,655
Pevensey Place Kingsway	GL2 2HP	July 2016	Terraced	£218,000	£2,224	98	113.49	125.35	£2,457
Pevensey Place Kingsway	GL2 2HP	June 2015	Semi	£184,000	£2,329	79	101.11	128.31	£2,956
Pevensey Place Kingsway	GL2 2HP	August 2016	Terraced	£218,000	£2,224	98	113.27	125.35	£2,462
Pevensey Place Kingsway	GL2 2HP	June 2015	Semi	£184,100	£2,330	79	101.11	128.31	£2,957
Pevensey Place Kingsway	GL2 2HP	September 2015	Semi	£190,000	£2,405	79	104.65	128.31	£2,949
Pevensey Place Kingsway	GL2 2HP	August 2016	Terraced	£225,000	£2,296	98	113.27	125.35	£2,541
Pevensey Place Kingsway	GL2 2HP	September 2015	Semi	£185,000	£2,342	79	104.65	128.31	£2,871
Pevensey Place Kingsway	GL2 2HP	October 2016	Detached	£290,000	£2,302	126	113.92	128.15	£2,589
Pevensey Place Kingsway	GL2 2HP	October 2016	Terraced	£182,000	£2,716	67	112.92	125.35	£3,015
Pevensey Place Kingsway	GL2 2HP	September 2016	Semi	£215,000	£2,722	79	112.53	128.31	£3,103
Pevensey Place Kingsway	GL2 2HP	October 2016	Terraced	£175,000	£2,612	67	112.92	125.35	£2,899
Pevensey Place Kingsway	GL2 2HP	October 2016	Semi	£215,000	£2,722	79	113.65	128.31	£3,073
Pevensey Place Kingsway	GL2 2HP	September 2016	Terraced	£180,000	£2,687	67	112.29	125.35	£2,999
Pevensey Place Kingsway	GL2 2HP	October 2016	Semi	£205,000	£2,770	74	113.65	128.31	£3,128
Pevensey Place Kingsway	GL2 2HP	October 2016	Semi	£205,000	£2,770	74	113.65	128.31	£3,128
Pevensey Place Kingsway	GL2 2HP	March 2017	Terraced	£178,000	£2,657	67	111.55	125.35	£2,985
Pevensey Place Kingsway	GL2 2HP	November 2016	Semi	£215,000	£2,722	79	115.03	128.31	£3,036
Pevensey Place Kingsway	GL2 2HP	December 2016	Terraced	£185,000	£2,761	67	114.15	125.35	£3,032
Pevensey Place Kingsway	GL2 2HP	November 2016	Semi	£208,000	£2,633	79	115.03	128.31	£2,937
Pevensey Place Kingsway	GL2 2HP	December 2016	Terraced	£187,000	£2,791	67	114.15	125.35	£3,065
Pevensey Place Kingsway	GL2 2HP	September 2016	Terraced	£210,000	£2,658	79	112.29	125.35	£2,967
Pevensey Place Kingsway	GL2 2HP	July 2016	Terraced	£130,000	£1,625	80	113.49	125.35	£1,795
Pevensey Place Kingsway	GL2 2HP	October 2016	Terraced	£208,300	£2,637	79	112.92	125.35	£2,927
Pevensey Place Kingsway	GL2 2HP	August 2016	Terraced	£210,000	£2,658	79	113.27	125.35	£2,942
Pevensey Place Kingsway	GL2 2HP	July 2016	Terraced	£215,000	£2,194	98	113.49	125.35	£2,423
Pevensey Place Kingsway	GL2 2HP	February 2016	Terraced	£204,000	£2,082	98	108.20	125.35	£2,412
Pevensey Place Kingsway	GL2 2HP	March 2016	Terraced	£212,000	£2,163	98	108.20	125.35	£2,506
Pevensey Place Kingsway	GL2 2HP	November 2015	Terraced	£200,000	£2,041	98	104.69	125.35	£2,444
Pevensey Place Kingsway	GL2 2HP	September 2015	Detached	£250,000	£1,984	126	104.70	128.15	£2,429
Pevensey Place Kingsway	GL2 2HP	September 2015	Semi	£204,000	£2,082	98	104.65	128.31	£2,552
Pevensey Place Kingsway	GL2 2HP	September 2015	Semi	£205,000	£2,092	98	104.65	128.31	£2,565
Swannington Drive Kingsway	GL2 2HQ	March 2018	Semi	£143,500	£1,794	80	122.45	128.31	£1,880
Swannington Drive Kingsway	GL2 2HQ	December 2017	Terraced	£255,000	£3,188	80	121.39	125.35	£3,291
Swannington Drive Kingsway	GL2 2HQ	December 2017	Terraced	£248,000	£2,531	98	121.39	125.35	£2,613
Swannington Drive Kingsway	GL2 2HQ	December 2017	Terraced	£240,000	£2,449	98	121.39	125.35	£2,529
Swannington Drive Kingsway	GL2 2HQ	December 2017	Terraced	£245,000	£2,500	98	121.39	125.35	£2,582
Swannington Drive Kingsway	GL2 2HQ	December 2017	Terraced	£245,000	£2,500	98	121.39	125.35	£2,582
Swannington Drive Kingsway	GL2 2HQ	December 2017	Detached	£330,000	£2,946	112	122.97	128.15	£3,071
Swannington Drive Kingsway	GL2 2HQ	November 2017	Detached	£334,000	£2,982	112	122.43	128.15	£3,121
Swannington Drive Kingsway	GL2 2HQ	March 2017	Detached	£257,500	£2,407	107	113.71	128.15	£2,712
Swannington Drive Kingsway	GL2 2HQ	March 2017	Detached	£265,000	£2,477	107	113.71	128.15	£2,791
Swannington Drive Kingsway	GL2 2HQ	March 2017	Detached	£320,000	£2,857	112	113.71	128.15	£3,220
Swannington Drive Kingsway	GL2 2HQ	March 2017	Terraced	£245,000	£2,227	110	111.55	125.35	£2,503
Swannington Drive Kingsway	GL2 2HQ	March 2017	Terraced	£240,000	£2,182	110	111.55	125.35	£2,452
Swannington Drive Kingsway	GL2 2HQ	March 2017	Terraced	£250,000	£2,273	110	111.55	125.35	£2,554
Swannington Drive Kingsway	GL2 2HQ	May 2017	Detached	£256,000	£2,393	107	117.06	128.15	£2,619
Swannington Drive Kingsway	GL2 2HQ	June 2017	Terraced	£248,000	£2,255	110	115.70	125.35	£2,443
Swannington Drive Kingsway	GL2 2HQ	May 2017	Terraced	£230,000	£2,091	110	115.37	125.35	£2,272
Swannington Drive Kingsway	GL2 2HQ	July 2017	Terraced	£245,000	£2,227	110	116.13	125.35	£2,404
Swannington Drive Kingsway	GL2 2HQ	July 2017	Terraced	£248,000	£2,255	110	116.13	125.35	£2,434
Swannington Drive Kingsway	GL2 2HQ	April 2018	Semi	£145,250	£1,816	80	125.36	128.31	£1,858
Ampney Drive Kingsway	GL2 2HR	March 2018	Semi	£218,000	£2,946	74	122.45	128.31	£3,087
Ampney Drive Kingsway	GL2 2HR	December 2017	Detached	£270,000	£2,523	107	122.97	128.15	£2,630
Ampney Drive Kingsway	GL2 2HR	March 2018	Semi	£220,000	£2,973	74	122.45	128.31	£3,115
Ampney Drive Kingsway	GL2 2HR	February 2018	Detached	£310,000	£2,460	126	121.26	128.15	£2,600
Ampney Drive Kingsway	GL2 2HR	March 2018	Semi	£222,000	£3,000	74	122.45	128.31	£3,144
Ampney Drive Kingsway	GL2 2HR	April 2018	Detached	£300,000	£2,381	126	125.50	128.15	£2,431
Ampney Drive Kingsway	GL2 2HR	March 2018	Semi	£222,000	£3,000	74	122.45	128.31	£3,144
Ampney Drive Kingsway	GL2 2HR	May 2018	Semi	£202,000	£3,015	67	126.76	128.31	£3,052
Ampney Drive Kingsway	GL2 2HR	December 2017	Semi	£196,000	£2,925	67	123.18	128.31	£3,047
Ampney Drive Kingsway	GL2 2HR	December 2017	Terraced	£195,000	£2,910	67	121.39	125.35	£3,005
Ampney Drive Kingsway	GL2 2HR	December 2017	Terraced	£185,000	£2,761	67	121.39	125.35	£2,851
Ampney Drive Kingsway	GL2 2HR	December 2017	Detached	£190,000	£2,836	67	122.97	128.15	£2,955

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Ampney Drive Kingsway	GL2 2HR	September 2017	Detached	£265,000	£2,477	107	120.01	128.15	£2,645
Ampney Drive Kingsway	GL2 2HR	January 2018	Detached	£265,000	£2,477	107	121.15	128.15	£2,620
Ampney Drive Kingsway	GL2 2HR	September 2017	Detached	£300,000	£2,381	126	120.01	128.15	£2,542
Ampney Drive Kingsway	GL2 2HR	September 2017	Detached	£265,000	£2,477	107	120.01	128.15	£2,645
Ampney Drive Kingsway	GL2 2HR	September 2017	Detached	£265,000	£2,477	107	120.01	128.15	£2,645
Ampney Drive Kingsway	GL2 2HR	September 2017	Detached	£265,000	£2,477	107	120.01	128.15	£2,645
Ampney Drive Kingsway	GL2 2HR	September 2017	Semi	£230,000	£3,108	74	120.08	128.31	£3,321
Ampney Drive Kingsway	GL2 2HR	August 2017	Semi	£218,000	£2,946	74	119.06	128.31	£3,175
Ampney Drive Kingsway	GL2 2HR	August 2017	Semi	£220,000	£2,785	79	119.06	128.31	£3,001
Ampney Drive Kingsway	GL2 2HR	August 2017	Semi	£210,960	£2,670	79	119.06	128.31	£2,878
Babdown Close Kingsway	GL2 2HS	May 2017	Semi	£205,000	£2,770	74	116.88	128.31	£3,041
Babdown Close Kingsway	GL2 2HS	May 2017	Semi	£213,000	£2,878	74	116.88	128.31	£3,160
Babdown Close Kingsway	GL2 2HS	May 2017	Terraced	£212,000	£2,865	74	115.37	125.35	£3,113
Babdown Close Kingsway	GL2 2HS	May 2017	Terraced	£200,000	£2,703	74	115.37	125.35	£2,936
Babdown Close Kingsway	GL2 2HS	May 2017	Terraced	£200,000	£2,703	74	115.37	125.35	£2,936
Babdown Close Kingsway	GL2 2HS	May 2017	Terraced	£200,000	£2,703	74	115.37	125.35	£2,936
Babdown Close Kingsway	GL2 2HS	June 2017	Terraced	£212,000	£2,865	74	115.70	125.35	£3,104
Babdown Close Kingsway	GL2 2HS	June 2017	Terraced	£210,000	£2,838	74	115.70	125.35	£3,075
Babdown Close Kingsway	GL2 2HS	June 2017	Terraced	£212,000	£2,865	74	115.70	125.35	£3,104
Babdown Close Kingsway	GL2 2HS	June 2017	Terraced	£212,000	£2,865	74	115.70	125.35	£3,104
Babdown Close Kingsway	GL2 2HS	June 2017	Terraced	£208,000	£2,811	74	115.70	125.35	£3,045
Babdown Close Kingsway	GL2 2HS	June 2017	Terraced	£185,000	£2,761	67	115.70	125.35	£2,991
Babdown Close Kingsway	GL2 2HS	May 2017	Terraced	£190,000	£2,836	67	115.37	125.35	£3,081
Babdown Close Kingsway	GL2 2HS	March 2018	Terraced	£133,000	£1,684	79	120.68	125.35	£1,749
Babdown Close Kingsway	GL2 2HS	May 2018	Terraced	£129,500	£1,750	74	125.09	125.35	£1,754
Babdown Close Kingsway	GL2 2HS	March 2018	Terraced	£133,000	£1,797	74	120.68	125.35	£1,867
Wendling Road Kingsway	GL2 2HU	June 2016	Semi	£215,000	£2,792	77	112.44	128.31	£3,186
Wendling Road Kingsway	GL2 2HU	December 2016	Detached	£197,000	£2,592	76	116.24	128.15	£2,858
Wendling Road Kingsway	GL2 2HU	June 2016	Semi	£214,995	£2,829	76	112.44	128.31	£3,228
Wendling Road Kingsway	GL2 2HU	August 2016	Detached	£199,995	£2,632	76	113.14	128.15	£2,981
Wendling Road Kingsway	GL2 2HU	April 2015	Detached	£175,395	£2,278	77	99.66	128.15	£2,929
Wendling Road Kingsway	GL2 2HU	April 2015	Semi	£174,995	£2,303	76	99.76	128.31	£2,962
Wendling Road Kingsway	GL2 2HU	June 2015	Terraced	£174,995	£2,303	76	101.13	125.35	£2,854
Wendling Road Kingsway	GL2 2HU	August 2016	Semi	£210,000	£2,763	76	113.20	128.31	£3,132
Wendling Road Kingsway	GL2 2HU	September 2018	Semi	£265,000	£2,409	110	125.66	128.31	£2,460
Wendling Road Kingsway	GL2 2HU	November 2018	Semi	£268,000	£2,436	110	127.93	128.31	£2,444
Wendling Road Kingsway	GL2 2HU	September 2018	Terraced	£250,000	£2,315	108	123.81	125.35	£2,344
Wendling Road Kingsway	GL2 2HU	August 2018	Terraced	£255,000	£2,500	102	122.42	125.35	£2,560
Wendling Road Kingsway	GL2 2HU	September 2018	Terraced	£250,000	£2,451	102	123.81	125.35	£2,481
Fersfield Gardens Kingsway	GL2 2HW	October 2015	Semi	£196,000	£1,766	111	104.45	128.31	£2,169
Fersfield Gardens Kingsway	GL2 2HW	October 2015	Semi	£194,000	£1,748	111	104.45	128.31	£2,147
Fersfield Gardens Kingsway	GL2 2HW	October 2015	Terraced	£159,995	£2,623	61	104.34	125.35	£3,151
Fersfield Gardens Kingsway	GL2 2HW	October 2015	Terraced	£149,995	£2,459	61	104.34	125.35	£2,954
Fersfield Gardens Kingsway	GL2 2HW	October 2015	Terraced	£154,995	£2,541	61	104.34	125.35	£3,053
Fersfield Gardens Kingsway	GL2 2HW	November 2018	Semi	£257,000	£2,380	108	127.93	128.31	£2,387
Fersfield Gardens Kingsway	GL2 2HW	November 2018	Semi	£259,000	£2,398	108	127.93	128.31	£2,405
Fersfield Gardens Kingsway	GL2 2HW	November 2018	Semi	£265,000	£2,454	108	127.93	128.31	£2,461
Fersfield Gardens Kingsway	GL2 2HW	December 2018	Semi	£265,000	£2,454	108	126.93	128.31	£2,480
Fersfield Gardens Kingsway	GL2 2HW	December 2018	Detached	£280,000	£2,478	113	126.85	128.15	£2,503
Deopham Green Kingsway	GL2 2HX	July 2015	Semi	£169,995	£2,237	76	102.57	128.31	£2,798
Deopham Green Kingsway	GL2 2HX	June 2015	Semi	£168,000	£2,211	76	101.11	128.31	£2,805
Deopham Green Kingsway	GL2 2HX	October 2015	Detached	£184,995	£2,403	77	104.80	128.15	£2,938
Deopham Green Kingsway	GL2 2HX	September 2015	Semi	£175,000	£2,303	76	104.65	128.31	£2,823
Deopham Green Kingsway	GL2 2HX	July 2015	Semi	£169,995	£2,208	77	102.57	128.31	£2,762
Deopham Green Kingsway	GL2 2HX	March 2016	Semi	£219,995	£1,897	116	108.85	128.31	£2,236
Deopham Green Kingsway	GL2 2HX	March 2016	Semi	£212,000	£1,828	116	108.85	128.31	£2,154
Deopham Green Kingsway	GL2 2HX	October 2015	Terraced	£179,995	£2,338	77	104.34	125.35	£2,808
Deopham Green Kingsway	GL2 2HX	March 2016	Semi	£209,995	£1,810	116	108.85	128.31	£2,134
Deopham Green Kingsway	GL2 2HX	January 2016	Terraced	£158,000	£2,590	61	107.90	125.35	£3,009
Deopham Green Kingsway	GL2 2HX	November 2015	Terraced	£160,000	£2,623	61	104.69	125.35	£3,141
Deopham Green Kingsway	GL2 2HX	February 2016	Terraced	£199,995	£2,597	77	108.20	125.35	£3,009
Deopham Green Kingsway	GL2 2HX	January 2016	Semi	£160,000	£2,623	61	108.58	128.31	£3,100
Deopham Green Kingsway	GL2 2HX	March 2016	Terraced	£160,000	£2,623	61	108.20	125.35	£3,039
Deopham Green Kingsway	GL2 2HX	February 2016	Terraced	£162,995	£2,672	61	108.20	125.35	£3,096
Deopham Green Kingsway	GL2 2HX	February 2016	Terraced	£189,995	£2,467	77	108.20	125.35	£2,859
Attlebridge Way Kingsway	GL2 2HY	March 2016	Semi	£175,000	£2,869	61	108.85	128.31	£3,382
Attlebridge Way Kingsway	GL2 2HY	September 2018	Detached	£270,000	£2,523	107	125.86	128.15	£2,569
Attlebridge Way Kingsway	GL2 2HY	September 2018	Detached	£275,000	£2,570	107	125.86	128.15	£2,617
Attlebridge Way Kingsway	GL2 2HY	September 2018	Detached	£315,000	£2,500	126	125.86	128.15	£2,545
Attlebridge Way Kingsway	GL2 2HY	October 2018	Terraced	£225,000	£2,848	79	125.57	125.35	£2,843
Attlebridge Way Kingsway	GL2 2HY	July 2015	Detached	£195,000	£2,532	77	102.07	128.15	£3,180
Attlebridge Way Kingsway	GL2 2HY	October 2018	Terraced	£220,000	£2,785	79	125.57	125.35	£2,780
Attlebridge Way Kingsway	GL2 2HY	October 2018	Terraced	£180,341	£2,283	79	125.57	125.35	£2,279
Attlebridge Way Kingsway	GL2 2HY	September 2015	Detached	£199,995	£2,597	77	104.70	128.15	£3,179
Attlebridge Way Kingsway	GL2 2HY	November 2018	Detached	£320,000	£2,540	126	128.20	128.15	£2,539
Attlebridge Way Kingsway	GL2 2HY	September 2015	Semi	£180,300	£1,624	111	104.65	128.31	£1,992
Attlebridge Way Kingsway	GL2 2HY	November 2018	Detached	£320,000	£2,540	126	128.20	128.15	£2,539
Attlebridge Way Kingsway	GL2 2HY	October 2015	Terraced	£188,195	£1,695	111	104.34	125.35	£2,037

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Attlebridge Way Kingsway	GL2 2HY	November 2018	Detached	£355,000	£2,383	149	128.20	128.15	£2,382
Attlebridge Way Kingsway	GL2 2HY	September 2015	Detached	£189,995	£2,467	77	104.70	128.15	£3,020
Fauld Drive Kingsway	GL2 2HZ	March 2016	Semi	£205,995	£2,543	81	108.85	128.31	£2,998
Fauld Drive Kingsway	GL2 2HZ	March 2016	Terraced	£205,995	£2,543	81	108.20	125.35	£2,946
Fauld Drive Kingsway	GL2 2HZ	June 2016	Semi	£193,000	£2,608	74	112.44	128.31	£2,976
Fauld Drive Kingsway	GL2 2HZ	April 2016	Semi	£195,995	£2,649	74	108.64	128.31	£3,128
Fauld Drive Kingsway	GL2 2HZ	May 2016	Detached	£223,995	£2,667	84	109.81	128.15	£3,112
Fauld Drive Kingsway	GL2 2HZ	May 2016	Detached	£274,995	£2,292	120	109.81	128.15	£2,674
Fauld Drive Kingsway	GL2 2HZ	May 2016	Semi	£195,995	£2,649	74	110.21	128.31	£3,084
Fauld Drive Kingsway	GL2 2HZ	June 2016	Semi	£193,500	£2,615	74	112.44	128.31	£2,984
Fauld Drive Kingsway	GL2 2HZ	November 2016	Terraced	£216,995	£1,991	109	113.84	125.35	£2,192
Fauld Drive Kingsway	GL2 2HZ	December 2016	Terraced	£196,995	£2,662	74	114.15	125.35	£2,923
Fauld Drive Kingsway	GL2 2HZ	October 2016	Semi	£191,995	£2,595	74	113.65	128.31	£2,929
Fauld Drive Kingsway	GL2 2HZ	October 2016	Semi	£197,995	£2,676	74	113.65	128.31	£3,021
Fauld Drive Kingsway	GL2 2HZ	June 2017	Terraced	£198,995	£2,689	74	115.70	125.35	£2,913
Fauld Drive Kingsway	GL2 2HZ	June 2017	Terraced	£190,995	£2,581	74	115.70	125.35	£2,796
Fauld Drive Kingsway	GL2 2HZ	June 2017	Terraced	£192,000	£2,595	74	115.70	125.35	£2,811
Fauld Drive Kingsway	GL2 2HZ	June 2017	Detached	£225,500	£2,685	84	116.81	128.15	£2,945
Fauld Drive Kingsway	GL2 2HZ	June 2017	Semi	£215,995	£2,667	81	117.03	128.31	£2,924
Fauld Drive Kingsway	GL2 2HZ	June 2017	Semi	£215,000	£2,654	81	117.03	128.31	£2,910
Fauld Drive Kingsway	GL2 2HZ	June 2017	Detached	£263,995	£2,357	112	116.81	128.15	£2,586
Fauld Drive Kingsway	GL2 2HZ	June 2017	Terraced	£219,995	£2,018	109	115.70	125.35	£2,187
Fauld Drive Kingsway	GL2 2HZ	June 2017	Terraced	£219,995	£2,018	109	115.70	125.35	£2,187
Fauld Drive Kingsway	GL2 2HZ	June 2017	Terraced	£226,000	£2,073	109	115.70	125.35	£2,246
Fauld Drive Kingsway	GL2 2HZ	July 2017	Terraced	£220,000	£3,607	61	116.13	125.35	£3,893
Fauld Drive Kingsway	GL2 2HZ	June 2017	Terraced	£171,995	£2,820	61	115.70	125.35	£3,055
Fauld Drive Kingsway	GL2 2HZ	June 2017	Terraced	£171,995	£2,820	61	115.70	125.35	£3,055
Fauld Drive Kingsway	GL2 2HZ	June 2017	Terraced	£220,000	£2,716	81	115.70	125.35	£2,943
Fauld Drive Kingsway	GL2 2HZ	June 2017	Terraced	£220,000	£2,716	81	115.70	125.35	£2,943
Fauld Drive Kingsway	GL2 2HZ	June 2017	Terraced	£177,000	£2,902	61	115.70	125.35	£3,144
Fauld Drive Kingsway	GL2 2HZ	June 2017	Terraced	£225,000	£2,778	81	115.70	125.35	£3,009
Fauld Drive Kingsway	GL2 2HZ	September 2017	Semi	£230,000	£2,840	81	120.08	128.31	£3,034
Fauld Drive Kingsway	GL2 2HZ	September 2017	Semi	£230,000	£2,840	81	120.08	128.31	£3,034
Fauld Drive Kingsway	GL2 2HZ	September 2017	Semi	£230,000	£2,840	81	120.08	128.31	£3,034
Fauld Drive Kingsway	GL2 2HZ	September 2017	Semi	£229,750	£2,836	81	120.08	128.31	£3,031
Fauld Drive Kingsway	GL2 2HZ	September 2017	Detached	£265,000	£2,366	112	120.01	128.15	£2,527
Bromley Road Kingsway	GL2 2JA	May 2016	Terraced	£194,995	£2,635	74	110.06	125.35	£3,001
Bromley Road Kingsway	GL2 2JA	May 2016	Terraced	£168,995	£2,770	61	110.06	125.35	£3,155
Bromley Road Kingsway	GL2 2JA	June 2016	Terraced	£195,995	£2,649	74	112.50	125.35	£2,951
Bromley Road Kingsway	GL2 2JA	June 2016	Terraced	£208,995	£2,580	81	112.50	125.35	£2,875
Bromley Road Kingsway	GL2 2JA	June 2016	Terraced	£168,995	£2,770	61	112.50	125.35	£3,087
Bromley Road Kingsway	GL2 2JA	June 2016	Terraced	£201,995	£2,494	81	112.50	125.35	£2,779
Bromley Road Kingsway	GL2 2JA	June 2016	Semi	£215,995	£1,982	109	112.44	128.31	£2,261
Bromley Road Kingsway	GL2 2JA	June 2016	Semi	£219,995	£2,018	109	112.44	128.31	£2,303
Bromley Road Kingsway	GL2 2JA	June 2016	Detached	£275,995	£2,300	120	111.80	128.15	£2,636
Bromley Road Kingsway	GL2 2JA	June 2016	Semi	£210,995	£2,605	81	112.44	128.31	£2,973
Bromley Road Kingsway	GL2 2JA	June 2016	Semi	£203,000	£2,506	81	112.44	128.31	£2,860
Bromley Road Kingsway	GL2 2JB	November 2016	Terraced	£216,995	£1,991	109	113.84	125.35	£2,192
Bromley Road Kingsway	GL2 2JB	November 2016	Terraced	£196,995	£2,662	74	113.84	125.35	£2,931
Bromley Road Kingsway	GL2 2JB	September 2016	Semi	£200,995	£2,716	74	112.53	128.31	£3,097
Bromley Road Kingsway	GL2 2JB	September 2016	Semi	£200,995	£2,716	74	112.53	128.31	£3,097
Bromley Road Kingsway	GL2 2JB	September 2016	Semi	£200,000	£2,703	74	112.53	128.31	£3,082
Bromley Road Kingsway	GL2 2JB	September 2016	Semi	£192,995	£2,608	74	112.53	128.31	£2,974
Bromley Road Kingsway	GL2 2JB	September 2016	Semi	£212,995	£2,630	81	112.53	128.31	£2,998
Bromley Road Kingsway	GL2 2JB	September 2016	Semi	£212,995	£2,630	81	112.53	128.31	£2,998
Bromley Road Kingsway	GL2 2JB	November 2016	Terraced	£194,000	£2,622	74	113.84	125.35	£2,887
Bromley Road Kingsway	GL2 2JB	September 2016	Terraced	£167,000	£2,738	61	112.29	125.35	£3,056
Bromley Road Kingsway	GL2 2JB	October 2016	Terraced	£203,995	£2,757	74	112.92	125.35	£3,060
Bromley Road Kingsway	GL2 2JB	March 2017	Terraced	£127,500	£2,090	61	111.55	125.35	£2,349
Bromley Road Kingsway	GL2 2JB	December 2016	Terraced	£140,625	£1,900	74	114.15	125.35	£2,087
Bromley Road Kingsway	GL2 2JB	January 2017	Semi	£142,500	£1,926	74	113.64	128.31	£2,174
Bromley Road Kingsway	GL2 2JB	December 2016	Detached	£262,995	£2,348	112	116.24	128.15	£2,589
Bromley Road Kingsway	GL2 2JB	December 2016	Semi	£280,000	£2,333	120	115.32	128.31	£2,596
Bromley Road Kingsway	GL2 2JB	May 2017	Detached	£282,995	£2,358	120	117.06	128.15	£2,582
Bromley Road Kingsway	GL2 2JB	December 2016	Detached	£263,000	£2,348	112	116.24	128.15	£2,589
Bromley Road Kingsway	GL2 2JB	December 2016	Detached	£225,000	£2,679	84	116.24	128.15	£2,953
Bromley Road Kingsway	GL2 2JB	December 2016	Detached	£225,500	£2,685	84	116.24	128.15	£2,960
Bromley Road Kingsway	GL2 2JB	May 2017	Detached	£263,995	£2,357	112	117.06	128.15	£2,580
Bromley Road Kingsway	GL2 2JB	December 2016	Detached	£282,995	£2,358	120	116.24	128.15	£2,600
Hixon Walk Kingsway	GL2 2JE	October 2017	Detached	£295,995	£2,349	126	122.19	128.15	£2,464
Hixon Walk Kingsway	GL2 2JE	November 2017	Terraced	£225,000	£2,778	81	120.78	125.35	£2,883
Hixon Walk Kingsway	GL2 2JE	November 2017	Terraced	£220,000	£2,716	81	120.78	125.35	£2,819
Hixon Walk Kingsway	GL2 2JE	November 2017	Terraced	£220,000	£2,716	81	120.78	125.35	£2,819
Hixon Walk Kingsway	GL2 2JE	October 2017	Semi	£205,000	£2,770	74	122.22	128.31	£2,908
Hixon Walk Kingsway	GL2 2JE	October 2017	Semi	£205,000	£2,770	74	122.22	128.31	£2,908
Hixon Walk Kingsway	GL2 2JE	October 2017	Semi	£146,250	£1,976	74	122.22	128.31	£2,075
Hixon Walk Kingsway	GL2 2JE	June 2017	Terraced	£127,500	£2,090	61	115.70	125.35	£2,264
Hixon Walk Kingsway	GL2 2JE	May 2017	Semi	£129,375	£2,121	61	116.88	128.31	£2,328

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Hixon Walk Kingsway	GL2 2JE	June 2017	Semi	£131,250	£2,152	61	117.03	128.31	£2,359
Hixon Walk Kingsway	GL2 2JE	February 2017	Semi	£203,995	£2,757	74	112.26	128.31	£3,151
Hixon Walk Kingsway	GL2 2JE	February 2017	Semi	£204,500	£2,764	74	112.26	128.31	£3,159
Hixon Walk Kingsway	GL2 2JE	June 2017	Detached	£295,995	£2,368	125	116.81	128.15	£2,598
Hixon Walk Kingsway	GL2 2JE	March 2017	Detached	£263,995	£2,357	112	113.71	128.15	£2,656
Hixon Walk Kingsway	GL2 2JE	December 2016	Detached	£265,000	£2,366	112	116.24	128.15	£2,609
Naas Lane	GL2 2SA	February 2014	Detached	£242,000	£2,068	117	93.25	128.15	£2,842
Naas Lane	GL2 2SA	April 2016	Terraced	£115,995	£1,547	75	108.26	125.35	£1,791
Naas Lane	GL2 2SA	April 2016	Terraced	£118,995	£1,587	75	108.26	125.35	£1,837
Naas Lane	GL2 2SA	October 2015	Semi	£149,500	£2,492	60	104.45	128.31	£3,061
Naas Lane	GL2 2SA	October 2015	Semi	£150,000	£2,500	60	104.45	128.31	£3,071
Naas Lane	GL2 2SA	January 2016	Detached	£244,995	£2,663	92	108.38	128.15	£3,149
Lime Tree Avenue	GL2 4AU	March 2014	Terraced	£167,995	£2,100	80	93.15	125.35	£2,826
Bridge Keepers Way	GL2 4BD	February 2014	Detached	£329,995	£2,200	150	93.25	128.15	£3,023
Bridge Keepers Way	GL2 4BD	January 2014	Semi	£199,995	£2,247	89	92.28	128.31	£3,125
Hunts Grove Drive	GL2 4BH	October 2016	Semi	£222,500	£2,217	100	113.65	128.31	£2,503
Blossom Court	GL2 4BT	May 2015	Semi	£184,995	£2,229	83	100.47	128.31	£2,846
Blossom Court	GL2 4BT	June 2015	Semi	£184,995	£2,229	83	101.11	128.31	£2,828
Blossom Court	GL2 4BT	June 2015	Semi	£189,995	£2,289	83	101.11	128.31	£2,905
Blossom Court	GL2 4BT	September 2015	Semi	£189,995	£2,289	83	104.65	128.31	£2,807
Blossom Court	GL2 4BT	July 2015	Detached	£249,995	£2,232	112	102.07	128.15	£2,802
Blossom Court	GL2 4BT	April 2015	Detached	£249,995	£2,232	112	99.66	128.15	£2,870
Blossom Court	GL2 4BT	April 2015	Detached	£249,995	£2,232	112	99.66	128.15	£2,870
Meerbrook Way	GL2 4BW	November 2015	Semi	£269,000	£2,187	123	104.99	128.31	£2,673
Meerbrook Way	GL2 4BW	June 2015	Semi	£220,000	£1,833	120	101.11	128.31	£2,327
Meerbrook Way	GL2 4BW	May 2015	Semi	£163,995	£2,603	63	100.47	128.31	£3,324
Underleaf Close	GL2 4BX	December 2014	Detached	£262,995	£2,458	107	100.21	128.15	£3,143
Foxwhelp Way	GL2 4BY	December 2014	Semi	£239,995	£2,000	120	100.15	128.31	£2,562
Foxwhelp Way	GL2 4BY	March 2015	Semi	£255,000	£2,073	123	99.75	128.31	£2,667
Foxwhelp Way	GL2 4BY	August 2015	Detached	£299,995	£2,290	131	103.60	128.15	£2,833
Foxwhelp Way	GL2 4BY	February 2015	Semi	£158,995	£2,524	63	99.23	128.31	£3,263
Foxwhelp Way	GL2 4BY	March 2015	Semi	£205,995	£2,675	77	99.75	128.31	£3,441
Foxwhelp Way	GL2 4BY	June 2015	Semi	£208,995	£2,714	77	101.11	128.31	£3,444
Foxwhelp Way	GL2 4BY	September 2015	Semi	£210,995	£2,740	77	104.65	128.31	£3,360
Foxwhelp Way	GL2 4BY	September 2015	Semi	£210,995	£2,740	77	104.65	128.31	£3,360
Foxwhelp Way	GL2 4BY	October 2015	Detached	£276,995	£2,589	107	104.80	128.15	£3,166
Foxwhelp Way	GL2 4BY	October 2015	Detached	£275,995	£2,579	107	104.80	128.15	£3,154
Foxwhelp Way	GL2 4DA	August 2015	Semi	£269,000	£2,187	123	103.97	128.31	£2,699
Foxwhelp Way	GL2 4DA	June 2015	Detached	£269,995	£2,523	107	100.83	128.15	£3,207
Foxwhelp Way	GL2 4DA	June 2015	Semi	£244,995	£2,042	120	101.11	128.31	£2,591
Foxwhelp Way	GL2 4DA	June 2015	Semi	£206,500	£2,682	77	101.11	128.31	£3,403
Foxwhelp Way	GL2 4DA	June 2015	Semi	£200,995	£2,610	77	101.11	128.31	£3,313
Foxwhelp Way	GL2 4DA	October 2015	Semi	£255,995	£2,133	120	104.45	128.31	£2,621
Foxwhelp Way	GL2 4DA	October 2015	Semi	£266,995	£2,171	123	104.45	128.31	£2,667
Foxwhelp Way	GL2 4DA	September 2015	Terraced	£169,995	£2,698	63	104.57	125.35	£3,235
Foxwhelp Way	GL2 4DA	October 2015	Terraced	£170,995	£2,714	63	104.34	125.35	£3,261
Foxwhelp Way	GL2 4DA	September 2015	Terraced	£170,995	£2,714	63	104.57	125.35	£3,254
Foxwhelp Way	GL2 4DA	October 2015	Terraced	£170,000	£2,698	63	104.34	125.35	£3,242
Yew Tree Close	GL2 4NG	December 2014	Detached	£310,000	£2,109	147	100.21	128.15	£2,697
Yew Tree Close	GL2 4NG	September 2014	Semi	£220,000	£1,930	114	98.43	128.31	£2,516
Yew Tree Close	GL2 4NG	January 2015	Semi	£220,000	£2,973	74	100.00	128.31	£3,815
Yew Tree Close	GL2 4NG	December 2014	Detached	£310,000	£2,053	151	100.21	128.15	£2,625
Yew Tree Close	GL2 4NG	January 2015	Semi	£232,000	£3,039	76	100.00	128.31	£3,899
Yew Tree Close	GL2 4NG	December 2014	Semi	£232,000	£1,950	119	100.15	128.31	£2,498
Yew Tree Close	GL2 4NG	August 2015	Semi	£299,999	£2,041	147	103.97	128.31	£2,519
Yew Tree Close	GL2 4NG	December 2014	Semi	£220,000	£1,930	114	100.15	128.31	£2,472
Yew Tree Close	GL2 4NG	December 2014	Semi	£228,000	£2,000	114	100.15	128.31	£2,562
Yew Tree Close	GL2 4NG	March 2015	Detached	£309,250	£2,163	143	99.49	128.15	£2,786
Quayside Way	GL2 5EX	June 2014	Detached	£300,000	£2,098	143	93.93	128.15	£2,862
Quayside Way	GL2 5FP	January 2014	Terraced	£179,950	£1,977	91	92.44	125.35	£2,681
Quayside Way	GL2 5FP	January 2014	Terraced	£169,950	£2,207	77	92.44	125.35	£2,993
Quayside Way	GL2 5FP	January 2014	Terraced	£179,950	£1,977	91	92.44	125.35	£2,681
Canal Court	GL2 5GG	January 2014	Terraced	£168,000	£2,211	76	92.44	125.35	£2,998
Canal Court	GL2 5GG	June 2014	Detached	£245,000	£2,025	121	93.93	128.15	£2,762
Canal Court	GL2 5GG	March 2014	Detached	£249,995	£2,066	121	92.98	128.15	£2,848
Canal Court	GL2 5GG	August 2014	Detached	£249,995	£2,066	121	97.76	128.15	£2,708
Canal Court	GL2 5GG	July 2014	Detached	£260,000	£1,793	145	95.36	128.15	£2,410
Canal Court	GL2 5GG	March 2014	Detached	£249,995	£2,066	121	92.98	128.15	£2,848
Canal Court	GL2 5GG	July 2014	Detached	£249,995	£2,066	121	95.36	128.15	£2,777
Canal Court	GL2 5GG	March 2014	Detached	£228,000	£2,054	111	92.98	128.15	£2,831
Canal Court	GL2 5GG	June 2014	Detached	£278,000	£1,917	145	93.93	128.15	£2,616
Canal Court	GL2 5GG	April 2014	Detached	£295,000	£2,063	143	92.49	128.15	£2,858
Canal Court	GL2 5GG	April 2014	Detached	£280,000	£1,931	145	92.49	128.15	£2,676
Canal Court	GL2 5GG	April 2014	Detached	£293,000	£2,063	142	92.49	128.15	£2,859
Canal Court	GL2 5GG	February 2014	Detached	£230,000	£2,072	111	93.25	128.15	£2,848
Canal Court	GL2 5GG	May 2014	Detached	£295,000	£2,063	143	92.68	128.15	£2,852
Canal Court	GL2 5GG	April 2014	Detached	£295,000	£2,077	142	92.49	128.15	£2,878
Bridle Court	GL2 5LD	September 2014	Terraced	£159,500	£2,750	58	99.23	125.35	£3,474

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Newark Court	GL2 5XF	July 2016	Detached	£425,000	£2,796	152	112.78	128.15	£3,177
Newark Court	GL2 5XF	January 2016	Detached	£380,000	£2,714	140	108.38	128.15	£3,209
Newark Court	GL2 5XF	December 2015	Detached	£380,000	£3,089	123	106.33	128.15	£3,723
Newark Court	GL2 5XF	October 2015	Semi	£350,000	£2,518	139	104.45	128.31	£3,093
Newark Court	GL2 5XF	February 2016	Detached	£390,000	£3,171	123	108.53	128.15	£3,744
Newark Court	GL2 5XF	January 2016	Semi	£350,000	£2,518	139	108.58	128.31	£2,976
Newark Court	GL2 5XF	March 2016	Detached	£450,000	£2,980	151	108.84	128.15	£3,509
Newark Court	GL2 5XF	October 2015	Detached	£385,000	£2,750	140	104.80	128.15	£3,363
Buscombe Gardens	GL3 3QG	November 2015	Semi	£259,995	£2,149	121	104.99	128.31	£2,626
Buscombe Gardens	GL3 3QG	November 2015	Semi	£260,995	£2,157	121	104.99	128.31	£2,636
Bircher Way	GL3 3QL	December 2015	Terraced	£272,000	£2,248	121	105.79	125.35	£2,664
Bircher Way	GL3 3QL	February 2016	Terraced	£265,000	£2,190	121	108.20	125.35	£2,537
Bircher Way	GL3 3QL	December 2015	Terraced	£270,000	£2,231	121	105.79	125.35	£2,644
Bircher Way	GL3 3QL	February 2016	Detached	£224,995	£2,922	77	108.53	128.15	£3,450
Bircher Way	GL3 3QL	April 2016	Detached	£286,995	£2,682	107	108.57	128.15	£3,166
Bircher Way	GL3 3QL	February 2016	Detached	£273,995	£2,561	107	108.53	128.15	£3,024
Bircher Way	GL3 3QL	February 2016	Detached	£284,995	£2,664	107	108.53	128.15	£3,145
Bircher Way	GL3 3QL	February 2016	Terraced	£218,995	£2,844	77	108.20	125.35	£3,295
Bircher Way	GL3 3QL	February 2016	Terraced	£214,995	£2,792	77	108.20	125.35	£3,235
Bircher Way	GL3 3QL	February 2016	Terraced	£217,995	£2,831	77	108.20	125.35	£3,280
Bircher Way	GL3 3QL	April 2016	Semi	£272,000	£2,248	121	108.64	128.31	£2,655
Bircher Way	GL3 3QL	April 2016	Semi	£280,000	£2,258	124	108.64	128.31	£2,667
Bircher Way	GL3 3QL	April 2016	Detached	£281,995	£2,518	112	108.57	128.15	£2,972
Bircher Way	GL3 3QL	April 2016	Semi	£246,995	£2,445	101	108.64	128.31	£2,888
Bircher Way	GL3 3QL	April 2016	Semi	£249,995	£2,475	101	108.64	128.31	£2,923
Bircher Way	GL3 3QL	June 2016	Detached	£291,995	£2,729	107	111.80	128.15	£3,128
Bircher Way	GL3 3QL	June 2016	Detached	£291,995	£2,729	107	111.80	128.15	£3,128
Bircher Way	GL3 3QL	May 2016	Detached	£332,995	£2,523	132	109.81	128.15	£2,944
Bircher Way	GL3 3QL	April 2016	Detached	£330,995	£2,508	132	108.57	128.15	£2,960
Bircher Way	GL3 3QL	December 2015	Semi	£245,995	£2,436	101	106.16	128.31	£2,944
Bircher Way	GL3 3QL	November 2015	Semi	£246,995	£2,445	101	104.99	128.31	£2,989
Churchdown Lane	GL3 3QQ	October 2015	Detached	£389,995	£2,000	195	104.80	128.15	£2,446
Churchdown Lane	GL3 3QQ	September 2015	Detached	£281,995	£2,136	132	104.70	128.15	£2,615
Churchdown Lane	GL3 3QQ	September 2015	Detached	£316,995	£2,830	112	104.70	128.15	£3,464
Churchdown Lane	GL3 3QQ	December 2015	Detached	£399,995	£2,051	195	106.33	128.15	£2,472
Churchdown Lane	GL3 3QQ	June 2015	Detached	£279,995	£2,500	112	100.83	128.15	£3,177
Churchdown Lane	GL3 3QQ	June 2015	Detached	£267,995	£2,505	107	100.83	128.15	£3,183
Bircher Way	GL3 3QW	May 2015	Semi	£234,995	£2,327	101	100.47	128.31	£2,971
Bircher Way	GL3 3QW	June 2015	Semi	£239,995	£2,376	101	101.11	128.31	£3,015
Bircher Way	GL3 3QW	September 2016	Detached	£296,995	£2,652	112	112.48	128.15	£3,021
Bircher Way	GL3 3QW	September 2016	Semi	£255,995	£2,535	101	112.53	128.31	£2,890
Bircher Way	GL3 3QW	September 2016	Semi	£255,995	£2,535	101	112.53	128.31	£2,890
Bircher Way	GL3 3QW	June 2016	Semi	£251,995	£2,495	101	112.44	128.31	£2,847
Bircher Way	GL3 3QW	June 2016	Semi	£240,995	£2,386	101	112.44	128.31	£2,723
Bircher Way	GL3 3QW	June 2016	Semi	£253,995	£2,515	101	112.44	128.31	£2,870
Bircher Way	GL3 3QW	June 2016	Semi	£240,995	£2,386	101	112.44	128.31	£2,723
Donaldson Drive	GL3 4GR	January 2015	Detached	£325,000	£1,912	170	100.00	128.15	£2,450
Beverstone Road	GL4 0WA	December 2014	Terraced	£193,995	£1,764	110	100.29	125.35	£2,204
Swangrove Gardens	GL4 0WD	May 2014	Terraced	£115,995	£2,148	54	93.76	125.35	£2,872
Lasborough Drive	GL4 0WG	September 2014	Terraced	£189,995	£1,727	110	99.23	125.35	£2,182
Lasborough Drive	GL4 0WG	September 2014	Terraced	£191,995	£1,745	110	99.23	125.35	£2,205
Lasborough Drive	GL4 0WG	November 2014	Terraced	£190,995	£1,752	109	99.99	125.35	£2,197
Lasborough Drive	GL4 0WG	June 2014	Terraced	£112,000	£2,074	54	95.17	125.35	£2,732
Hale Close	GL4 0WH	June 2014	Terraced	£110,000	£2,037	54	95.17	125.35	£2,683
Hale Close	GL4 0WH	June 2014	Terraced	£112,995	£2,093	54	95.17	125.35	£2,756
Hale Close	GL4 0WH	June 2014	Terraced	£111,995	£2,074	54	95.17	125.35	£2,732
Painswick Road	GL4 4BY	February 2015	Detached	£380,000	£2,734	139	98.99	128.15	£3,539
Awebridge Way	GL4 4FQ	February 2015	Detached	£225,000	£1,490	151	98.99	128.15	£1,929
Awebridge Way	GL4 4FQ	January 2015	Detached	£210,000	£1,382	152	100.00	128.15	£1,770
Awebridge Way	GL4 4FQ	March 2015	Detached	£230,000	£1,523	151	99.49	128.15	£1,962
Awebridge Way	GL4 4FQ	November 2014	Detached	£270,000	£2,061	131	99.63	128.15	£2,651
Awebridge Way	GL4 4FQ	February 2015	Detached	£240,000	£1,589	151	98.99	128.15	£2,058
Awebridge Way	GL4 4FQ	February 2015	Detached	£285,000	£2,176	131	98.99	128.15	£2,816
Awebridge Way	GL4 4FQ	October 2014	Detached	£250,000	£1,656	151	98.84	128.15	£2,147
Awebridge Way	GL4 4FQ	April 2015	Detached	£237,000	£1,570	151	99.66	128.15	£2,018
Awebridge Way	GL4 4FQ	January 2015	Detached	£245,000	£2,207	111	100.00	128.15	£2,829
Awebridge Way	GL4 4FQ	March 2015	Detached	£275,000	£2,099	131	99.49	128.15	£2,704
Awebridge Way	GL4 4FQ	February 2015	Detached	£245,000	£1,623	151	98.99	128.15	£2,100
Awebridge Way	GL4 4FQ	April 2015	Detached	£238,000	£2,144	111	99.66	128.15	£2,757
Awebridge Way	GL4 4FQ	May 2016	Detached	£235,000	£2,765	85	109.81	128.15	£3,226
Awebridge Way	GL4 4FQ	July 2015	Detached	£239,995	£1,589	151	102.07	128.15	£1,995
Rivendell Court	GL4 6DA	October 2015	Detached	£270,000	£2,872	94	104.80	128.15	£3,512
Rivendell Court	GL4 6DA	March 2016	Semi	£266,000	£2,145	124	108.85	128.31	£2,529
Rivendell Court	GL4 6DA	March 2016	Semi	£262,000	£2,239	117	108.85	128.31	£2,640
Matson Lane	GL4 6ED	June 2014	Semi	£179,950	£1,233	146	94.65	128.31	£1,671
Marlstone Close	GL4 6ES	August 2015	Detached	£185,000	£2,202	84	103.60	128.15	£2,724
Marlstone Close	GL4 6ES	June 2014	Semi	£182,000	£2,000	91	94.65	128.31	£2,711
Marlstone Close	GL4 6ES	August 2015	Detached	£200,000	£1,905	105	103.60	128.15	£2,356

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Marlstone Close	GL4 6ES	September 2014	Semi	£175,000	£1,923	91	98.43	128.31	£2,507
Marlstone Close	GL4 6ES	April 2015	Detached	£235,000	£2,238	105	99.66	128.15	£2,878
Marlstone Close	GL4 6ES	July 2014	Terraced	£168,000	£2,154	78	96.57	125.35	£2,796
Marlstone Close	GL4 6ES	October 2014	Detached	£199,000	£1,895	105	98.84	128.15	£2,457
Marlstone Close	GL4 6ES	October 2014	Detached	£199,000	£1,895	105	98.84	128.15	£2,457
Marlstone Close	GL4 6ES	June 2014	Terraced	£165,000	£2,115	78	95.17	125.35	£2,786
Marlstone Close	GL4 6ES	June 2014	Detached	£188,100	£2,239	84	93.93	128.15	£3,055
Marlstone Close	GL4 6ES	September 2014	Terraced	£182,800	£1,647	111	99.23	125.35	£2,080
Marlstone Close	GL4 6ES	June 2014	Detached	£230,000	£2,000	115	93.93	128.15	£2,729
Marlstone Close	GL4 6ES	June 2014	Detached	£215,000	£1,903	113	93.93	128.15	£2,596
Marlstone Close	GL4 6ES	July 2014	Detached	£175,000	£2,083	84	95.36	128.15	£2,800
Marlstone Close	GL4 6ES	September 2014	Detached	£220,000	£1,947	113	98.30	128.15	£2,538
Marlstone Close	GL4 6ES	June 2015	Semi	£150,000	£2,500	60	101.11	128.31	£3,173
Marlstone Close	GL4 6ES	June 2015	Semi	£150,000	£2,500	60	101.11	128.31	£3,173
Marlstone Close	GL4 6ES	November 2014	Semi	£144,000	£2,400	60	99.61	128.31	£3,091
Marlstone Close	GL4 6ES	November 2014	Semi	£144,000	£2,400	60	99.61	128.31	£3,091
Marlstone Close	GL4 6ES	April 2015	Detached	£199,995	£1,770	113	99.66	128.15	£2,276
Marlstone Close	GL4 6ES	June 2015	Semi	£191,000	£1,540	124	101.11	128.31	£1,955
Marlstone Close	GL4 6ES	January 2015	Detached	£205,000	£1,814	113	100.00	128.15	£2,325
Marlstone Close	GL4 6ES	February 2015	Terraced	£187,500	£1,512	124	99.34	125.35	£1,908
Marlstone Close	GL4 6ES	December 2014	Detached	£199,000	£1,895	105	100.21	128.15	£2,424
Marlstone Close	GL4 6ES	December 2014	Semi	£192,000	£1,548	124	100.15	128.31	£1,984
Marlstone Close	GL4 6ES	December 2014	Detached	£199,995	£1,905	105	100.21	128.15	£2,436
Marlstone Close	GL4 6ES	November 2014	Terraced	£181,000	£1,460	124	99.99	125.35	£1,830
Marlstone Close	GL4 6ES	March 2015	Detached	£210,000	£2,000	105	99.49	128.15	£2,576
Marlstone Close	GL4 6ES	December 2014	Detached	£225,000	£2,064	109	100.21	128.15	£2,640
Marlstone Close	GL4 6ES	December 2014	Detached	£207,500	£1,976	105	100.21	128.15	£2,527
Marlstone Close	GL4 6ES	November 2014	Terraced	£165,000	£2,115	78	99.99	125.35	£2,652
Marlstone Close	GL4 6ES	December 2014	Detached	£217,000	£2,067	105	100.21	128.15	£2,643
Marlstone Close	GL4 6ES	November 2014	Semi	£155,000	£1,987	78	99.61	128.31	£2,560
Marlstone Close	GL4 6ES	December 2014	Detached	£220,000	£2,095	105	100.21	128.15	£2,679
Marlstone Close	GL4 6ES	May 2015	Detached	£223,000	£1,906	117	100.31	128.15	£2,435
Marlstone Close	GL4 6ES	April 2015	Detached	£199,000	£2,488	80	99.66	128.15	£3,199
Reservoir Road	GL4 6TJ	May 2017	Detached	£438,000	£2,940	149	117.06	128.15	£3,218
Reservoir Road	GL4 6TJ	August 2016	Detached	£461,000	£1,851	249	113.14	128.15	£2,097
Reservoir Road	GL4 6TJ	October 2016	Detached	£485,000	£2,771	175	113.92	128.15	£3,118
Reservoir Road	GL4 6TJ	February 2017	Detached	£415,187	£3,328	125	113.30	128.15	£3,765
Reservoir Road	GL4 6TJ	November 2016	Detached	£350,000	£4,790	73	115.65	128.15	£5,308
Reservoir Road	GL4 6TJ	September 2017	Detached	£407,500	£2,735	149	120.01	128.15	£2,920
College Drive	GL51 8NY	March 2016	Terraced	£270,000	£2,143	126	108.20	125.35	£2,483
Moonstone Grove	GL52 7ZE	November 2016	Terraced	£198,000	£3,356	59	113.84	125.35	£3,695
The Furrows	GL54 2RL	November 2016	Detached	£454,950	£3,640	125	115.65	128.15	£4,033
Heron Close	GL7 5WG	February 2015	Detached	£555,995	£3,564	156	98.99	128.15	£4,614
Station Road	GL1 1AP	July 2016	Flat	£150,750	£2,065	73	112.72	123.84	£2,269
Station Road	GL1 1AP	January 2017	Flat	£139,000	£2,044	68	113.02	123.84	£2,240
Station Road	GL1 1AP	June 2016	Flat	£156,500	£2,566	61	111.61	123.84	£2,847
Station Road	GL1 1AP	December 2016	Flat	£147,500	£1,967	75	114.92	123.84	£2,119
Station Road	GL1 1AP	March 2017	Flat	£152,500	£2,148	71	112.92	123.84	£2,356
Station Road	GL1 1AP	October 2016	Flat	£142,000	£2,088	68	112.97	123.84	£2,289
Station Road	GL1 1AP	July 2016	Flat	£148,499	£2,092	71	112.72	123.84	£2,298
Station Road	GL1 1AP	June 2016	Flat	£145,000	£2,197	66	111.61	123.84	£2,438
Station Road	GL1 1AP	July 2016	Flat	£150,750	£2,065	73	112.72	123.84	£2,269
Station Road	GL1 1AP	October 2016	Flat	£142,000	£2,088	68	112.97	123.84	£2,289
Station Road	GL1 1AP	June 2016	Flat	£153,500	£2,516	61	111.61	123.84	£2,792
Station Road	GL1 1AP	June 2016	Flat	£148,000	£1,973	75	111.61	123.84	£2,190
Station Road	GL1 1AP	March 2017	Flat	£140,000	£1,972	71	112.92	123.84	£2,163
Friars Orchard	GL1 1GA	July 2015	Flat	£162,500	£2,257	72	101.86	123.84	£2,744
Friars Orchard	GL1 1GA	December 2015	Flat	£159,995	£2,253	71	104.58	123.84	£2,668
Friars Orchard	GL1 1GA	August 2015	Flat	£150,000	£1,948	77	102.97	123.84	£2,343
Friars Orchard	GL1 1GA	July 2015	Flat	£162,000	£2,382	68	101.86	123.84	£2,896
Friars Orchard	GL1 1GA	February 2016	Flat	£160,000	£2,254	71	107.20	123.84	£2,603
Friars Orchard	GL1 1GA	June 2015	Flat	£150,000	£1,948	77	100.55	123.84	£2,399
Friars Orchard	GL1 1GA	June 2015	Flat	£150,000	£2,206	68	100.55	123.84	£2,717
Friars Orchard	GL1 1GA	October 2015	Flat	£110,000	£2,157	51	103.40	123.84	£2,583
Friars Orchard	GL1 1GA	February 2016	Flat	£162,500	£2,110	77	107.20	123.84	£2,438
Friars Orchard	GL1 1GA	September 2015	Flat	£105,000	£2,019	52	103.85	123.84	£2,408
Friars Orchard	GL1 1GA	August 2015	Flat	£165,000	£2,292	72	102.97	123.84	£2,756
Friars Orchard	GL1 1GA	February 2016	Flat	£155,000	£2,183	71	107.20	123.84	£2,522
Friars Orchard	GL1 1GA	October 2015	Flat	£159,950	£2,077	77	103.40	123.84	£2,488
Friars Orchard	GL1 1GA	October 2015	Flat	£161,500	£2,375	68	103.40	123.84	£2,844
Friars Orchard	GL1 1GA	August 2015	Flat	£163,000	£2,264	72	102.97	123.84	£2,723
Friars Orchard	GL1 1GA	August 2015	Flat	£115,900	£2,229	52	102.97	123.84	£2,681
Friars Orchard	GL1 1GA	June 2015	Flat	£161,500	£2,097	77	100.55	123.84	£2,583
Friars Orchard	GL1 1GA	December 2015	Flat	£159,995	£2,253	71	104.58	123.84	£2,668
Friars Orchard	GL1 1GA	June 2015	Flat	£152,500	£2,118	72	100.55	123.84	£2,609
Friars Orchard	GL1 1GA	August 2015	Flat	£160,000	£2,353	68	102.97	123.84	£2,830
Friars Orchard	GL1 1GA	June 2015	Flat	£162,500	£2,110	77	100.55	123.84	£2,599
Friars Orchard	GL1 1GA	October 2015	Flat	£160,000	£2,254	71	103.40	123.84	£2,699

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Friars Orchard	GL1 1GA	June 2015	Flat	£158,000	£2,194	72	100.55	123.84	£2,703
Friars Orchard	GL1 1GA	August 2015	Flat	£160,000	£2,078	77	102.97	123.84	£2,499
Friars Orchard	GL1 1GA	August 2015	Flat	£115,900	£2,273	51	102.97	123.84	£2,733
Friars Orchard	GL1 1GA	June 2015	Flat	£162,300	£2,254	72	100.55	123.84	£2,776
Friars Orchard	GL1 1GA	September 2015	Flat	£160,000	£2,353	68	103.85	123.84	£2,806
Friars Orchard	GL1 1GA	August 2015	Flat	£159,750	£2,075	77	102.97	123.84	£2,495
Friars Orchard	GL1 1GA	February 2016	Flat	£155,000	£2,183	71	107.20	123.84	£2,522
Friars Orchard	GL1 1GA	June 2015	Flat	£152,500	£2,243	68	100.55	123.84	£2,762
Friars Orchard	GL1 1GD	October 2016	Flat	£108,000	£1,521	71	112.97	123.84	£1,667
Friars Orchard	GL1 1GD	October 2016	Flat	£109,000	£2,224	49	112.97	123.84	£2,439
Friars Orchard	GL1 1GD	March 2017	Flat	£156,000	£2,229	70	112.92	123.84	£2,444
Friars Orchard	GL1 1GD	May 2017	Flat	£150,000	£2,174	69	117.38	123.84	£2,294
Friars Orchard	GL1 1GD	February 2017	Flat	£150,000	£2,055	73	112.47	123.84	£2,263
Friars Orchard	GL1 1GD	March 2017	Flat	£156,500	£2,236	70	112.92	123.84	£2,452
Friars Orchard	GL1 1GD	June 2017	Flat	£150,000	£2,206	68	117.84	123.84	£2,318
Friars Orchard	GL1 1GD	October 2016	Flat	£109,000	£2,224	49	112.97	123.84	£2,439
Friars Orchard	GL1 1GD	October 2016	Flat	£109,000	£2,224	49	112.97	123.84	£2,439
Friars Orchard	GL1 1GD	April 2017	Flat	£153,000	£2,186	70	115.98	123.84	£2,334
Friars Orchard	GL1 1GD	March 2017	Flat	£110,000	£2,245	49	112.92	123.84	£2,462
Friars Orchard	GL1 1GD	April 2017	Flat	£156,500	£2,268	69	115.98	123.84	£2,422
Friars Orchard	GL1 1GD	February 2017	Flat	£159,500	£2,185	73	112.47	123.84	£2,406
Friars Orchard	GL1 1GD	December 2016	Flat	£164,500	£2,350	70	114.92	123.84	£2,532
Friars Orchard	GL1 1GD	February 2017	Flat	£164,000	£2,412	68	112.47	123.84	£2,656
Friars Orchard	GL1 1GD	November 2016	Flat	£109,000	£2,224	49	114.24	123.84	£2,411
Friars Orchard	GL1 1GD	October 2016	Flat	£108,000	£2,204	49	112.97	123.84	£2,416
Friars Orchard	GL1 1GD	October 2016	Flat	£163,750	£2,339	70	112.97	123.84	£2,564
Friars Orchard	GL1 1GD	December 2016	Flat	£164,500	£2,384	69	114.92	123.84	£2,569
Friars Orchard	GL1 1GD	December 2016	Flat	£164,500	£2,253	73	114.92	123.84	£2,428
Friars Orchard	GL1 1GD	October 2016	Flat	£162,000	£2,314	70	112.97	123.84	£2,537
Friars Orchard	GL1 1GD	November 2016	Flat	£108,000	£2,204	49	114.24	123.84	£2,389
Friars Orchard	GL1 1GD	December 2016	Flat	£164,500	£2,419	68	114.92	123.84	£2,607
Friars Orchard	GL1 1GD	October 2016	Flat	£110,000	£2,245	49	112.97	123.84	£2,461
Friars Orchard	GL1 1GD	October 2016	Flat	£110,000	£2,245	49	112.97	123.84	£2,461
Friars Orchard	GL1 1GD	October 2016	Flat	£164,500	£2,350	70	112.97	123.84	£2,576
Friars Orchard	GL1 1GD	October 2016	Flat	£165,000	£2,391	69	112.97	123.84	£2,621
Friars Orchard	GL1 1GD	October 2016	Flat	£161,000	£2,205	73	112.97	123.84	£2,418
Friars Orchard	GL1 1GD	December 2016	Flat	£150,000	£2,143	70	114.92	123.84	£2,309
Friars Orchard	GL1 1GD	December 2016	Flat	£150,000	£2,174	69	114.92	123.84	£2,343
Friars Orchard	GL1 1GD	October 2016	Flat	£103,000	£2,102	49	112.97	123.84	£2,304
Friars Orchard	GL1 1GD	March 2017	Flat	£155,500	£2,221	70	112.92	123.84	£2,436
Friars Orchard	GL1 1GD	March 2017	Flat	£155,500	£2,287	68	112.92	123.84	£2,508
Friars Orchard	GL1 1GD	October 2016	Flat	£106,000	£2,163	49	112.97	123.84	£2,371
Friars Orchard	GL1 1GE	November 2017	Flat	£105,995	£2,120	50	121.73	123.84	£2,157
Friars Orchard	GL1 1GE	November 2017	Flat	£158,995	£2,271	70	121.73	123.84	£2,311
Friars Orchard	GL1 1GE	December 2017	Flat	£149,995	£2,206	68	122.27	123.84	£2,234
Friars Orchard	GL1 1GE	November 2017	Flat	£162,500	£2,390	68	121.73	123.84	£2,431
Friars Orchard	GL1 1GE	December 2017	Flat	£152,000	£2,203	69	122.27	123.84	£2,231
Friars Orchard	GL1 1GE	November 2017	Flat	£113,000	£2,354	48	121.73	123.84	£2,395
Friars Orchard	GL1 1GE	November 2017	Flat	£114,000	£2,280	50	121.73	123.84	£2,320
Friars Orchard	GL1 1GE	November 2017	Flat	£111,000	£2,413	46	121.73	123.84	£2,455
Friars Orchard	GL1 1GE	December 2017	Flat	£153,000	£2,217	69	122.27	123.84	£2,246
Friars Orchard	GL1 1GE	January 2018	Flat	£150,500	£2,213	68	120.18	123.84	£2,281
Friars Orchard	GL1 1GE	November 2017	Flat	£110,000	£2,391	46	121.73	123.84	£2,433
Friars Orchard	GL1 1GE	December 2017	Flat	£159,995	£2,286	70	122.27	123.84	£2,315
Friars Orchard	GL1 1GE	January 2018	Flat	£159,995	£2,353	68	120.18	123.84	£2,425
Friars Orchard	GL1 1GE	November 2017	Flat	£158,995	£2,338	68	121.73	123.84	£2,379
Friars Orchard	GL1 1GE	November 2017	Flat	£162,500	£2,355	69	121.73	123.84	£2,396
Friars Orchard	GL1 1GE	November 2017	Flat	£114,000	£2,375	48	121.73	123.84	£2,416
Friars Orchard	GL1 1GE	December 2017	Flat	£115,000	£2,300	50	122.27	123.84	£2,330
Friars Orchard	GL1 1GE	December 2017	Flat	£112,000	£2,435	46	122.27	123.84	£2,466
Friars Orchard	GL1 1GE	December 2017	Flat	£159,500	£2,312	69	122.27	123.84	£2,341
Friars Orchard	GL1 1GE	December 2017	Flat	£150,000	£2,206	68	122.27	123.84	£2,234
Friars Orchard	GL1 1GE	December 2017	Flat	£162,995	£2,329	70	122.27	123.84	£2,358
Friars Orchard	GL1 1GE	January 2018	Flat	£149,995	£2,174	69	120.18	123.84	£2,240
Friars Orchard	GL1 1GE	December 2017	Flat	£162,500	£2,390	68	122.27	123.84	£2,420
Friars Orchard	GL1 1GE	December 2017	Flat	£163,995	£2,412	68	122.27	123.84	£2,443
Friars Orchard	GL1 1GE	December 2017	Flat	£163,995	£2,377	69	122.27	123.84	£2,407
Friars Orchard	GL1 1GE	December 2017	Flat	£113,000	£2,354	48	122.27	123.84	£2,384
Friars Orchard	GL1 1GE	November 2017	Flat	£103,876	£2,164	48	121.73	123.84	£2,202
Friars Orchard	GL1 1GE	November 2017	Flat	£110,995	£2,220	50	121.73	123.84	£2,258
Friars Orchard	GL1 1GE	December 2017	Flat	£110,000	£2,391	46	122.27	123.84	£2,422
Friars Orchard	GL1 1GE	December 2017	Flat	£154,995	£2,246	69	122.27	123.84	£2,275
Friars Orchard	GL1 1GE	November 2017	Flat	£148,995	£1,960	76	121.73	123.84	£1,994
Friars Orchard	GL1 1GE	June 2017	Flat	£162,995	£2,264	72	117.84	123.84	£2,379
Friars Orchard	GL1 1GE	June 2017	Flat	£156,995	£2,309	68	117.84	123.84	£2,426
Friars Orchard	GL1 1GE	June 2017	Flat	£162,500	£2,138	76	117.84	123.84	£2,247
Friars Orchard	GL1 1GE	June 2017	Flat	£159,995	£2,222	72	117.84	123.84	£2,335
Friars Orchard	GL1 1GE	June 2017	Flat	£155,995	£2,294	68	117.84	123.84	£2,411

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Friars Orchard	GL1 1GE	June 2017	Flat	£157,995	£2,079	76	117.84	123.84	£2,185
Friars Orchard	GL1 1GE	June 2017	Flat	£149,500	£1,967	76	117.84	123.84	£2,067
Friars Orchard	GL1 1GE	June 2017	Flat	£161,995	£2,250	72	117.84	123.84	£2,364
Friars Orchard	GL1 1GE	June 2017	Flat	£156,500	£2,301	68	117.84	123.84	£2,419
Friars Orchard	GL1 1GE	June 2017	Flat	£160,000	£2,105	76	117.84	123.84	£2,212
Friars Orchard	GL1 1GE	June 2017	Flat	£145,000	£2,042	71	117.84	123.84	£2,146
Kiln Close	GL1 1GG	December 2014	Flat	£105,000	£2,386	44	100.27	123.84	£2,947
Kiln Close	GL1 1GG	December 2014	Flat	£106,000	£2,163	49	100.27	123.84	£2,672
Kiln Close	GL1 1GG	December 2014	Flat	£145,000	£2,042	71	100.27	123.84	£2,522
Kiln Close	GL1 1GG	December 2014	Flat	£147,000	£2,070	71	100.27	123.84	£2,557
Kiln Close	GL1 1GG	February 2015	Flat	£110,995	£2,523	44	99.56	123.84	£3,138
Kiln Close	GL1 1GG	December 2014	Flat	£107,000	£2,326	46	100.27	123.84	£2,873
Kiln Close	GL1 1GG	December 2014	Flat	£107,000	£2,184	49	100.27	123.84	£2,697
Kiln Close	GL1 1GG	December 2014	Flat	£140,000	£1,972	71	100.27	123.84	£2,435
Kiln Close	GL1 1GG	December 2014	Flat	£102,000	£2,318	44	100.27	123.84	£2,863
Kiln Close	GL1 1GG	December 2014	Flat	£102,000	£2,217	46	100.27	123.84	£2,739
Kiln Close	GL1 1GH	April 2015	Flat	£150,000	£2,143	70	99.83	123.84	£2,658
Kiln Close	GL1 1GH	March 2015	Flat	£103,000	£2,239	46	99.87	123.84	£2,777
Kiln Close	GL1 1GH	January 2015	Flat	£114,995	£2,053	56	100.00	123.84	£2,543
Kiln Close	GL1 1GH	December 2014	Flat	£157,750	£2,254	70	100.27	123.84	£2,783
Kiln Close	GL1 1GH	April 2015	Flat	£110,000	£2,391	46	99.83	123.84	£2,966
Kiln Close	GL1 1GH	December 2014	Flat	£118,995	£2,479	48	100.27	123.84	£3,062
Kiln Close	GL1 1GH	March 2015	Flat	£110,000	£2,391	46	99.87	123.84	£2,965
Kiln Close	GL1 1GH	December 2014	Flat	£115,000	£2,054	56	100.27	123.84	£2,536
Kiln Close	GL1 1GH	December 2014	Flat	£112,500	£2,394	47	100.27	123.84	£2,956
Kiln Close	GL1 1GH	March 2015	Flat	£114,995	£2,500	46	99.87	123.84	£3,100
Kiln Close	GL1 1GH	December 2014	Flat	£124,995	£2,604	48	100.27	123.84	£3,216
Kiln Close	GL1 1GH	March 2015	Flat	£115,995	£2,522	46	99.87	123.84	£3,127
Kiln Close	GL1 1GH	December 2014	Flat	£120,995	£2,161	56	100.27	123.84	£2,669
Kiln Close	GL1 1GH	March 2015	Flat	£106,500	£2,219	48	99.87	123.84	£2,751
Kiln Close	GL1 1GH	March 2015	Flat	£109,995	£2,391	46	99.87	123.84	£2,965
Kiln Close	GL1 1GH	February 2015	Flat	£114,500	£2,045	56	99.56	123.84	£2,543
Kiln Close	GL1 1GH	March 2015	Flat	£145,500	£2,079	70	99.87	123.84	£2,577
Kiln Close	GL1 1GH	March 2015	Flat	£105,000	£2,283	46	99.87	123.84	£2,830
Kiln Close	GL1 1GH	December 2014	Flat	£108,000	£2,250	48	100.27	123.84	£2,779
Park Road	GL1 1LW	May 2018	Flat	£100,000	£2,381	42	124.01	123.84	£2,378
Park Road	GL1 1LW	March 2018	Flat	£107,000	£2,229	48	120.81	123.84	£2,285
Park Road	GL1 1LW	July 2018	Flat	£100,000	£2,381	42	121.54	123.84	£2,426
Park Road	GL1 1LW	June 2018	Flat	£141,000	£2,390	59	123.24	123.84	£2,401
Park Road	GL1 1LW	June 2018	Flat	£102,000	£2,170	47	123.24	123.84	£2,181
Park Road	GL1 1LW	July 2018	Flat	£105,000	£2,188	48	121.54	123.84	£2,229
Park Road	GL1 1LW	October 2018	Flat	£95,000	£2,262	42	123.91	123.84	£2,261
Park Road	GL1 1LW	October 2018	Flat	£143,000	£2,424	59	123.91	123.84	£2,422
Park Road	GL1 1LW	June 2018	Flat	£110,000	£2,292	48	123.24	123.84	£2,303
Park Road	GL1 1LW	October 2018	Flat	£136,000	£2,230	61	123.91	123.84	£2,228
Park Road	GL1 1LW	October 2018	Flat	£124,750	£2,114	59	123.91	123.84	£2,113
Park Road	GL1 1LW	May 2018	Flat	£104,000	£2,167	48	124.01	123.84	£2,164
Southgate Street	GL1 1UB	June 2017	Flat	£123,000	£2,929	42	117.84	123.84	£3,078
Southgate Street	GL1 1UB	June 2017	Flat	£125,000	£2,404	52	117.84	123.84	£2,526
Southgate Street	GL1 1UB	March 2017	Flat	£116,000	£2,900	40	112.92	123.84	£3,180
Southgate Street	GL1 1UB	July 2017	Flat	£154,000	£3,143	49	118.44	123.84	£3,286
Southgate Street	GL1 1UB	February 2017	Flat	£117,000	£2,925	40	112.47	123.84	£3,221
Southgate Street	GL1 1UB	June 2017	Flat	£153,000	£3,122	49	117.84	123.84	£3,281
Southgate Street	GL1 1UB	February 2017	Flat	£180,000	£2,647	68	112.47	123.84	£2,915
Albion Mews	GL1 1UQ	September 2017	Flat	£185,000	£2,937	63	120.56	123.84	£3,016
Spa Road	GL1 1WA	December 2014	Flat	£146,000	£2,028	72	100.27	123.84	£2,504
Spa Road	GL1 1WA	January 2015	Flat	£118,810	£2,200	54	100.00	123.84	£2,725
Spa Road	GL1 1WA	December 2015	Flat	£100,000	£2,326	43	104.58	123.84	£2,754
Spa Road	GL1 1WA	July 2014	Flat	£147,450	£2,340	63	95.96	123.84	£3,020
Spa Road	GL1 1WA	February 2014	Flat	£145,000	£2,132	68	94.07	123.84	£2,807
Spa Road	GL1 1WA	June 2015	Flat	£112,000	£2,113	53	100.55	123.84	£2,603
Spa Road	GL1 1WA	June 2014	Flat	£148,950	£1,773	84	94.88	123.84	£2,314
Spa Road	GL1 1WA	June 2014	Flat	£146,975	£2,773	53	94.88	123.84	£3,620
Spa Road	GL1 1WA	October 2014	Flat	£117,500	£1,780	66	98.92	123.84	£2,229
Hare Lane	GL1 2BE	August 2015	Flat	£120,000	£2,449	49	102.97	123.84	£2,945
Hare Lane	GL1 2BE	August 2015	Flat	£120,000	£2,449	49	102.97	123.84	£2,945
Severn Road	GL1 2GA	January 2014	Flat	£183,000	£3,268	56	92.94	123.84	£4,354
Three Cocks Lane	GL1 2QU	October 2016	Flat	£98,950	£1,979	50	112.97	123.84	£2,169
Three Cocks Lane	GL1 2QU	February 2018	Flat	£180,000	£2,022	89	119.96	123.84	£2,088
Three Cocks Lane	GL1 2QU	October 2016	Flat	£126,500	£2,259	56	112.97	123.84	£2,476
Three Cocks Lane	GL1 2QU	December 2016	Flat	£125,000	£2,193	57	114.92	123.84	£2,363
Three Cocks Lane	GL1 2QU	August 2016	Flat	£150,000	£2,083	72	112.52	123.84	£2,293
Three Cocks Lane	GL1 2QU	October 2016	Flat	£109,000	£1,225	89	112.97	123.84	£1,343
Three Cocks Lane	GL1 2QU	January 2018	Flat	£180,000	£3,913	46	120.18	123.84	£4,032
Three Cocks Lane	GL1 2QU	October 2016	Flat	£105,000	£1,981	53	112.97	123.84	£2,172
Three Cocks Lane	GL1 2QU	February 2017	Flat	£147,500	£1,967	75	112.47	123.84	£2,165
Three Cocks Lane	GL1 2QU	August 2017	Flat	£103,000	£2,239	46	119.88	123.84	£2,313
Three Cocks Lane	GL1 2QU	December 2016	Flat	£98,500	£2,096	47	114.92	123.84	£2,258

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Three Cocks Lane	GL1 2QU	May 2017	Flat	£127,500	£1,903	67	117.38	123.84	£2,008
Three Cocks Lane	GL1 2QU	April 2017	Flat	£131,000	£1,871	70	115.98	123.84	£1,998
Three Cocks Lane	GL1 2QU	November 2016	Flat	£153,000	£2,040	75	114.24	123.84	£2,211
Three Cocks Lane	GL1 2QU	October 2016	Flat	£107,000	£2,326	46	112.97	123.84	£2,550
Gavel Way	GL1 2UG	September 2015	Flat	£164,950	£3,112	53	103.85	123.84	£3,711
Gavel Way	GL1 2UG	June 2015	Flat	£214,950	£2,687	80	100.55	123.84	£3,309
Heathville Road	GL1 3ET	March 2014	Flat	£165,950	£3,457	48	93.38	123.84	£4,585
Heathville Road	GL1 3ET	April 2014	Flat	£160,950	£3,424	47	93.13	123.84	£4,554
Heathville Road	GL1 3ET	May 2014	Flat	£149,950	£3,260	46	93.68	123.84	£4,309
Heathville Road	GL1 3ET	August 2014	Flat	£154,000	£3,348	46	97.82	123.84	£4,238
Heathville Road	GL1 3ET	October 2014	Flat	£137,950	£3,135	44	98.92	123.84	£3,925
Heathville Road	GL1 3ET	August 2014	Flat	£229,950	£3,150	73	97.82	123.84	£3,988
Heathville Road	GL1 3ET	July 2014	Flat	£168,950	£3,520	48	95.96	123.84	£4,542
Heathville Road	GL1 3ET	April 2014	Flat	£135,950	£2,893	47	93.13	123.84	£3,846
Heathville Road	GL1 3ET	February 2014	Flat	£150,950	£3,282	46	94.07	123.84	£4,320
Heathville Road	GL1 3ET	June 2014	Flat	£174,000	£3,625	48	94.88	123.84	£4,731
London Road	GL1 3HB	June 2018	Flat	£70,500	£2,611	27	123.24	123.84	£2,624
London Road	GL1 3HB	May 2018	Flat	£93,000	£3,321	28	124.01	123.84	£3,317
London Road	GL1 3HB	October 2017	Flat	£110,000	£3,143	35	121.96	123.84	£3,191
London Road	GL1 3HB	May 2018	Flat	£86,000	£2,324	37	124.01	123.84	£2,321
London Road	GL1 3HB	November 2017	Flat	£77,000	£3,500	22	121.73	123.84	£3,561
London Road	GL1 3HB	April 2018	Flat	£95,000	£2,879	33	123.36	123.84	£2,890
London Road	GL1 3HB	April 2018	Flat	£70,400	£2,933	24	123.36	123.84	£2,945
London Road	GL1 3HB	April 2018	Flat	£97,500	£2,868	34	123.36	123.84	£2,879
Falkner Street	GL1 4SJ	March 2016	Flat	£70,000	£1,540	45	107.78	123.84	£1,769
Falkner Street	GL1 4SJ	March 2016	Flat	£75,000	£1,603	47	107.78	123.84	£1,842
St Ann Way	GL1 5BQ	September 2018	Flat	£276,000	£4,182	66	122.05	123.84	£4,243
St Ann Way	GL1 5BQ	August 2018	Flat	£277,000	£4,197	66	121.27	123.84	£4,286
St Ann Way	GL1 5BQ	October 2018	Flat	£180,000	£4,286	42	123.91	123.84	£4,283
St Ann Way	GL1 5BQ	August 2018	Flat	£167,500	£3,988	42	121.27	123.84	£4,073
St Ann Way	GL1 5BQ	December 2018	Flat	£180,900	£4,307	42	122.14	123.84	£4,367
St Ann Way	GL1 5BQ	September 2018	Flat	£178,840	£4,362	41	122.05	123.84	£4,426
St Ann Way	GL1 5BQ	September 2018	Flat	£281,000	£4,258	66	122.05	123.84	£4,320
St Ann Way	GL1 5BQ	September 2018	Flat	£180,000	£4,286	42	122.05	123.84	£4,349
St Ann Way	GL1 5BQ	August 2018	Flat	£178,000	£4,238	42	121.27	123.84	£4,328
St Ann Way	GL1 5BQ	October 2018	Flat	£179,400	£4,271	42	123.91	123.84	£4,269
St Ann Way	GL1 5BQ	October 2018	Flat	£175,000	£4,167	42	123.91	123.84	£4,164
St Ann Way	GL1 5BQ	September 2018	Flat	£249,500	£2,835	88	122.05	123.84	£2,877
St Ann Way	GL1 5BQ	November 2018	Flat	£252,000	£2,864	88	123.38	123.84	£2,874
St Ann Way	GL1 5BQ	September 2018	Flat	£250,000	£2,841	88	122.05	123.84	£2,883
St Ann Way	GL1 5BQ	October 2018	Flat	£220,000	£2,500	88	123.91	123.84	£2,499
St Ann Way	GL1 5BQ	September 2018	Flat	£248,000	£2,818	88	122.05	123.84	£2,860
Barron Way	GL1 5NY	December 2017	Flat	£185,000	£2,434	76	122.27	123.84	£2,465
Seymour Road	GL1 5QD	January 2015	Flat	£110,000	£2,115	52	100.00	123.84	£2,620
Emery Avenue	GL1 5QN	January 2018	Flat	£156,000	£2,600	60	120.18	123.84	£2,679
Emery Avenue	GL1 5QN	April 2018	Flat	£158,000	£2,590	61	123.36	123.84	£2,600
Emery Avenue	GL1 5QN	April 2018	Flat	£158,000	£2,633	60	123.36	123.84	£2,644
Emery Avenue	GL1 5QN	October 2017	Flat	£157,000	£2,574	61	121.96	123.84	£2,613
Emery Avenue	GL1 5QN	January 2018	Flat	£158,000	£2,633	60	120.18	123.84	£2,714
Emery Avenue	GL1 5QN	January 2018	Flat	£160,000	£2,623	61	120.18	123.84	£2,703
Goose Bay Drive Kingsway	GL2 2EU	December 2015	Flat	£113,000	£1,915	59	104.58	123.84	£2,268
Goose Bay Drive Kingsway	GL2 2EU	January 2016	Flat	£110,000	£1,864	59	106.84	123.84	£2,161
Goose Bay Drive Kingsway	GL2 2EU	December 2015	Flat	£115,000	£1,949	59	104.58	123.84	£2,308
Goose Bay Drive Kingsway	GL2 2EU	December 2015	Flat	£115,000	£1,949	59	104.58	123.84	£2,308
Goose Bay Drive Kingsway	GL2 2EU	December 2015	Flat	£115,000	£1,949	59	104.58	123.84	£2,308
Goose Bay Drive Kingsway	GL2 2EU	February 2016	Flat	£115,000	£1,949	59	107.20	123.84	£2,252
Goose Bay Drive Kingsway	GL2 2EW	October 2016	Flat	£160,000	£2,667	60	112.97	123.84	£2,923
Goose Bay Drive Kingsway	GL2 2EW	March 2018	Flat	£158,250	£2,638	60	120.81	123.84	£2,704
Boscombe Down Kingsway	GL2 2FT	October 2014	Flat	£115,000	£1,949	59	98.92	123.84	£2,440
Boscombe Down Kingsway	GL2 2FT	November 2014	Flat	£112,000	£1,898	59	99.71	123.84	£2,358
Boscombe Down Kingsway	GL2 2FT	October 2014	Flat	£115,000	£1,949	59	98.92	123.84	£2,440
Boscombe Down Kingsway	GL2 2FT	January 2015	Flat	£109,000	£1,847	59	100.00	123.84	£2,288
Boscombe Down Kingsway	GL2 2FT	December 2014	Flat	£110,000	£1,864	59	100.27	123.84	£2,303
St Mawgan Street Kingsway	GL2 2GJ	March 2014	Flat	£102,000	£1,645	62	93.38	123.84	£2,182
St Mawgan Street Kingsway	GL2 2GJ	March 2014	Flat	£99,000	£1,597	62	93.38	123.84	£2,118
St Mawgan Street Kingsway	GL2 2GJ	March 2014	Flat	£81,250	£1,693	48	93.38	123.84	£2,245
Wycombe Road Kingsway	GL2 2GN	June 2014	Flat	£124,500	£1,638	76	94.88	123.84	£2,138
Wycombe Road Kingsway	GL2 2GN	June 2014	Flat	£125,000	£1,645	76	94.88	123.84	£2,147
Wycombe Road Kingsway	GL2 2GN	May 2014	Flat	£125,000	£1,645	76	93.68	123.84	£2,174
Buckenham Walk Kingsway	GL2 2GU	April 2014	Flat	£115,500	£1,750	66	93.13	123.84	£2,327
Mattishall Close Kingsway	GL2 2GY	January 2014	Flat	£94,000	£1,593	59	92.94	123.84	£2,123
Mattishall Close Kingsway	GL2 2GY	January 2014	Flat	£92,000	£1,614	57	92.94	123.84	£2,151
Mattishall Close Kingsway	GL2 2GY	February 2014	Flat	£96,000	£1,627	59	94.07	123.84	£2,142
Mattishall Close Kingsway	GL2 2GY	February 2014	Flat	£99,100	£1,739	57	94.07	123.84	£2,289
Mattishall Close Kingsway	GL2 2GY	October 2014	Flat	£97,000	£1,702	57	98.92	123.84	£2,130
Swannington Drive Kingsway	GL2 2HD	June 2015	Flat	£143,000	£1,857	77	100.55	123.84	£2,287
Swannington Drive Kingsway	GL2 2HD	June 2015	Flat	£130,000	£2,203	59	100.55	123.84	£2,714
Snetterton Heath Kingsway	GL2 2HF	September 2015	Flat	£112,500	£1,731	65	103.85	123.84	£2,064

Street	Postcode	Date	Type	Sale Price	Price per Sqm	SQ M	Index at trans date	Index at latest date	Indexed Price per sqm
Snetterton Heath Kingsway	GL2 2HF	November 2015	Flat	£111,000	£1,708	65	103.75	123.84	£2,038
Snetterton Heath Kingsway	GL2 2HF	November 2015	Flat	£91,995	£1,673	55	103.75	123.84	£1,997
Snetterton Heath Kingsway	GL2 2HF	October 2015	Flat	£110,000	£1,692	65	103.40	123.84	£2,027
Snetterton Heath Kingsway	GL2 2HF	September 2015	Flat	£116,995	£1,800	65	103.85	123.84	£2,146
Snetterton Heath Kingsway	GL2 2HF	September 2015	Flat	£117,995	£1,815	65	103.85	123.84	£2,165
Fauld Drive Kingsway	GL2 2HL	July 2015	Flat	£131,500	£3,554	37	101.86	123.84	£4,321
Pevensey Place Kingsway	GL2 2HP	February 2017	Flat	£165,000	£2,750	60	112.47	123.84	£3,028
Ampney Drive Kingsway	GL2 2HR	April 2018	Flat	£137,000	£2,283	60	123.36	123.84	£2,292
Babdown Close Kingsway	GL2 2HS	May 2017	Flat	£164,000	£2,733	60	117.38	123.84	£2,884
Fauld Drive Kingsway	GL2 2HZ	March 2016	Flat	£165,995	£2,406	69	107.78	123.84	£2,764
Bromley Road Kingsway	GL2 2JA	June 2016	Flat	£169,995	£2,464	69	111.61	123.84	£2,734
Bromley Road Kingsway	GL2 2JB	October 2016	Flat	£172,995	£2,507	69	112.97	123.84	£2,748
Blossom Court	GL2 4BT	May 2015	Flat	£124,995	£2,083	60	100.24	123.84	£2,574
Falcon Close	GL2 4LY	May 2017	Flat	£130,000	£2,097	62	117.38	123.84	£2,212
Falcon Close	GL2 4LY	August 2016	Flat	£112,000	£2,667	42	112.52	123.84	£2,935
Falcon Close	GL2 4LY	May 2017	Flat	£105,000	£2,500	42	117.38	123.84	£2,638
Falcon Close	GL2 4LY	December 2016	Flat	£145,000	£1,835	79	114.92	123.84	£1,978
Falcon Close	GL2 4LY	May 2017	Flat	£135,000	£2,177	62	117.38	123.84	£2,297
Falcon Close	GL2 4LY	May 2017	Flat	£135,000	£1,709	79	117.38	123.84	£1,803
Falcon Close	GL2 4LY	May 2017	Flat	£100,000	£2,381	42	117.38	123.84	£2,512
Falcon Close	GL2 4LY	May 2017	Flat	£100,000	£2,381	42	117.38	123.84	£2,512
Falcon Close	GL2 4LY	May 2017	Flat	£135,000	£1,709	79	117.38	123.84	£1,803
Falcon Close	GL2 4LY	December 2016	Flat	£137,000	£2,210	62	114.92	123.84	£2,381
Falcon Close	GL2 4LY	May 2017	Flat	£125,250	£2,237	56	117.38	123.84	£2,360
Falcon Close	GL2 4LY	May 2017	Flat	£135,250	£2,181	62	117.38	123.84	£2,302
Falcon Close	GL2 4LY	December 2016	Flat	£147,500	£1,867	79	114.92	123.84	£2,012
Lasborough Drive	GL4 0WE	May 2014	Flat	£115,995	£1,966	59	93.68	123.84	£2,599
Lasborough Drive	GL4 0WE	June 2014	Flat	£113,500	£1,924	59	94.88	123.84	£2,511
Lasborough Drive	GL4 0WF	December 2014	Flat	£116,000	£1,966	59	100.27	123.84	£2,428
Lasborough Drive	GL4 0WF	September 2014	Flat	£122,995	£2,085	59	98.23	123.84	£2,628
Colin Road	GL4 3JQ	February 2016	Flat	£132,500	£2,038	65	107.20	123.84	£2,355
Colin Road	GL4 3JQ	March 2016	Flat	£113,000	£2,306	49	107.78	123.84	£2,650
Colin Road	GL4 3JQ	January 2016	Flat	£99,950	£2,438	41	106.84	123.84	£2,826
Colin Road	GL4 3JQ	January 2016	Flat	£96,000	£2,667	36	106.84	123.84	£3,091
Colin Road	GL4 3JQ	March 2016	Flat	£115,000	£2,054	56	107.78	123.84	£2,360
Colin Road	GL4 3JQ	February 2016	Flat	£146,000	£2,212	66	107.20	123.84	£2,555
Colin Road	GL4 3JQ	February 2016	Flat	£135,000	£2,411	56	107.20	123.84	£2,785
Colin Road	GL4 3JQ	February 2016	Flat	£135,000	£2,328	58	107.20	123.84	£2,689
Colin Road	GL4 3JQ	January 2016	Flat	£137,000	£2,076	66	106.84	123.84	£2,406
Colin Road	GL4 3JQ	May 2016	Flat	£135,000	£2,368	57	109.53	123.84	£2,678
Colin Road	GL4 3JQ	February 2016	Flat	£137,000	£2,076	66	107.20	123.84	£2,398
Colin Road	GL4 3JQ	February 2016	Flat	£135,000	£2,411	56	107.20	123.84	£2,785
Marlstone Close	GL4 6ES	June 2014	Flat	£130,000	£1,150	113	94.88	123.84	£1,502
Marlstone Close	GL4 6ES	September 2014	Flat	£135,000	£1,985	68	98.23	123.84	£2,503
Rectory Road	GL4 6HA	September 2015	Flat	£90,000	£2,143	42	103.85	123.84	£2,555

Source: Land Registry and EPC records

Appendix D

National Space Standards & Accessible Units Standards

NSS Minimum Size Standards

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings
	1	39		
1b	2	50	58	
	3	61	70	
2b	4	70	79	
	4	74	84	90
	5	86	93	99
3b	6	95	102	108
	5	90	97	103
	6	99	106	112
	7	108	115	121
4b	8	117	124	130
	6	103	110	116
	7	112	119	125
5b	8	121	128	134
	7	116	123	129
6b	8	125	132	138

Source: derived from the Technical housing standards – nationally described space standard, Department for Communities and Local Government, March 2015

M4(2) Size Assumptions

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings
	1	41		
1b	2	52.6		
	3	64	78	
2b	4	73	87	
	4	77.5	93	99
	5	90.5	102	108
3b	6	99.5	111	117
	5	95	106	113
	6	104	115	122
	7	113	124	131
4b	8	122	133	140
	6	108.5	120	126
	7	117.5	123	135
5b	8	126.5	138	144
	7		133	140
6b	8		142	149

Source: derived from the Housing Standards Review Illustrative Technical Standards Developed by the Working Groups for the Department for Communities and Local Government, August 2013

M4(3) Size Assumptions

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings
	1	50.3		
1b	2	63.2		
	3	76.2	99	
2b	4	90.3	109	
	4	95.8	116	117
	5	108	127	128
3b	6	117.9	136	138
	5	113.5	132	133
	6	123.4	142	144
	7	133.4	152	154
4b	8	143.4	162	164
	6	128.9	147	149
	7	138.9	151	159
5b	8	148.9	167	169
	7		163	164
6b	8		173	174

Source: derived from the Housing Standards Review Illustrative Technical Standards Developed by the Working Groups for the Department for Communities and Local Government, August 2013

Appendix E

New Build BCIS Build Costs in Gloucester at 2019 Q1

Building Function Code	Building Function	Cut Off Years	Primary SubClass	NonZero Sample Size	Mean	Standard Deviation	Decile0	Decile1	Decile2	Decile3	Decile4	Decile5	Decile6	Decile7	Decile8	Decile9	Decile10	Quartile1	Quartile3
810.00	Housing, mixed developments	15		£1,244	£1,288	£261	£656	£999	£1,089	£1,149	£1,204	£1,251	£1,314	£1,383	£1,462	£1,602	£2,939	£1,115	£1,420
810.10	Estate housing	15	Generally	£1,739	£1,276	£283	£611	£983	£1,061	£1,120	£1,177	£1,235	£1,291	£1,353	£1,445	£1,623	£4,423	£1,092	£1,401
810.10	Estate housing	15	Single storey	£293	£1,426	£333	£810	£1,072	£1,185	£1,249	£1,300	£1,365	£1,444	£1,552	£1,638	£1,801	£4,423	£1,224	£1,601
810.10	Estate housing	15	2-storey	£1,320	£1,236	£232	£611	£979	£1,049	£1,103	£1,147	£1,205	£1,260	£1,320	£1,401	£1,543	£2,463	£1,077	£1,352
810.10	Estate housing	15	3-storey	£121	£1,287	£324	£812	£954	£996	£1,087	£1,161	£1,241	£1,305	£1,384	£1,520	£1,681	£2,595	£1,059	£1,447
810.10	Estate housing	15	4-storey or above	£5	£2,699	-	£1,332	-	-	-	-	£2,383	-	-	-	-	£4,050	£2,195	£3,534
810.11	Estate housing detached	15		£20	£1,626	£760	£968	£1,045	£1,142	£1,322	£1,406	£1,428	£1,439	£1,653	£1,763	£2,159	£4,423	£1,233	£1,674
810.12	Estate housing semi detached	15	Generally	£410	£1,269	£247	£731	£996	£1,075	£1,116	£1,177	£1,233	£1,299	£1,355	£1,438	£1,573	£2,354	£1,098	£1,393
810.12	Estate housing semi detached	15	Single storey	£80	£1,423	£306	£884	£1,030	£1,181	£1,244	£1,319	£1,395	£1,487	£1,548	£1,624	£1,818	£2,354	£1,223	£1,587
810.12	Estate housing semi detached	15	2-storey	£313	£1,234	£212	£731	£1,001	£1,075	£1,108	£1,147	£1,204	£1,281	£1,325	£1,377	£1,488	£2,163	£1,094	£1,351
810.12	Estate housing semi detached	15	3-storey	£17	£1,180	£265	£914	£945	£960	£969	£1,015	£1,143	£1,225	£1,250	£1,299	£1,532	£1,859	£964	£1,258
810.13	Estate housing terraced	15	Generally	£357	£1,309	£349	£802	£977	£1,060	£1,121	£1,182	£1,247	£1,298	£1,383	£1,541	£1,696	£4,050	£1,087	£1,440
810.13	Estate housing terraced	15	Single storey	£42	£1,444	£311	£977	£1,113	£1,185	£1,259	£1,295	£1,371	£1,433	£1,617	£1,740	£1,837	£2,120	£1,225	£1,674
810.13	Estate housing terraced	15	2-storey	£260	£1,269	£261	£802	£981	£1,052	£1,104	£1,163	£1,232	£1,277	£1,348	£1,462	£1,654	£2,463	£1,078	£1,418
810.13	Estate housing terraced	15	3-storey	£53	£1,304	£394	£812	£941	£996	£1,094	£1,128	£1,239	£1,270	£1,347	£1,547	£1,770	£2,595	£1,029	£1,467
810.13	Estate housing terraced	10	4-storey or above	£2	£3,792	-	£3,534	-	-	-	-	-	-	-	-	-	£4,050	-	-
816.00	Flats (apartments)	15	Generally	£972	£1,502	£378	£735	£1,116	£1,210	£1,292	£1,357	£1,432	£1,524	£1,633	£1,760	£1,958	£5,132	£1,251	£1,698
816.00	Flats (apartments)	15	1-2 storey	£233	£1,435	£305	£892	£1,108	£1,191	£1,248	£1,322	£1,376	£1,444	£1,529	£1,636	£1,861	£2,653	£1,222	£1,581
816.00	Flats (apartments)	15	3-5 storey	£651	£1,478	£333	£735	£1,098	£1,202	£1,285	£1,349	£1,420	£1,513	£1,625	£1,748	£1,916	£2,949	£1,246	£1,686
816.00	Flats (apartments)	15	6+ storey	£85	£1,870	£618	£1,091	£1,330	£1,459	£1,575	£1,688	£1,766	£1,867	£1,956	£2,112	£2,342	£5,132	£1,509	£1,983
818.00	Housing with shops, offices, workshops or the like	15		£86	£1,839	£651	£978	£1,250	£1,392	£1,498	£1,574	£1,624	£1,776	£2,005	£2,198	£2,506	£4,646	£1,451	£2,105
820.10	'One-off' housing detached (3 units or less)	15	Generally	£140	£2,150	£921	£871	£1,312	£1,459	£1,557	£1,720	£1,860	£2,050	£2,451	£2,800	£3,146	£6,230	£1,507	£2,664
820.10	'One-off' housing detached (3 units or less)	15	Single storey	£40	£1,650	£437	£871	£1,272	£1,367	£1,392	£1,460	£1,499	£1,643	£1,752	£1,961	£2,072	£2,991	£1,380	£1,834
820.10	'One-off' housing detached (3 units or less)	15	2-storey	£67	£2,133	£799	£927	£1,279	£1,528	£1,616	£1,756	£1,940	£2,061	£2,383	£2,806	£3,206	£4,174	£1,572	£2,608
820.10	'One-off' housing detached (3 units or less)	15	3-storey	£25	£2,544	£793	£1,216	£1,657	£1,731	£2,321	£2,427	£2,490	£2,722	£2,831	£2,937	£3,313	£4,723	£1,764	£2,863
820.10	'One-off' housing detached (3 units or less)	15	4-storey or above	£6	£4,037	£1,827	£1,806	-	-	-	-	£4,172	-	-	-	-	£6,230	£2,590	£5,379
820.20	'One-off' housing semi-detached (3 units or less)	15		£105	£1,475	£296	£952	£1,153	£1,225	£1,314	£1,371	£1,425	£1,488	£1,594	£1,681	£1,933	£2,219	£1,271	£1,623
820.30	'One-off' housing terraced (3 units or less)	15		£17	£1,838	£1,364	£1,190	£1,217	£1,228	£1,242	£1,268	£1,304	£1,408	£1,483	£1,843	£2,776	£6,722	£1,239	£1,504
841.00	Housing provided in connection with other facilities	20		£6	£1,597	£279	£1,305	-	-	-	-	£1,555	-	-	-	-	£2,118	£1,452	£1,614
843.00	Supported housing	15	Generally	£129	£1,618	£430	£843	£1,242	£1,337	£1,387	£1,448	£1,516	£1,603	£1,707	£1,887	£2,212	£3,320	£1,354	£1,767
843.00	Supported housing	15	Single storey	£19	£1,872	£558	£1,181	£1,404	£1,482	£1,528	£1,616	£1,832	£1,915	£1,937	£2,061	£2,422	£3,320	£1,505	£1,950
843.00	Supported housing	15	2-storey	£35	£1,581	£372	£844	£1,242	£1,304	£1,367	£1,450	£1,466	£1,571	£1,699	£1,769	£2,146	£2,558	£1,338	£1,734
843.00	Supported housing	15	3-storey	£48	£1,491	£285	£843	£1,224	£1,290	£1,362	£1,388	£1,434	£1,487	£1,572	£1,682	£1,934	£2,239	£1,344	£1,651
843.00	Supported housing	15	4-storey or above	£24	£1,707	£545	£1,036	£1,230	£1,335	£1,443	£1,522	£1,559	£1,623	£1,711	£1,940	£2,546	£3,205	£1,340	£1,737
843.10	Supported housing with shops, restaurants or the like	10		£27	£1,564	£369	£1,009	£1,234	£1,330	£1,339	£1,402	£1,497	£1,526	£1,600	£1,817	£2,157	£2,608	£1,334	£1,621