



Southend-on-Sea HELAA Development Viability Appraisals

Report

On behalf of:





1 Jobs / 4 Southend HELAA Viability

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1 Introduction

Background and Study Scope

- 1.1 Porter Planning Economics Ltd (PorterPE) and MED Planning Ltd are assisting DLP Planning (DLP) by undertaking economic viability assessments of suitable and available residential sites identified in Southend-on-Sea Borough's Housing and Employment Land Availability Assessment (HELAA). This is on behalf of Southendon-Sea Borough Council (SBC).
- 1.2 The purpose of this report is to conduct a high-level viability assessment of each suitable and available site to identify those sites that should be viable in contributing to the future housing supply in Southend-on-Sea. This is to provide evidence on the achievability of the sites as potential housing land supply to underpin the emerging Local Plan.
- 1.3 Note that this viability assessment is 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 considers the Harman Guidance on 'Viability Testing Local Plans' (2012) and the RICS Guidance note, Financial Viability in Planning, 1st edition (2012), to help inform the approach to the viability testing and some of the input assumptions for, yet unknown, factors.

Aims and Objectives

- 1.4 The Government's established aim through planning is to ensure that enough land is identified and brought forward for development. The HELAA is a critical part of the Council's evidence base in demonstrating the deliverability of its housing land supply.
- 1.5 The Viability Assessment will be used by the Council to confirm the available housing potential to meet future housing supply. To achieve this, the assessment has aimed to:
 - Confirm the economic viability of all sites without planning permission identified by the Council as being, in principle, suitable and available for residential or mixed-use development in the HELAA, taking into consideration the current economic climate and costs that will be associated with residential development;
 - Meet the criteria contained in the National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) in assessing the achievability of sites, by considering market conditions.
- 1.6 This report relates to sites for residential uses that currently do not have planning permission or are under construction. For employment land uses, the kind of viability assessment provided in this report is not relevant, for reasons explained in the next section. The Council is using other methods to assess whether employment sites have realistic prospects of coming forward.
- 1.7 Whilst high level viability assessments have been carried out for identified sites, it would be inappropriate to use these for any commercial valuation purpose, since the



viability models are for strategic purposes, and have been designed as a tool to test policy as opposed to being formal valuations of planning application sites, normally carried out by the Valuation Office, Chartered Surveyors and Valuers. Therefore, general assumptions have been made and these have been detailed in this report.

- 1.8 It should therefore be noted that as per Professional Standards 1 of the RICS Valuation Standards – Global and UK Edition¹, 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.
- 1.9 The rest of this report is set out as follows:
 - Section 2 identifies the policy context and practice for the viability assessment;
 - Section 3 outlines the specification and assumptions for viability testing; and
 - Section 4 reports the viability findings and conclusions.

¹ RICS (January 2015) Valuation – Professional Standards, PS1 Compliance with standards and practice statements where a written valuation is provided





2 National Policy Context

Introduction

2.1 This section of the report 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 the scheme's viability (for instance policies on affordable housing) are looked at in **Section 3** of this report.

National Policy and Guidance

2.2 It is not yet clear if the emerging Southend Local Plan will be prepared and Examined in line with the National Planning Policy Framework (NPPF) 2012 or the revised 2018 Framework. Therefore, key points in both documents relating to housing land availability are reviewed in this section.

Housing

- 2.3 In relation to housing development, the NPPF 2012 creates the two concepts of 'deliverability' (which applies to residential sites which are expected in years 0-5 of the plan) and 'developability' (which applies to year 6 of the plan onwards). The NPPF defines these two terms as follows:
 - To be deliverable, "sites should be available now, offer a suitable location for development now, and be achievable, with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable."²
 - To be developable, sites expected from year 6 onwards should be able to demonstrate a "reasonable prospect that the site is available and could be viably developed at the point envisaged".³
- 2.4 The NPPF 2012 advises 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.
- 2.5 NPPF 2012 paragraph 14 makes very clear that there is a presumption in favour of sustainable development. This is set out in paragraph 49 which also says that the

² Ibid (para 47, footnote 11 – note this study deals with the viability element only, the assessment of availability, suitability, and achievability is dealt with by the client team as part of the site selection process for the HELAA and other site work.

³ Ibid (para 47, footnote 12)



relevant policies for the supply of housing should not be considered up to date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites.

2.6 It will be important for the Council to ensure that all the sites identified in the housing target for the plan period and the 5-year land requirement are viable as much as possible, to ensure that the plan is deliverable.

Employment land

2.7 Regarding employment land development, the NPPF 2012 states that local planning authorities

"...should have a clear understanding of business needs within the economic markets operating in and across their area. To achieve this, they should... understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability."⁴

- 2.8 This is quite different to housing. In relation to non-residential development local authorities are expected to have a general understanding of possible obstacles to delivery, including viability. But 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,
- 2.9 In relation to employment uses specifically, the NPPF 2012 also advises that *"…planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose*"⁵. Again, 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; there is no requirement that sites be viable now or in the next five years.
- 2.10 It is also important to note that the commercial property market works differently to the residential one. 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-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.
- 2.11 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

⁴ Ibid (para 160)

⁵ Ibid (para 22)



future 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.

2.12 In summary, non-residential development, including for employment 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. Therefore, the present report only relates to housing and does not consider employment sites.

NPPF (July 2018)

- 2.13 The revised National Planning Policy Framework was published on 24 July 2018 and sets out the government's planning policies for England and how these are expected to be applied.
- 2.14 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"

2.15 In plan-making the NPPF is clear at paragraph 20 that strategic policies need to:

"...set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision⁶ for:

- a) housing (including affordable housing), employment, retail, leisure and other commercial development;..."
- 2.16 In preparing plans, paragraph 31 of the NPPF states that...

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

2.17 Specifically, 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 <u>economic viability</u>."

- 2.18 In doing so the following sites need identifying:
 - "a) specific, <u>deliverable</u> sites for years one to five of the plan period; and

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



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

2.19 The NPPF considers the issue of viability at paragraph 57, 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 planmaking stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available."

- 2.20 The statement in the NPPF paragraph 57 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 is up to the applicant to demonstrate why this is the case. 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.
- 2.21 In 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"

Planning Practice Guidance

2.22 The National Planning Practice Guidance (NPPG), as at March 2014, sets out the methodology for undertaking housing and employment land availability assessments. Within Stage 2 of the PPG method for undertaking a HELAA, this includes economic viability being a key aspect of identifying the achievability of sites, as set out in the following paragraphs:

"...assessing the suitability, availability and achievability of sites, including whether the site is economically viable will provide the information on which the judgement can be made in the plan-making context as to whether a site can be considered deliverable over the plan period."⁸

"A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability

⁷ NPF paragraph 67.

⁸ PPG Housing and economic land availability assessment Paragraph: 021 Reference ID: 3-018-20140306



of a site, and the capacity of the developer to complete and let or sell the development over a certain period."

2.23 In due course, the PPG will be updated to reflect changes to the NPPF. But the updated PPG (July 2018) does provide detail on viability testing. This includes highlighting the underlying principles of the need for viability in planning. In relation to this,

"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."⁹

- 2.24 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.
- 2.25 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."¹⁰

2.26 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."¹¹

2.27 In doing so, the planning authority needs to

"...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."¹²

2.28 The PPG 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 based on:

"...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

⁹ PPG Viability Paragraph: 002 Reference ID: 10-002-20180724

¹⁰ Ibid para: 007 Reference ID: 10-007-20180724

¹¹ Ibid para: 008 Reference ID: 10-008-20180724

¹² Ibid para: Reference ID: 10-010-20180724



should provide a reasonable 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."¹³

Good Practice (Defining Viability)

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

- 2.29 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 to our approach in this report.
- 2.30 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."

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

2.31 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."

- 2.32 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.
- 2.33 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 scheme. 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.*" This residual value can then be compared against a benchmark land value to determine whether and to what extent the project is viable.
- 2.34 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

¹³ Ibid para: 013 Reference ID: 10-013-20180724



circumstances, as that would remove the likelihood of land being released for development.".

3 Viability Method and Assumptions

Viability Assessment Method

- 3.1 The development viability model used for testing SHELAA housing sites involves 'high-level' testing of each site's viability based on their location and their site specific characteristics collected from the SHELAA audit process. In assessing the viability of the HELAA sites, this report brings together evidence for the prevailing values and likely costs, including key policy costs such as affordable housing, to obtain a 'residual land value' (i.e. what is left over after the cost of building the site is deducted from the potential sales value of the completed site/buildings). This land value is then compared with a benchmark/threshold land value for the site. If the residual land value is higher than the benchmark land value, then the site is considered viable. If it is lower, then the site is identified as being unviable.
- 3.2 This is a standard approach, which is advocated by the Harman Report, as illustrated in the **Figure 3.1**.



Figure 3.1 Approach to residual land value assessment

- 3.3 The arithmetic of residual land value assessment is straightforward (a bespoke spreadsheet model for the assessments is used). But the inputs to the calculation are hard to determine for a specific site (as demonstrated by the complexity of many S106 negotiations) and do not take account of all site-specific characteristics that in practice will impact on costs and values at each site.
- 3.4 Since it would be beyond the scope to itemise the characteristics of every site for assessing viability for the purposes of Local Plan testing, a 'high-level' approach is used, in line with national guidance. This approach is based on general assumptions (which have been detailed in this report), and it takes account of those



characteristics of each site that were collected by DLP and the Council through the HELAA process, along with the value area within which the site is located.

- 3.5 Therefore, our viability assessments in this report are necessarily broad approximations, subject to a margin of uncertainty, that is appropriate for HELAA evidence analysis purposes. It should not be used to appraise individual development proposals.
- 3.6 An example of the HELAA site assessment is provided in **Appendix A**.

HELAA Site Characteristics

- 3.7 Information provided by the Council relating to each of the suitable and available sites, include the following information which has informed the viability assessment:
 - Location, which informs which value area the site is situated;
 - Current uses, which informs the benchmark land value;
 - Type of site, in terms of being a greenfield, brownfield or mixed (part developed) site;
 - Gross and net developable site area;
 - Yield, which is the number of potential new dwellings which would come to the market, split into four time periods (5 years and under, between 6 and 10 years, between 11 and 15 years and between 16 and 20 years);
 - Housing mix within each HELAA site is identified as being either flatted apartments or houses;
 - Development constraint characteristics (where known) including potential obstacles such as Tree Preservation Orders, within a conservation area, within the curtilage of a listed building, the level of contamination and flood risk.
- 3.8 Aside from these known characteristics, a range of other assumptions are used, which are summarised below.

Viability Assumptions

Size of units

3.9 The average recently completed residential unit size have been identified using the Council's information from 66 schemes in 2016/17, as shown in **Table 3.1**.

 Table 3.1 Average unit sizes from completions in 2016/17

.	
Unit type	Sqm (GIA)
Detached House	135.29
Semi-detached House	98.88
Terrace House	90.16
Flat	65.64

Source: SBC



- 3.10 The testing applies an average unit size differentiated between flats and houses. Two floor areas are used for flatted schemes: the Gross Internal Area (GIA) for estimating overall build costs and the Net Internal Area (NIA) for calculating the sales revenue after discounting for 15% shared circulation space.
- 3.11 Based on the data of recent completions, the averages sizes shown in **Table 3.2** have been tested.

Unit type	GIA	NIA
House	108	n.a.
Flat	66	56

Table 3.2 Average test unit sizes, sqm

Source: Derived from SBC's data on housing completions in 2016/17

Sales values

- 3.12 The average sales values within Southend-on-Sea were obtained from 625 new build residential sales transactions taken from the Land Registry between January 2012 to March 2018. These transactions had Energy Performance Certificates, which identifies their floorspace size, to provide their comparable value per square metre of floorspace¹⁴. Each transaction value was then indexed to current values at June 2018 using the Land Registry Housing Price Index. The results are displayed as average values by postcode sector in **Figures 3.1** and **Figure 3.2**. The full list of transactions is provided in **Appendix B**.
- 3.13 From these maps, it was ascertained that there are five distinct residential value areas within the Borough, as shown by the same colours as the maps and their postcode districts in **Table 3.3**. This also shows the number of transactions within the area and the average price paid per square metre based on Land Registry transaction.

Value area	Destando costor	# transactions		Average value	
value alea	Posicode sector	House	Flat	House	Flat
Chalkwell & west of Central	SSO 7, SSO 8 & SSO 9	14	67	£3,323	£4,227
East Southend &	SS1 1, SS1 2, SS1 3,	02	102		
Shoeburyness	SS3 8 & SS3 9	93	102	£3,906	£3,377
	SSO 0, SS9 3, SS9 4 &	56	50		
Eastwood SS9 5		50	50	£4,299	£3,874
Leigh on Sea	SS9 1 & SS9 2	7	51	£4,115	£6,295
	SS2 4, SS2 5, SS3 0,	101	01		
North of Centre	SS2 6 & SS2 7	101	04	£3,641	£3,189

 Table 3.3 Average residential sales value per sqm by sales value area at June 2018

Source: Derived from Land Registry and EPC data

¹⁴ Based on the net internal floorspace of flats and the gross internal floorspace of houses.





Figure 3.1 Average sales values of flats within Southend-on-Sea at June 2018

Source: Derived from Land Registry and EPC data

Figure 3.2 Average sales values of houses within Southend-on-Sea at June 2018



Source: Derived from Land Registry and EPC data



3.14 **Table 3.4** shows the tested average sales values that has been given to each HELAA site based on their value area location.

	1 1 1	
Value area	House	Flat
Chalkwell & west of Central	£3,325	£4,225
East Southend & Shoeburyness	£3,900	£3,375
Eastwood	£4,300	£3,875
Leigh on Sea	£4,125	£6,300
North of Centre	£3,650	£3,200

Table 3.4 Average residential sales value per sqm by sales value area

Build costs

- 3.15 Residential build costs are based on actual tender prices for new builds and refurbishments in the market place 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 derived from the median third quarter 2018 prices and adjusted (using BCIS tender price adjustments) to Southend-on-Sea values, to reflect costs relevant to the local area.
- 3.16 Differential rates per site are used where the development is based on re-using by refurbishing an existing building, a new build or where there is a mix of both within the site. The build costs used in the appraisal are shown in **Table 3.5**.

	Flats	Houses	Mixed (flats & houses)
Refurbished	£1,236	£691	£964
New	£1,386	£1,218	£1,302
Mixed (new and refurbished)	£1,311	£955	£1,133

Table 3.5 Tested median build costs at Q3 2018 tender prices

Source: derived from BCIS

Other standard development costs

- 3.17 The BCIS build costs are exclusive of external works, fees, contingencies, VAT and finance charges, plus other revenue costs. Many of these follow industry ready reckoners, which are summarised below.
 - Externals:
 - Houses: 15% of build costs
 - Flats: 10% of build costs
 - **Professional fees:** 8% of build cost plus externals
 - **Contingency:** 4% of build cost plus externals
 - Sales fees (including legal, agents and marketing fees): at the rate of 3% of the open market unit GDV; and £600 legal cost only for affordable units.
 - Finance: each site calculates the interaction of costs and values subject to a monthly cashflow using an all-in finance cost of 5% per annum.



 Developer profit: 20% of open market residential sales value for open market housing and 6% of affordable housing GDV for affordable housing.

Site costs

3.18 The HELAA sites characteristics information provided by the council includes some information relating to abnormal conditions. For each site this includes potential obstacles such as Tree Preservation Orders (TPOs), design risk from being within a conservation area or within the curtilage of a listed building, contamination and flood risk. To allow for these abnormal costs, **Table 3.6** grade these characteristics as potential extra-over costs according to the information provided in each sites HELAA record. This is based on a risk score (from zero to five) on the probable constraints to development, with an associated adjustment to the on-site build costs, which is also shown in **Table 3.6**.

Category	Level	Score = % extra-over build costs
	No	0
TPOS ON SILE	Yes	0.5
Conservation Area	No	0
Conservation Area	Yes	1
Curtilago of Listed Building	No	0
Cultilage of Listed Building	Yes	2
	No	0
Potential for Contamination	Partially	1
	Yes	2
	No/FZ1	0
	FZ2 - partially	1
Potential for Flood Risk	FZ2 - fully	2
	FZ3 - partially	3
	FZ3 - fully	4

Table 3.6 Site risk score and costs related to mitigating potential constraints

- 3.19 In addition, a general cost relating to the different risk of developing brownfield and greenfield sites is applied. The additional costs that are applied are:
 - Brownfield sites typically incurring demolition and clearance: £150,000 per net hectare
 - Greenfield site typically requiring utility services and transport works to the site, which tends to proportionally increase with the number of units, based on the following scales:

-	Sites up to 49 units (covered by externals):	£0 per unit
-	Sites between 50 and 199 units:	£5,000 per unit
-	Sites between 200 and 499 units:	£12,000 per unit
-	Sites of 500 units and over:	£20,000 per unit





Policy Costs

Community Infrastructure Levy

- 3.20 Southend Borough Council (SBC) started charging CIL from 27 July 2015. Southendon-Sea has three residential charging zones with variable rates (as applicable at July 2018), as follows:
 - Zone 1: £24.08 per sqm
 - Zone 2: £36.12 per sqm
 - Zone 3: £72.23 per sqm
- 3.21 These zonal rates have been applied to the new floorspace within each HELAA site based on their location.

Core Strategy Policy CP8 Affordable housing policy

- 3.22 Affordable housing level is shown in the Core Strategy DPD1 and applied at the following rates:
 - Sites with 10-49 units (or 0.3ha to 1.99ha) at 20% of total units
 - Sites with 50+ units (or 2ha and above) at 30% of total units
- 3.23 The Core Strategy DPD2 identifies the following affordable housing tenure as inferred in the SHMA¹⁵, which are applied to the affordable housing provision at the following rates:
 - 60% affordable rent
 - 40% intermediate
- 3.24 The model assumes that affordable housing will command a transfer value to a Registered Provider at lower than market rates. From discussion with Registered Providers, these are assumed as:
 - Affordable rent: 47.5% of open market values
 - Intermediate: 67.5% of open market values

Other S106 requirements

3.25 Based on data provided by the Council regarding requested S106 agreements on all reported schemes between 2012 and 2017, it was identified that there is a range to reflect policy requirements and site mitigation to make them acceptable in planning terms. This is shown in **Figure 3.3**.

¹⁵ Turley (2016) Further Review of the Strategic Housing Market Assessment TGSE – Full Report





Figure 3.3 Requested S106 (excl Affordable Housing) by Size of scheme, 2012-2017

Source: derived from SBC data

- 3.26 At the top end, one site had a requested S106 of more than £7,000, but as shown in **Figure 3.3**, most sites had agreed figures of around £1,500 or less, which has come down with the adoption of the Southend-on-Sea Community Infrastructure Levy (CIL). The actual averages are as follows:
 - 2012-2017 = £1,544 per unit
 - Post CIL = £1,266 per unit
- 3.27 The development viability appraisal model has therefore included the assumption for S106 costs to deliver an acceptable site in planning terms at £1,400 per unit on the basis that a CIL would be collected for payment towards wider strategic infrastructure costs in Southend-on-Sea.

Vacant Building Credit (VBC) and CIL relief

- 3.28 Some sites with existing building that are being redeveloped may benefit from a vacant building credit (VBC) against the affordable housing rates because the existing building has been unoccupied (but not abandoned) over three years prior to receiving planning permission for the new residential scheme.
- 3.29 Other sites with existing building that are being redeveloped may benefit from CIL relief because the existing building has been occupied for more than 6 months within three years prior to receiving planning permission for the new residential scheme.
- 3.30 It has not been possible to easily ascertain such circumstances for every HELAA site and therefore no VBC or CIL relief have been applied to any of the sites. This should be considered when reviewing the viability results in the next section.



Benchmark Land Values

3.31 In line with national guidance, a benchmark land value to assess viability is assumed to be based on the existing use value (EUV) of the site with a suitable premium (i.e. EUV+) to the landowner to incentivise them in bringing forward a site for residential development.

Greenfield and Brownfield non-residential site BLVs

- 3.32 Market transactions and feedback at the developer workshop regarding prices paid for greenfield/agricultural land is suggested to be about £20,00 to £25,000 per hectare (ha). This is in line with the MHCLG (former DCLG) Land value estimates for policy appraisal (Dec 2015) figure of £24,000 per ha for agricultural land in the East of England. With this low starting base, the required uplift to incentivise putting the site forward for residential use would typically be up to 10 to 20 times the EUV¹⁶, so a mid position is the applied uplift for greenfield land.
- 3.33 Market transactions and feedback at the developer workshop regarding prices paid for brownfield non-residential land, which typically would be commercial land, the price paid in Southend-on-Sea is about £700,000 per ha. This is in line with the MHCLG (former DCLG) Land value estimates for policy appraisal (Dec 2015) figure of £675,000 per ha for industrial land in the East of England. From experience, and information based on the HCA (former Homes England) Area Wide Viability Model (Annex 1 Transparent Viability Assumptions), a minimum 20% premium would normally be expected to bring forward such sites for alternative uses, including residential¹⁷.
- 3.34 The tested benchmark land values for greenfield and brownfield non-residential land are shown in **Table 3.7**. Owing to a low variation in the rate of the typical agricultural, greenfield and brownfield non-residential land across the district relative to the variation in house sales values, no cross-borough variation is applied.

Existing land use	EUV	Premium	BLV (i.e. EUV+)				
Agricultural/greenfield	£25,000	X 15	£375,000				
Brownfield non-residential	£700,000	X 1.20	£850,000*				

Table 3.7 BLV for Greenfield and brownfield non-residential land

*Rounded up

Brownfield residential site BLVs

3.35 The land vale of sites with an existing residential use will reflect the market value of the residential units albeit slightly depressed because they are likely to have below market average conditions, so a dilapidation cost is nominally assumed at 25%.

¹⁶ The HCA (former Homes England) Area Wide Viability Model (Annex 1 Transparent Viability Assumptions) is the only source of specific guidance on the size of the premium. The guidance states: There is some practitioner convention on the required premium above EUV, but this is some way short of consensus and the views of Planning Inspectors at Examination of Core Strategy have varied. 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.

¹⁷ See ibid.



These values will also vary across the borough since sales value for residential units do vary considerably based on location. To estimate the benchmark land value, the following formula is used: (average sales price * number of existing dwellings) / net developable area.

- 3.36 However, such a mechanical formula for this high-level exercise can generate exceedingly high benchmark land values where there are many existing units. Since such sites are likely to reflect Council regeneration schemes, the benchmark land value on any brownfield residential site is limited to being no more than £5m per net ha.
- 3.37 **Table 3.8** provides the assumed and tested benchmark land values by value area for brownfield residential sites based on the number of existing units on site.

	Average of price paid	25% discount for	BLV (rounded)
Value area	per unit	obsolescence	
Chalkwell & west of Central	£274,919	£219,935	£220,000
East Southend & Shoeburyness	£325,358	£244,019	£244,000
Eastwood	£321,271	£240,953	£241,000
Leigh on Sea	£416,348	£333,079	£333,000
North of Centre	£258,540	£206,832	£207,000

 Table 3.8 BLV for residential land development per existing residential unit

^{3.38} Some HELAA sites include existing residential sites where no loss of existing dwellings figure has been recorded. These sites are normally extensions of existing residential sites, and therefore for such sites a different formula to the one used above is applied. This formula estimates the benchmark land value from the number of estimated units multiplied by the average sales value in their value area (as shown in **Table 3.8**) and treating the land value as 20% of this gross development value. This approach follows the principle of a rule of thumb ready reckoner that is sometimes used by the development industry when estimating land value¹⁸. Again, the benchmark land value for the residential site is limited to being no more than £5m per net ha.

¹⁸ This is an industry rule of thumb, where previously one-third of the cost of a new home is the land, one third is the building and one third is the developer's profit; however, in more recent time, and in line with the planning system approach to seeking land uplift capture, the landowner share has diminished, which is why 20% is used for the land value.

4 **Development Appraisal: Results**

- 4.1 The potentially suitable and available HELAA sites have been subjected to a highlevel assessment, complete with cashflow analysis using the approach and data inputs outlined in **Section 3** of this report.
- 4.2 The tested sites were identified from a total of 145 suitable and available HELAA sites, with an identified potential for 12,329 units. The tested sites were only those that did not already have a current planning permission (and therefore agreed policy terms) and/or were not already under construction/built, since such sites should be considered deliverable by the nature of their planning status.
- 4.3 This left 74 sites, with an identified potential for 9,507 units, to have been tested under full policy compliance in terms of 20% affordable housing provision on sites with between 10 and 49 dwelling, and 30% affordable housing content on sites with a potential yield of 50 or more dwellings, with a 60% social/affordable rented and 40% intermediate tenure. Also, an assumed S106 contribution at the recently achieved rate of £1,400 per dwelling has been applied to all units (including affordable housing).

Overview of the Results

- 4.4 **Figure 4.1** and **Figure 4.2** summarises the viability results of the 74 HELAA sites tested at the full policy requirements.
- 4.5 In summary, the high level test findings identify that most sites (73%) would be viable, accounting for 76% of the tested potential dwellings (7,228 units). One site with 9 units is marginally viable (defined as having residual land value within 10% of the benchmark land value) with full policy requirements under current market conditions.
- 4.6 Therefore, these 55 viable and marginally viable sites can be considered as immediate future housing supply to help meet demand, along with those sites in the HELAA already demonstrating achievability because they planning permission. Or more precisely, these can be considered capable of contributing to the five-year land supply in line with current national guidance.
- 4.7 **Figure 4.3** provides a breakdown of the results by delivery of dwellings within the different delivery time bands provided by DLP and the Council. The figures include sites with planning permission and the tested SHLAA sites currently without permission. This shows that the achievable sites can provide some 2,140 units within the first 5 years, some 2,927 more dwellings between 2022 and 2027, some 2,589 dwellings between 2027 and 2032 and some 1,715 dwellings between 2032 and 2037.





Figure 4.1 Overview of the tested HELAA sites viability assessments results









Figure 4.3 Number of viable and marginal dwellings by delivery time

Sites Testing Results

- 4.8 The results for each HELAA site, along with details about HELAA sites already with planning permission, are included in **Appendix C**. The results in **Appendix C** are presented using a 'traffic light' system, as follows:
 - Grey colour indicates the site has planning permission for development with agreed policy requirements and is therefore assumed as an achievable development.
 - 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; and
 - 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.
- 4.9 It is worth noting that this testing is based on today's costs and values, and therefore the development climate may alter in the medium and longer term resulting in changes in viability. It is also 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 land allocations are made and policy is set.
- 4.10 In this regard, where sites are identified by the viability assessment to be unviable, whereby the residual value is below the assumed benchmark land value (BLV), this report does not confirm these sites to be unviable over the whole period of the Local Plan. This is because market conditions will change, which might make then viable, and additionally there is flexibility within the planning system to reduce the policy burden of affordable housing and / or other s106 obligations to help bring forward the tested unviable sites. Also, every site is likely to have a different land value to



the standardised BLV due to specific site or development factors that this high level viability assessment may not fully account for. As such, some specific sites that have been tested and identified as unviable may need further consideration to allow for site specific factors. These sites include:

- HEA093, with potential for 250 dwellings, may have fewer existing residential units in the form of flats above shops, etc, and may be viable because the BLV should be lower to reflect this.
- The circumstances of acquisition / ownership of sites like HEA114 with potential for 70 dwellings, which is a regeneration site, may have lower than tested BLV and/or lower than tested 20% developer return because it is under Council ownership/ control.
- Council sites HEA127 with potential for 138 dwellings and HEA132 with potential for 140 dwellings, which for the purposes of this viability assessment are assumed to come forward by demolishing existing residential tower blocks, but it is also likely that the blocks are redeveloped and a ground floor skirt added to the building, achieving a net gain of dwellings.

Appendix A

Example Site Appraisal

<u>NOTE</u>: 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.



Southend HELAA Viability

HEA118	East Southend &	s 50 Units							
ІТЕМ								TIMING	
Not area (ba)	0.70	Desumfield Commercia Desumfield	Residual Value	per pet ba					
Stamp Duty	Commercial land	Brownield - Commercia Brownield	24,940,723	per net na					
No of units	Private	Affordable	Social rent	Affordable ren l	ntermediate				
NF OF UNITS	35.00	15.00	0.00	9.00	6.00			Start	Finish
1.0	Development Valu	ue							
1.1 1.1.1	Private units	Flats (NIA)	No. of units 7.00	Size sq.m 56	Total sq.m 393	£psm £3,375	Total Value £1,325,363	Jan-20	Mar-22
1.1.2		Houses	28.00 35.0	108	3,024 3,417	£3,900	£11,793,600	Jan-20	Mar-22
1.3	Affordable rent		No. of units	Size sa.m	Total sg.m	£psm	Total Value		
1.3.1	, and a date for the	Flats (NIA)	1.80	56	101	£1,603	£161,884	Jan-20	Mar-22
1.3.2		nouses	9.0	100	879	£1,655	£1,440,504	Jair20	ividi=22
1.4	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value		
1.4.1 1.4.2		Flats (NIA) Houses	1.20 4.80	56 108	67 518	£2,278 £2,633	£1,364,688	Jan-20 Jan-20	Mar-22 Mar-22
			6.0		586				
	Gross Developme	ent value					£16.239.401		
2.0	Developer's Protr	it							
2.1	Private units		l	20.0%	on OM GDV		£2,623,793	Mar-22	Apr-22
2.2	Affordable units			6%	on AH transfer values		£187,226	Mar-22	Apr-22
	Total Developer's	s Profit					£2,811,019		
3.0	Development Cos	sts							
3.1	Sale cost								
3.1.1	Private units only		[3.00%	on OM GDV		£393,569	Jan-20	Mar-22
3.1.2	Affordable units on	nly	[£600	per AH unit		£9,000	Jan-20	Mar-22
3.2	Build Costs	New					£402,569		
2.2.4	Debuete unite		No. of units	Cine en m	Tatal an m	Card and an m	Total Costs		
3.2.1.1	Private units	Flats (GIA)	NO. 01 Units 7	5ize sq.m 66	462	£1,386	£640,332	Jan-19	Mar-21
3.2.1.2		Houses	28 35	108	3,024 3,486	£1,218	£3,683,232	Jan-19	Mar-21
3.2.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs		
3.2.2.1 3.2.2.2		Flats (GIA) Houses	3 12	66 108	198 1,296	£1,386 £1,218	£274,428.00 £1,578,528	Jan-19 Jan-19	Mar-21 Mar-21
			15		1,494				
3.3	Total build costs Extra over constr	ruction costs	50				£6,176,520		
	F () ()		ŗ	450/			0700 004 00	1	1.11.01
3.3.1	Externals on House	es	l	15%	extra-over on build cost		£789,264.00	Jan-19	Mar-21
3.3.1	Externals on Flats		l	10%	extra-over on build cost		£91,476	Jan-19	Mar-21
3.3.2	Site abnormais (de	emolition)	l	£150,000	per net na		£116,802	Jan-19	Feb-20
3.3.3	Site opening up co	osts	l	£0	per unit		£0	Jan-19	Feb-20
3.3.3	Site constraints / C	Contamination	l	2%	of build costs		£123,530	Jan-19	Feb-20
3.4	Professional Fees	s					£1,121,072		
3.4.1	on build costs (incl	: externals)	1	8%			£564,581	Jan-19	Mar-21
	Total professiona	al fees					£564,581		
3.5	Contingency								
3.5.1	on build costs (incl	l: externals)	[4%			£282,290	Jan-19	Mar-21
2.0	Total contingency	y					£282,290		
3.0	Developer contrib	Julio/18							1
3.6.3	UL		l	£24	per sqm		±83,943	Jan-19	+eb-20
3.6.4	S106/S278/AH cor	ntribution	l	£1,400	per unit		£70,000	Jan-19	Feb-20
	Total developer c	contributions					£153,943		
	TOTAL DEVELOP	PMENT COSTS					£8,700,975		
4.0	Site Acquisition								
41	Net site value (reci	idual land value)					£3,853,472	Jan-10	Eeb-20
	. NOT SITE VAILUE (TESI	In the vertice j					10,000,472	Jan 10	F-5.00
4.2	Stamp Duty						£182,174	Jan-19 Jan-19	Feb-20 Feb-20
4.3	Purchaser costs		[1.75% o	in land costs		£67,436	Jan-19	Feb-20
	Total site costs						£4,103,081		
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£15,615,076		
	TOTAL INCOME	- TOTAL COSTS [EXCLUDING INTEREST]					£624,326		
5.0	Finance Costs								
5.1	Finance			APR	n net costs	PCM	-£624 326		
			l	0.0070		0.40770	2021,020		
							£16 230 401		
This appraisal h	TOTAL PROJECT	T COSTS [INCLUDING INTEREST] or the Council. The appraisal has been prepare	ed in line with the RICS va	luation guidance.	The purpose of the appraisa	al is to inform the Council about	£16,239,401 the impact of planning pol	icy has on via	ability at a

Appendix B

Open Market New Build Values



Open Market Transactions in Southend-on-Sea

Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
The Leas	January 2018	Flat	£775,000	124	132.83	128.52	£749,853	£6,037
The Leas	December 2017	Flat	£975,000	120	130.13	128.52	£962,937	£8,018
The Leas	December 2017	Flat	£825,000	163	130.13	128.52	£814,793	£4,999
St Hildas Mews	December 2017	Terraced	£682,500	187	129.45	129.87	£684,714	£3,662
St Hildas Mews	February 2018	Flat	£359,995	77	132.23	128.52	£349,895	£4,544
St Hildas Mews	February 2018	Flat	£359,995	76	132.23	128.52	£349,895	£4,604
St Hildas Mews	February 2018	Flat	£335,000	69	132.23	128.52	£325,601	£4,719
St Hildas Mews	March 2018	Flat	£359,995	82	131.80	128.52	£351,036	£4,281
St Hildas Mews	February 2018	Flat	£365,000	72	132.23	128.52	£354,759	£4,927
London Road	December 2017	Flat	£335,000	61	130.13	128.52	£330,855	£5,424
London Road	December 2017	Flat	£290,000	62	130.13	128.52	£286,412	£4,620
London Road	December 2017	Flat	£295,000	69	130.13	128.52	£291,350	£4,222
London Road	December 2017	Flat	£345,000	73	130.13	128.52	£340,732	£4,668
London Road	December 2017	Flat	£260,000	53	130.13	128.52	£256,783	£4,845
London Road	December 2017	Flat	£235,000	64	130.13	128.52	£232,093	£3,626
London Road	December 2017	Flat	£180,000	48	130.13	128.52	£177,773	£3,704
London Road	December 2017	Flat	£245,000	64	130.13	128.52	£241,969	£3,781
London Road	December 2017	Flat	£245,000	61	130.13	128.52	£241,969	£3,967
London Road	February 2018	Flat	£235,000	56	132.23	128.52	£228,407	£4,079
London Road	December 2017	Flat	£230,000	53	130.13	128.52	£227,154	£4,286
Salisbury Avenue	August 2014	Flat	£225,000	77	96.10	128.52	£300,905	£3,908
Anerley Road	August 2014	Flat	£150,000	58	96.10	128.52	£200,604	£3,459
Milton Road	August 2014	Semi	£170,000	71	96.12	132.11	£233,653	£3,291
St Vincents Road	April 2012	Flat	£195,000	42	85.13	128.52	£294,390	£7,009
St Vincents Road	July 2012	Flat	£125,000	72	86.33	128.52	£186,088	£2,585
St Vincents Road	June 2012	Flat	£180,000	42	86.92	128.52	£266,148	£6,337
Station Road	January 2013	Flat	£240,000	121	84.68	128.52	£364,251	£3,010
Station Road	November 2015	Flat	£225,000	78	109.21	128.52	£264,783	£3,395
Station Road	June 2015	Flat	£155,000	49	102.40	128.52	£194,537	£3,970
Station Road	June 2015	Flat	£165,000	42	102.40	128.52	£207,088	£4,931
Holland Road	February 2014	Flat	£495,000	71	90.81	128.52	£700,555	£9,867



Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Valkyrie Road	April 2015	Flat	£205,000	80	100.84	128.52	£261,271	£3,266
Valkyrie Road	April 2015	Flat	£179,500	46	100.84	128.52	£228,772	£4,973
Valkyrie Road	April 2015	Flat	£215,000	92	100.84	128.52	£274,016	£2,978
Pembury Road	April 2015	Terraced	£400,000	170	100.70	129.87	£515,869	£3,035
Pembury Road	June 2015	Terraced	£415,000	170	102.92	129.87	£523,669	£3,080
Pembury Road	April 2015	Semi	£420,000	170	100.85	132.11	£550,185	£3,236
Pembury Road	December 2014	Terraced	£410,000	170	101.79	129.87	£523,103	£3,077
Station Road	February 2013	Flat	£85,000	42	84.24	128.52	£129,679	£3,088
Station Road	February 2013	Flat	£85,000	36	84.24	128.52	£129,679	£3,602
Station Road	March 2013	Flat	£114,995	70	84.69	128.52	£174,509	£2,493
Station Road	January 2013	Flat	£82,500	40	84.68	128.52	£125,211	£3,130
Station Road	January 2013	Flat	£70,000	31	84.68	128.52	£106,240	£3,427
Station Road	January 2013	Flat	£114,995	51	84.68	128.52	£174,529	£3,422
Station Road	December 2012	Flat	£70,000	34	84.74	128.52	£106,165	£3,122
Station Road	January 2013	Flat	£70,000	34	84.68	128.52	£106,240	£3,125
Station Road	November 2012	Flat	£87,500	40	85.20	128.52	£131,989	£3,300
Station Road	February 2013	Flat	£75,000	34	84.24	128.52	£114,423	£3,365
Station Road	December 2012	Flat	£104,500	70	84.74	128.52	£158,489	£2,264
Station Road	January 2013	Flat	£86,000	42	84.68	128.52	£130,523	£3,108
Station Road	November 2012	Flat	£121,995	51	85.20	128.52	£184,023	£3,608
Station Road	November 2012	Flat	£109,995	47	85.20	128.52	£165,922	£3,530
Station Road	November 2012	Flat	£76,000	34	85.20	128.52	£114,642	£3,372
Station Road	February 2013	Flat	£148,000	81	84.24	128.52	£225,795	£2,788
Station Road	April 2013	Flat	£137,500	77	85.81	128.52	£205,938	£2,675
Station Road	February 2013	Flat	£89,995	45	84.24	128.52	£137,300	£3,051
Station Road	November 2012	Flat	£109,995	48	85.20	128.52	£165,922	£3,457
Station Road	December 2012	Flat	£70,000	28	84.74	128.52	£106,165	£3,792
Station Road	November 2012	Flat	£109,995	40	85.20	128.52	£165,922	£4,148
Station Road	December 2012	Flat	£70,000	28	84.74	128.52	£106,165	£3,792
Station Road	November 2012	Flat	£76,000	28	85.20	128.52	£114,642	£4,094
Station Road	November 2012	Flat	£79,995	28	85.20	128.52	£120,669	£4,310
Station Road	November 2012	Flat	£155,000	78	85.20	128.52	£233,810	£2,998



Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Station Road	November 2012	Flat	£155,000	79	85.20	128.52	£233,810	£2,960
Station Road	March 2013	Flat	£74,000	29	84.69	128.52	£112,298	£3,872
Station Road	March 2013	Flat	£109,995	41	84.69	128.52	£166,921	£4,071
Station Road	March 2013	Flat	£74,000	28	84.69	128.52	£112,298	£4,011
Station Road	January 2013	Flat	£109,995	41	84.68	128.52	£166,941	£4,072
Glenwood Avenue	August 2012	Semi	£220,000	111	85.83	132.11	£338,625	£3,049
Fairfax Drive	February 2016	Terraced	£232,500	68	113.06	129.87	£267,069	£3,927
Fairfax Drive	February 2016	Terraced	£215,000	68	113.06	129.87	£246,967	£3,632
Fairfax Drive	January 2016	Terraced	£215,000	68	111.02	129.87	£251,505	£3,699
Fairfax Drive	April 2015	Detached	£250,000	122	101.15	132.17	£326,668	£2,678
London Road	March 2015	Flat	£174,000	57	100.27	128.52	£223,023	£3,913
London Road	March 2015	Flat	£163,000	59	100.27	128.52	£208,924	£3,541
London Road	March 2015	Flat	£148,000	52	100.27	128.52	£189,697	£3,648
London Road	March 2015	Flat	£192,000	72	100.27	128.52	£246,094	£3,418
London Road	March 2015	Flat	£163,000	51	100.27	128.52	£208,924	£4,097
Eastwood Boulevard	March 2016	Terraced	£392,500	136	114.50	129.87	£445,188	£3,273
Eastwood Boulevard	February 2016	Terraced	£385,000	136	113.06	129.87	£442,243	£3,252
Eastwood Boulevard	March 2016	Terraced	£385,000	136	114.50	129.87	£436,681	£3,211
Royal Mews	November 2016	Flat	£165,000	74	123.99	128.52	£171,028	£2,311
Old School Court	January 2018	Terraced	£295,000	106	132.07	129.87	£290,086	£2,737
Royal Mews	October 2016	Flat	£199,000	66	120.79	128.52	£211,735	£3,208
Royal Mews	October 2016	Flat	£200,000	66	120.79	128.52	£212,799	£3,224
Royal Mews	October 2016	Flat	£210,000	43	120.79	128.52	£223,439	£5,196
Royal Mews	December 2016	Flat	£215,000	64	125.74	128.52	£219,753	£3,434
Royal Mews	December 2016	Flat	£160,000	47	125.74	128.52	£163,537	£3,480
Royal Mews	October 2016	Flat	£185,000	55	120.79	128.52	£196,839	£3,579
Royal Mews	December 2016	Flat	£165,000	47	125.74	128.52	£168,648	£3,588
Royal Mews	December 2016	Flat	£165,000	47	125.74	128.52	£168,648	£3,588
Royal Mews	December 2016	Flat	£195,000	47	125.74	128.52	£199,311	£4,241
Royal Mews	October 2016	Flat	£190,000	47	120.79	128.52	£202,159	£4,301
Royal Mews	December 2016	Flat	£160,000	43	125.74	128.52	£163,537	£3,803
Royal Mews	February 2017	Flat	£235,000	68	125.01	128.52	£241,598	£3,553



Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Royal Mews	December 2016	Flat	£190,000	43	125.74	128.52	£194,201	£4,516
Royal Mews	November 2016	Flat	£299,950	68	123.99	128.52	£310,909	£4,572
Royal Mews	December 2016	Flat	£350,000	66	125.74	128.52	£357,738	£5,420
Royal Mews	December 2016	Flat	£350,000	47	125.74	128.52	£357,738	£7,611
Royal Mews	December 2016	Flat	£345,000	43	125.74	128.52	£352,628	£8,201
High Street	January 2017	Flat	£135,000	76	126.20	128.52	£137,482	£1,809
High Street	January 2017	Flat	£153,000	76	126.20	128.52	£155,813	£2,050
High Street	January 2017	Flat	£153,000	74	126.20	128.52	£155,813	£2,106
High Street	January 2017	Flat	£153,000	74	126.20	128.52	£155,813	£2,106
High Street	October 2016	Flat	£156,000	76	120.79	128.52	£165,983	£2,184
High Street	September 2016	Flat	£156,000	76	120.52	128.52	£166,355	£2,189
High Street	August 2016	Flat	£156,000	76	119.31	128.52	£168,042	£2,211
High Street	February 2017	Flat	£160,000	74	125.01	128.52	£164,492	£2,223
High Street	October 2016	Flat	£160,000	76	120.79	128.52	£170,239	£2,240
High Street	September 2016	Flat	£156,000	74	120.52	128.52	£166,355	£2,248
High Street	August 2016	Flat	£156,300	74	119.31	128.52	£168,365	£2,275
High Street	October 2016	Flat	£160,000	74	120.79	128.52	£170,239	£2,301
High Street	September 2016	Flat	£165,000	76	120.52	128.52	£175,953	£2,315
High Street	August 2016	Flat	£160,000	74	119.31	128.52	£172,351	£2,329
High Street	August 2016	Flat	£145,000	67	119.31	128.52	£156,193	£2,331
High Street	January 2017	Flat	£142,500	56	126.20	128.52	£145,120	£2,591
Cromer Road	June 2014	Flat	£77,000	39	93.98	128.52	£105,299	£2,700
Cromer Road	January 2014	Flat	£125,000	60	90.42	128.52	£177,671	£2,961
Cromer Road	April 2014	Flat	£112,500	42	91.23	128.52	£158,484	£3,773
Southchurch Avenue	July 2016	Flat	£147,000	60	120.43	128.52	£156,875	£2,615
Southchurch Avenue	July 2016	Flat	£145,000	56	120.43	128.52	£154,741	£2,763
Southchurch Avenue	July 2016	Flat	£183,000	69	120.43	128.52	£195,293	£2,830
Southchurch Avenue	July 2016	Flat	£160,000	60	120.43	128.52	£170,748	£2,846
Southchurch Avenue	July 2016	Flat	£150,000	56	120.43	128.52	£160,076	£2,859
Southchurch Avenue	July 2016	Flat	£193,000	51	120.43	128.52	£205,965	£4,039
Southchurch Avenue	July 2016	Flat	£193,000	56	120.43	128.52	£205,965	£3,678
Southchurch Avenue	July 2016	Flat	£195,000	44	120.43	128.52	£208,099	£4,730



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Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Southchurch Avenue	June 2016	Flat	£193,000	44	118.59	128.52	£209,161	£4,754
Southchurch Avenue	June 2016	Flat	£196,000	44	118.59	128.52	£212,412	£4,828
Southchurch Avenue	July 2016	Flat	£198,000	71	120.43	128.52	£211,301	£2,976
Southchurch Avenue	July 2016	Flat	£198,000	72	120.43	128.52	£211,301	£2,935
Southchurch Avenue	June 2016	Flat	£198,000	71	118.59	128.52	£214,579	£3,022
Southchurch Avenue	July 2016	Flat	£200,500	44	120.43	128.52	£213,969	£4,863
Southchurch Avenue	June 2016	Flat	£198,000	71	118.59	128.52	£214,579	£3,022
Southchurch Avenue	June 2016	Flat	£201,000	72	118.59	128.52	£217,831	£3,025
Southchurch Avenue	July 2016	Flat	£160,000	56	120.43	128.52	£170,748	£3,049
Southchurch Avenue	June 2016	Flat	£200,000	71	118.59	128.52	£216,747	£3,053
Southchurch Avenue	July 2016	Flat	£198,000	69	120.43	128.52	£211,301	£3,062
Southchurch Avenue	July 2016	Flat	£196,000	67	120.43	128.52	£209,166	£3,122
Southchurch Avenue	July 2016	Flat	£196,000	67	120.43	128.52	£209,166	£3,122
Southchurch Avenue	July 2016	Flat	£203,000	69	120.43	128.52	£216,637	£3,140
Southchurch Avenue	July 2016	Flat	£203,000	69	120.43	128.52	£216,637	£3,140
Southchurch Avenue	July 2016	Flat	£275,000	92	120.43	128.52	£293,473	£3,190
Southchurch Avenue	July 2016	Flat	£201,000	67	120.43	128.52	£214,502	£3,202
Southchurch Avenue	July 2016	Flat	£201,000	67	120.43	128.52	£214,502	£3,202
Southchurch Avenue	July 2016	Flat	£201,000	67	120.43	128.52	£214,502	£3,202
Southchurch Avenue	July 2016	Flat	£201,000	67	120.43	128.52	£214,502	£3,202
Southchurch Avenue	July 2016	Flat	£208,000	69	120.43	128.52	£221,973	£3,217
Southchurch Avenue	July 2016	Flat	£208,000	69	120.43	128.52	£221,973	£3,217
Southchurch Avenue	July 2016	Flat	£155,000	44	120.43	128.52	£165,412	£3,759
Southchurch Avenue	July 2016	Flat	£206,000	67	120.43	128.52	£219,838	£3,281
Southchurch Avenue	July 2016	Flat	£206,000	67	120.43	128.52	£219,838	£3,281
Southchurch Avenue	July 2016	Flat	£206,000	67	120.43	128.52	£219,838	£3,281
Southchurch Avenue	July 2016	Flat	£206,000	67	120.43	128.52	£219,838	£3,281
Southchurch Avenue	June 2016	Flat	£155,000	44	118.59	128.52	£167,979	£3,818
Southchurch Avenue	July 2016	Flat	£270,000	87	120.43	128.52	£288,138	£3,312
Southchurch Avenue	June 2016	Flat	£157,500	71	118.59	128.52	£170,688	£2,404
Southchurch Avenue	May 2016	Flat	£157,500	51	117.52	128.52	£172,242	£3,377
Southchurch Avenue	July 2016	Flat	£150,500	45	120.43	128.52	£160,610	£3,569



Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Southchurch Avenue	July 2016	Flat	£151,500	72	120.43	128.52	£161,677	£2,246
Southchurch Avenue	July 2016	Flat	£153,000	56	120.43	128.52	£163,278	£2,916
Southchurch Avenue	July 2016	Flat	£153,000	44	120.43	128.52	£163,278	£3,711
Southchurch Avenue	June 2016	Flat	£153,000	71	118.59	128.52	£165,811	£2,335
Southchurch Avenue	July 2016	Flat	£155,500	56	120.43	128.52	£165,946	£2,963
Southchurch Avenue	June 2016	Flat	£155,500	51	118.59	128.52	£168,521	£3,304
Southchurch Avenue	June 2016	Flat	£155,500	44	118.59	128.52	£168,521	£3,830
Southchurch Avenue	May 2016	Flat	£155,500	44	117.52	128.52	£170,055	£3,865
Southchurch Avenue	July 2016	Flat	£163,000	45	120.43	128.52	£173,950	£3,866
Southchurch Avenue	July 2016	Flat	£163,000	45	120.43	128.52	£173,950	£3,866
Southchurch Avenue	June 2016	Flat	£158,000	44	118.59	128.52	£171,230	£3,892
Southchurch Avenue	June 2016	Flat	£158,000	44	118.59	128.52	£171,230	£3,892
Southchurch Avenue	July 2016	Flat	£165,500	45	120.43	128.52	£176,618	£3,925
Southchurch Avenue	July 2016	Flat	£165,500	45	120.43	128.52	£176,618	£3,925
Lovelace Avenue	May 2013	Flat	£134,000	53	86.06	128.52	£200,112	£3,776
Barnstaple Road	September 2014	Flat	£195,000	68	97.49	128.52	£257,066	£3,780
Barnstaple Road	September 2014	Flat	£205,000	68	97.49	128.52	£270,249	£3,974
Barnstaple Road	October 2014	Flat	£213,000	68	100.04	128.52	£273,638	£4,024
Barnstaple Road	February 2015	Flat	£198,000	59	99.62	128.52	£255,440	£4,329
Barnstaple Road	January 2015	Flat	£172,000	50	100.00	128.52	£221,054	£4,421
Barnstaple Road	September 2014	Flat	£168,000	50	97.49	128.52	£221,473	£4,429
Barnstaple Road	September 2014	Flat	£205,000	59	97.49	128.52	£270,249	£4,580
Military Close	June 2012	Flat	£135,000	63	86.92	128.52	£199,611	£3,194
Military Close	May 2012	Flat	£139,500	63	85.23	128.52	£210,355	£3,366
Drewsteignton	August 2015	Terraced	£175,000	80	106.88	129.87	£212,643	£2,658
Artillery Avenue	February 2012	Terraced	£184,950	74	84.83	129.87	£283,148	£3,851
Military Close	May 2012	Flat	£140,000	58	85.23	128.52	£211,109	£3,657
Hinguar Street	August 2017	Terraced	£265,000	57	130.53	129.87	£263,660	£4,626
Hinguar Street	March 2017	Terraced	£300,000	65	121.27	129.87	£321,275	£4,943
Hinguar Street	March 2017	Terraced	£325,000	117	121.27	129.87	£348,048	£2,975
Hinguar Street	March 2017	Terraced	£250,000	76	121.27	129.87	£267,729	£3,523
Gunners Rise	March 2012	Detached	£273,000	95	83.45	132.17	£432,384	£4,551



Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Gunners Rise	January 2012	Semi	£275,000	95	84.55	132.11	£429,690	£4,523
Gunners Rise	March 2012	Detached	£330,000	125	83.45	132.17	£522,661	£4,181
Gunners Rise	March 2012	Detached	£303,000	95	83.45	132.17	£479,898	£5,052
Gunners Rise	March 2012	Detached	£275,000	130	83.45	132.17	£435,551	£3,350
Gunners Rise	February 2012	Detached	£335,000	130	84.57	132.17	£523,554	£4,027
Gunners Rise	February 2012	Detached	£335,000	130	84.57	132.17	£523,554	£4,027
Gunners Rise	March 2012	Detached	£330,000	130	83.45	132.17	£522,661	£4,020
Gunners Rise	March 2012	Detached	£310,000	130	83.45	132.17	£490,985	£3,777
Gunners Rise	May 2012	Detached	£290,000	166	82.52	132.17	£464,485	£2,798
Gunners Rise	March 2015	Detached	£499,995	166	100.31	132.17	£658,801	£3,969
Gunners Rise	March 2015	Detached	£500,000	166	100.31	132.17	£658,808	£3,969
Gunners Rise	December 2014	Detached	£475,000	166	101.70	132.17	£617,313	£3,719
Gunners Rise	December 2014	Detached	£457,000	187	101.70	132.17	£593,920	£3,176
Gunners Rise	January 2015	Detached	£500,000	187	100.00	132.17	£660,850	£3,534
Gunners Rise	December 2014	Detached	£450,000	187	101.70	132.17	£584,823	£3,127
Gunners Rise	November 2014	Detached	£479,950	187	102.02	132.17	£621,790	£3,325
Gunners Rise	November 2014	Detached	£480,000	187	102.02	132.17	£621,855	£3,325
Gunners Rise	December 2014	Detached	£455,000	187	101.70	132.17	£591,321	£3,162
Gunners Rise	December 2014	Detached	£545,000	195	101.70	132.17	£708,286	£3,632
Gunners Rise	June 2014	Terraced	£347,000	171	94.18	129.87	£478,497	£2,798
Gunners Rise	June 2014	Terraced	£365,000	168	94.18	129.87	£503,319	£2,996
Gunners Rise	June 2014	Terraced	£379,950	168	94.18	129.87	£523,934	£3,119
Gunners Rise	June 2014	Terraced	£379,950	168	94.18	129.87	£523,934	£3,119
Gunners Rise	June 2014	Terraced	£373,000	168	94.18	129.87	£514,350	£3,062
Gunners Rise	June 2014	Terraced	£354,000	171	94.18	129.87	£488,150	£2,855
Anchor Close	September 2012	Terraced	£195,000	84	85.65	129.87	£295,676	£3,520
Anchor Close	November 2012	Terraced	£202,500	95	84.61	129.87	£310,822	£3,272
Anchor Close	April 2012	Detached	£210,000	95	82.71	132.17	£335,579	£3,532
Anchor Close	April 2012	Terraced	£224,000	116	83.40	129.87	£348,812	£3,007
Anchor Close	January 2012	Terraced	£228,000	116	84.46	129.87	£350,584	£3,022
Anchor Close	March 2012	Terraced	£228,000	116	84.15	129.87	£351,876	£3,033
Old School Court	October 2016	Semi	£299,995	86	121.40	132.11	£326,461	£3,796



Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Old School Court	March 2017	Semi	£304,995	86	122.59	132.11	£328,680	£3,822
Old School Court	March 2017	Semi	£317,495	89	122.59	132.11	£342,151	£3,844
Old School Court	November 2016	Semi	£311,995	88	124.53	132.11	£330,986	£3,761
Old School Court	March 2017	Semi	£319,995	89	122.59	132.11	£344,845	£3,875
Old School Court	November 2016	Terraced	£311,995	88	123.00	129.87	£329,421	£3,743
Old School Court	November 2016	Terraced	£309,995	88	123.00	129.87	£327,309	£3,719
Old School Court	November 2016	Terraced	£304,995	88	123.00	129.87	£322,030	£3,659
Gunners Rise	December 2012	Detached	£374,500	166	83.55	132.17	£592,432	£3,569
Gunners Rise	March 2012	Terraced	£80,000	75	84.15	129.87	£123,465	£1,646
Gunners Rise	March 2012	Terraced	£70,599	88	84.15	129.87	£108,957	£1,238
Gunners Rise	January 2015	Detached	£360,000	115	100.00	132.17	£475,812	£4,137
Gunners Rise	September 2012	Detached	£330,000	117	84.32	132.17	£517,269	£4,421
Gunners Rise	August 2013	Detached	£450,000	187	86.80	132.17	£685,213	£3,664
Gunners Rise	July 2012	Detached	£426,800	187	83.62	132.17	£674,601	£3,607
Gunners Rise	September 2012	Detached	£285,000	96	84.32	132.17	£446,732	£4,653
Gunners Rise	July 2012	Detached	£284,950	96	83.62	132.17	£450,393	£4,692
Gunners Rise	October 2012	Semi	£290,450	96	84.79	132.11	£452,546	£4,714
Gunners Rise	March 2013	Semi	£272,500	96	83.96	132.11	£428,775	£4,466
Gunners Rise	June 2012	Detached	£290,000	96	84.26	132.17	£454,893	£4,738
Gunners Rise	February 2013	Detached	£398,000	187	83.45	132.17	£630,361	£3,371
Gunners Rise	February 2013	Detached	£420,000	187	83.45	132.17	£665,206	£3,557
Gunners Rise	November 2012	Detached	£333,000	132	83.75	132.17	£525,524	£3,981
Gunners Rise	December 2012	Detached	£333,000	132	83.55	132.17	£526,782	£3,991
Gunners Rise	March 2013	Detached	£385,000	187	83.86	132.17	£606,790	£3,245
Gunners Rise	March 2013	Detached	£375,000	156	83.86	132.17	£591,030	£3,789
Gunners Rise	January 2014	Semi	£389,950	171	89.76	132.11	£573,934	£3,356
Gunners Rise	December 2013	Detached	£384,950	171	88.97	132.17	£571,865	£3,344
Gunners Rise	January 2014	Semi	£384,950	171	89.76	132.11	£566,575	£3,313
Gunners Rise	January 2014	Semi	£365,000	171	89.76	132.11	£537,212	£3,142
Gunners Rise	January 2014	Semi	£378,950	171	89.76	132.11	£557,744	£3,262
Gunners Rise	January 2014	Semi	£374,000	171	89.76	132.11	£550,458	£3,219
Gunners Rise	May 2014	Detached	£525,000	195	91.23	132.17	£760,597	£3,900



Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Gunners Rise	November 2013	Detached	£479,950	187	89.20	132.17	£711,155	£3,803
Gunners Rise	November 2013	Detached	£457,000	187	89.20	132.17	£677,149	£3,621
Gunners Rise	November 2013	Detached	£475,000	187	89.20	132.17	£703,820	£3,764
Gunners Rise	November 2013	Detached	£469,950	187	89.20	132.17	£696,337	£3,724
Gunners Rise	November 2013	Detached	£461,300	187	89.20	132.17	£683,520	£3,655
Gunners Rise	October 2013	Detached	£469,950	187	88.93	132.17	£698,451	£3,735
Gunners Rise	September 2013	Detached	£435,000	187	89.06	132.17	£645,564	£3,452
Gunners Rise	August 2013	Detached	£425,000	187	86.80	132.17	£647,146	£3,461
Gunners Rise	September 2013	Detached	£420,000	187	89.06	132.17	£623,303	£3,333
Gunners Rise	December 2012	Detached	£425,000	187	83.55	132.17	£672,319	£3,595
Gunners Rise	December 2012	Detached	£410,000	187	83.55	132.17	£648,590	£3,468
Cranley Gardens	July 2012	Detached	£340,000	145	83.62	132.17	£537,405	£3,717
Eagle Way	January 2015	Detached	£246,000	92	100.00	132.17	£325,138	£3,534
Mess Road	September 2014	Semi	£850,000	223	97.56	132.11	£1,151,020	£5,162
Mess Road	September 2015	Semi	£860,000	223	108.33	132.11	£1,048,782	£4,703
Mess Road	January 2012	Terraced	£935,000	283	84.46	129.87	£1,437,704	£5,080
Mess Road	April 2012	Terraced	£950,000	270	83.40	129.87	£1,479,335	£5,479
Mess Road	November 2012	Terraced	£1,410,0 00	380	84.61	129.87	£2,164,244	£5,695
Mess Road	March 2012	Terraced	£975,000	252	84.15	129.87	£1,504,733	£5,971
Mess Road	November 2012	Terraced	£775,000	215	84.61	129.87	£1,189,567	£5,533
Mess Road	January 2012	Terraced	£1,025,0 00	334	84.46	129.87	£1,576,092	£4,719
Elmsleigh Drive	October 2013	Detached	£364,950	145	88.93	132.17	£542,398	£3,741
Woodcutters Avenue	June 2014	Semi	£325,000	122	93.56	132.11	£458,911	£3,762
Eastwood Old Road	September 2015	Detached	£310,000	80	108.64	132.17	£377,142	£4,714
Gravel Road	October 2014	Detached	£410,000	102	99.84	132.17	£542,765	£5,321
Glenwood Avenue	November 2013	Detached	£345,000	118	89.20	132.17	£511,196	£4,332
Glenwood Avenue	January 2014	Detached	£345,000	116	89.47	132.17	£509,653	£4,394
Hylands Grove	May 2012	Detached	£325,000	86	82.52	132.17	£520,544	£6,053
Hylands Grove	May 2012	Detached	£325,000	86	82.52	132.17	£520,544	£6,053
Hylands Grove	October 2012	Detached	£269,950	61	84.52	132.17	£422,140	£6,920
Hylands Grove	December 2012	Detached	£250,000	59	83.55	132.17	£395,482	£6,703
Hylands Grove	October 2012	Detached	£295,000	61	84.52	132.17	£461,313	£7,563



Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Hylands Grove	June 2012	Detached	£285,000	61	84.26	132.17	£447,050	£7,329
Hylands Grove	February 2013	Detached	£245,000	61	83.45	132.17	£388,037	£6,361
Hylands Grove	June 2012	Detached	£277,950	61	84.26	132.17	£435,992	£7,147
Hylands Grove	May 2012	Detached	£320,000	86	82.52	132.17	£512,535	£5,960
Dandies Chase	September 2012	Terraced	£220,000	101	85.65	129.87	£333,583	£3,303
Rayleigh Road	July 2016	Flat	£235,000	62	120.43	128.52	£250,786	£4,045
Rayleigh Road	February 2016	Flat	£222,000	56	112.00	128.52	£254,745	£4,549
Rayleigh Road	March 2017	Flat	£225,000	57	123.23	128.52	£234,659	£4,117
Rayleigh Road	September 2015	Flat	£215,000	54	107.48	128.52	£257,088	£4,761
Rayleigh Road	July 2016	Flat	£278,000	97	120.43	128.52	£296,675	£3,059
London Road	March 2018	Flat	£245,000	61	131.80	128.52	£238,903	£3,916
London Road	January 2018	Flat	£312,000	61	132.83	128.52	£301,876	£4,949
London Road	December 2017	Flat	£310,000	61	130.13	128.52	£306,165	£5,019
Broadway	September 2015	Flat	£200,000	36	107.48	128.52	£239,151	£6,643
Broadway	September 2015	Flat	£200,000	36	107.48	128.52	£239,151	£6,643
Broadway	September 2015	Flat	£250,000	51	107.48	128.52	£298,939	£5,862
Broadway	October 2015	Flat	£250,000	51	108.74	128.52	£295,475	£5,794
Broadway	September 2015	Flat	£200,000	36	107.48	128.52	£239,151	£6,643
Broadway	September 2015	Flat	£300,000	71	107.48	128.52	£358,727	£5,052
Undercliff Gardens	May 2012	Flat	£400,000	166	85.23	128.52	£603,168	£3,634
Leigh Road	August 2013	Flat	£200,000	49	88.00	128.52	£292,091	£5,961
Leigh Road	March 2014	Flat	£162,500	46	90.86	128.52	£229,854	£4,997
Dundonald Drive	June 2014	Semi	£415,000	170	93.56	132.11	£585,995	£3,447
Marguerite Drive	February 2015	Semi	£225,000	76	99.39	132.11	£299,072	£3,935
Maple Avenue	April 2015	Terraced	£375,000	122	100.70	129.87	£483,627	£3,964
Leigham Court Drive	December 2013	Semi	£420,000	188	89.26	132.11	£621,624	£3,307
Cranleigh Drive	January 2016	Flat	£315,000	59	110.03	128.52	£367,934	£6,236
Cranleigh Drive	October 2016	Flat	£310,000	57	120.79	128.52	£329,839	£5,787
Cranleigh Drive	January 2016	Flat	£325,000	61	110.03	128.52	£379,615	£6,223
Cranleigh Drive	March 2017	Flat	£320,000	57	123.23	128.52	£333,737	£5,855
Cranleigh Drive	February 2017	Flat	£345,000	65	125.01	128.52	£354,687	£5,457
Cranleigh Drive	April 2017	Flat	£399,950	61	124.82	128.52	£411,806	£6,751



Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Cranleigh Drive	February 2017	Flat	£319,000	61	125.01	128.52	£327,957	£5,376
Cranleigh Drive	October 2015	Flat	£350,000	61	108.74	128.52	£413,666	£6,781
Cranleigh Drive	February 2016	Flat	£365,000	65	112.00	128.52	£418,838	£6,444
Cranleigh Drive	October 2015	Flat	£299,950	57	108.74	128.52	£354,511	£6,219
Cranleigh Drive	August 2016	Flat	£310,000	61	119.31	128.52	£333,930	£5,474
Cranleigh Drive	March 2017	Flat	£355,000	61	123.23	128.52	£370,239	£6,069
Cranleigh Drive	March 2016	Flat	£300,000	61	113.86	128.52	£338,626	£5,551
Cranleigh Drive	September 2016	Flat	£340,000	59	120.52	128.52	£362,569	£6,145
Glendale Gardens	March 2015	Semi	£570,000	168	100.21	132.11	£751,449	£4,473
Glendale Gardens	March 2015	Semi	£550,000	168	100.21	132.11	£725,082	£4,316
Rectory Grove	August 2015	Flat	£640,000	108	105.83	128.52	£777,216	£7,196
Rectory Grove	November 2014	Flat	£550,000	102	102.24	128.52	£691,373	£6,778
Rectory Grove	October 2014	Flat	£325,000	80	100.04	128.52	£417,523	£5,219
Rectory Grove	October 2014	Flat	£395,000	91	100.04	128.52	£507,451	£5,576
Rectory Grove	October 2014	Flat	£425,000	94	100.04	128.52	£545,992	£5,808
Rectory Grove	November 2014	Flat	£575,000	105	102.24	128.52	£722,799	£6,884
Rectory Grove	November 2014	Flat	£495,000	80	102.24	128.52	£622,236	£7,778
Rectory Grove	January 2015	Flat	£335,000	80	100.00	128.52	£430,542	£5,382
Rectory Grove	October 2014	Flat	£425,000	91	100.04	128.52	£545,992	£6,000
Rectory Grove	October 2014	Flat	£399,995	94	100.04	128.52	£513,868	£5,467
Rectory Grove	October 2014	Flat	£295,000	76	100.04	128.52	£378,982	£4,987
Rectory Grove	November 2014	Flat	£595,000	107	102.24	128.52	£747,940	£6,990
Rectory Grove	May 2015	Flat	£595,000	102	101.34	128.52	£754,583	£7,398
Rectory Grove	November 2014	Flat	£350,000	80	102.24	128.52	£439,965	£5,500
Rectory Grove	November 2014	Flat	£425,000	91	102.24	128.52	£534,243	£5,871
Rectory Grove	November 2014	Flat	£800,000	139	102.24	128.52	£1,005,634	£7,235
Rectory Grove	November 2014	Flat	£550,000	102	102.24	128.52	£691,373	£6,778
Rectory Grove	November 2014	Flat	£365,000	80	102.24	128.52	£458,820	£5,735
Rectory Grove	December 2014	Flat	£950,000	175	101.83	128.52	£1,198,998	£6,851
Rectory Grove	July 2015	Flat	£630,000	102	104.76	128.52	£772,887	£7,577
Rectory Grove	November 2016	Flat	£1,900,0 00	210	123.99	128.52	£1,969,417	£9,378
Rectory Grove	October 2014	Flat	£425,000	111	100.04	128.52	£545,992	£4,919



Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Rectory Grove	October 2014	Flat	£450,000	112	100.04	128.52	£578,109	£5,162
Rectory Grove	October 2014	Flat	£325,000	84	100.04	128.52	£417,523	£4,971
Rectory Grove	October 2014	Flat	£399,950	103	100.04	128.52	£513,810	£4,988
Rectory Grove	October 2014	Flat	£425,000	118	100.04	128.52	£545,992	£4,627
Rectory Grove	October 2014	Flat	£575,000	108	100.04	128.52	£738,695	£6,840
Salisbury Road	December 2012	Semi	£393,750	125	83.60	132.11	£622,229	£4,978
Salisbury Road	September 2014	Flat	£250,000	72	97.49	128.52	£329,572	£4,577
Belfairs Close	May 2012	Detached	£790,000	230	82.52	132.17	£1,265,321	£5,501
Nelson Road	July 2016	Flat	£214,995	61	120.43	128.52	£229,437	£3,761
Nelson Road	August 2016	Flat	£209,995	62	119.31	128.52	£226,205	£3,648
Nelson Road	July 2016	Flat	£204,995	57	120.43	128.52	£218,766	£3,838
Nelson Road	July 2016	Flat	£229,995	61	120.43	128.52	£245,445	£4,024
Nelson Road	August 2016	Flat	£214,995	61	119.31	128.52	£231,591	£3,797
Nelson Road	July 2016	Flat	£214,995	62	120.43	128.52	£229,437	£3,701
Nelson Road	October 2016	Flat	£232,000	57	120.79	128.52	£246,847	£4,331
Nelson Road	July 2016	Flat	£214,995	56	120.43	128.52	£229,437	£4,097
Albany Court	December 2016	Flat	£124,000	64	125.74	128.52	£126,742	£1,980
Albany Court	December 2016	Flat	£124,000	64	125.74	128.52	£126,742	£1,980
Albany Court	December 2016	Flat	£124,000	60	125.74	128.52	£126,742	£2,112
Albany Court	December 2016	Flat	£124,000	67	125.74	128.52	£126,742	£1,892
Albany Court	December 2016	Flat	£124,000	64	125.74	128.52	£126,742	£1,980
Albany Court	December 2016	Flat	£124,000	63	125.74	128.52	£126,742	£2,012
Albany Court	December 2016	Flat	£124,000	45	125.74	128.52	£126,742	£2,816
Albany Court	December 2016	Flat	£124,000	45	125.74	128.52	£126,742	£2,816
Albany Mews	December 2016	Flat	£124,000	59	125.74	128.52	£126,742	£2,148
Albany Mews	December 2016	Flat	£124,000	62	125.74	128.52	£126,742	£2,044
Albany Mews	December 2016	Flat	£124,000	70	125.74	128.52	£126,742	£1,811
Albany Mews	December 2016	Flat	£124,000	57	125.74	128.52	£126,742	£2,224
Albany Mews	December 2016	Flat	£124,000	70	125.74	128.52	£126,742	£1,811
Albany Mews	December 2016	Flat	£124,000	48	125.74	128.52	£126,742	£2,640
London Road	April 2015	Flat	£175,000	51	100.84	128.52	£223,036	£4,372
Pavilion Drive	September 2013	Flat	£180,000	56	89.86	128.52	£257,440	£4,597



Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Pavilion Drive	August 2013	Flat	£185,000	51	88.00	128.52	£270,184	£5,298
Pavilion Drive	November 2013	Flat	£182,000	56	89.41	128.52	£261,611	£4,672
Pavilion Drive	June 2014	Flat	£225,000	52	93.98	128.52	£307,693	£5,917
Pavilion Drive	August 2013	Flat	£185,000	57	88.00	128.52	£270,184	£4,740
Pavilion Drive	August 2015	Flat	£220,000	53	105.83	128.52	£267,168	£5,041
Pavilion Drive	December 2013	Flat	£185,000	56	89.67	128.52	£265,152	£4,735
Pavilion Drive	January 2014	Flat	£184,500	51	90.42	128.52	£262,242	£5,142
Pavilion Drive	January 2014	Flat	£182,500	56	90.42	128.52	£259,399	£4,632
Pavilion Drive	August 2013	Flat	£183,000	50	88.00	128.52	£267,263	£5,345
London Road	February 2015	Flat	£207,000	55	99.62	128.52	£267,051	£4,855
London Road	August 2015	Flat	£205,000	58	105.83	128.52	£248,952	£4,292
London Road	November 2014	Flat	£190,000	50	102.24	128.52	£238,838	£4,777
London Road	March 2015	Flat	£205,000	55	100.27	128.52	£262,757	£4,777
London Road	November 2014	Flat	£199,500	58	102.24	128.52	£250,780	£4,324
London Road	October 2014	Flat	£185,000	50	100.04	128.52	£237,667	£4,753
London Road	December 2014	Flat	£208,750	55	101.83	128.52	£263,464	£4,790
London Road	February 2015	Flat	£215,000	58	99.62	128.52	£277,372	£4,782
London Road	November 2014	Flat	£185,250	50	102.24	128.52	£232,867	£4,657
Somerton Avenue	March 2018	Semi	£374,845	98	133.64	132.11	£370,554	£3,781
Somerton Avenue	March 2018	Semi	£372,210	96	133.64	132.11	£367,949	£3,833
Somerton Avenue	March 2018	Semi	£370,000	96	133.64	132.11	£365,764	£3,810
Somerton Avenue	March 2018	Semi	£370,000	98	133.64	132.11	£365,764	£3,732
Prince Avenue	March 2018	Terraced	£280,000	81	131.76	129.87	£275,984	£3,407
Poole Way	December 2017	Terraced	£267,995	75	129.45	129.87	£268,865	£3,585
Poole Way	December 2017	Terraced	£267,995	75	129.45	129.87	£268,865	£3,585
Poole Way	January 2018	Terraced	£268,995	75	132.07	129.87	£264,514	£3,527
Poole Way	January 2018	Terraced	£268,995	75	132.07	129.87	£264,514	£3,527
Poole Way	January 2018	Terraced	£274,995	75	132.07	129.87	£270,414	£3,606
Poole Way	January 2018	Terraced	£272,995	75	132.07	129.87	£268,447	£3,579
Poole Way	January 2018	Terraced	£272,995	75	132.07	129.87	£268,447	£3,579
Poole Way	January 2018	Terraced	£272,995	75	132.07	129.87	£268,447	£3,579
Poole Way	January 2018	Terraced	£279,995	75	132.07	129.87	£275,331	£3,671



Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Cole Avenue	December 2017	Detached	£434,995	131	132.10	132.17	£435,226	£3,322
Cole Avenue	December 2017	Detached	£354,995	95	132.10	132.17	£355,183	£3,739
Cole Avenue	January 2018	Detached	£394,995	116	134.63	132.17	£387,778	£3,343
Cole Avenue	February 2018	Terraced	£279,995	75	131.76	129.87	£275,979	£3,680
Cole Avenue	January 2018	Detached	£474,995	157	134.63	132.17	£466,316	£2,970
Cole Avenue	February 2018	Terraced	£278,995	75	131.76	129.87	£274,993	£3,667
Cole Avenue	March 2018	Terraced	£284,995	79	131.76	129.87	£280,907	£3,556
Cole Avenue	March 2018	Terraced	£281,995	79	131.76	129.87	£277,950	£3,518
Cole Avenue	March 2018	Terraced	£278,995	75	131.76	129.87	£274,993	£3,667
Kirkham Road	March 2018	Detached	£359,995	95	134.39	132.17	£354,048	£3,727
Kirkham Road	February 2018	Semi	£424,995	141	133.74	132.11	£419,815	£2,977
Concorde Road	March 2018	Detached	£349,995	95	134.39	132.17	£344,213	£3,623
Concorde Road	January 2018	Detached	£359,995	95	134.63	132.17	£353,417	£3,720
Concorde Road	March 2018	Detached	£359,995	95	134.39	132.17	£354,048	£3,727
Victoria Avenue	February 2018	Flat	£151,000	55	132.23	128.52	£146,763	£2,668
Victoria Avenue	February 2018	Flat	£220,000	70	132.23	128.52	£213,827	£3,055
Victoria Avenue	February 2018	Flat	£228,000	70	132.23	128.52	£221,603	£3,166
Victoria Avenue	February 2018	Flat	£224,000	70	132.23	128.52	£217,715	£3,110
Victoria Avenue	February 2018	Flat	£211,000	70	132.23	128.52	£205,080	£2,930
Victoria Avenue	February 2018	Flat	£204,000	66	132.23	128.52	£198,276	£3,004
Victoria Avenue	March 2018	Flat	£233,000	83	131.80	128.52	£227,202	£2,737
Victoria Avenue	February 2018	Flat	£200,000	55	132.23	128.52	£194,389	£3,534
Victoria Avenue	February 2018	Flat	£222,250	66	132.23	128.52	£216,014	£3,273
Victoria Avenue	February 2018	Flat	£229,750	74	132.23	128.52	£223,304	£3,018
Victoria Avenue	February 2018	Flat	£229,750	70	132.23	128.52	£223,304	£3,190
Victoria Avenue	February 2018	Flat	£228,000	70	132.23	128.52	£221,603	£3,166
Victoria Avenue	February 2018	Flat	£224,000	66	132.23	128.52	£217,715	£3,299
Victoria Avenue	February 2018	Flat	£222,500	70	132.23	128.52	£216,257	£3,089
Victoria Avenue	February 2018	Flat	£207,500	70	132.23	128.52	£201,678	£2,881
Victoria Avenue	February 2018	Flat	£209,000	66	132.23	128.52	£203,136	£3,078
Victoria Avenue	February 2018	Flat	£272,000	74	132.23	128.52	£264,368	£3,573
Victoria Avenue	March 2018	Flat	£176,625	70	131.80	128.52	£172,229	£2,460



Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Victoria Avenue	March 2018	Flat	£160,000	71	131.80	128.52	£156,018	£2,197
Victoria Avenue	February 2018	Flat	£142,500	55	132.23	128.52	£138,502	£2,518
Victoria Avenue	February 2018	Flat	£155,000	66	132.23	128.52	£150,651	£2,283
Victoria Avenue	February 2018	Flat	£165,000	74	132.23	128.52	£160,371	£2,167
Victoria Avenue	February 2018	Flat	£162,000	70	132.23	128.52	£157,455	£2,249
Victoria Avenue	February 2018	Flat	£162,500	70	132.23	128.52	£157,941	£2,256
Victoria Avenue	February 2018	Flat	£157,500	70	132.23	128.52	£153,081	£2,187
Victoria Avenue	February 2018	Flat	£162,500	70	132.23	128.52	£157,941	£2,256
Victoria Avenue	March 2018	Flat	£155,000	66	131.80	128.52	£151,143	£2,290
Victoria Avenue	March 2018	Flat	£155,000	66	131.80	128.52	£151,143	£2,290
Victoria Avenue	February 2018	Flat	£160,000	70	132.23	128.52	£155,511	£2,222
Victoria Avenue	March 2018	Flat	£155,000	67	131.80	128.52	£151,143	£2,256
Victoria Avenue	March 2018	Flat	£155,000	70	131.80	128.52	£151,143	£2,159
Victoria Avenue	March 2018	Flat	£173,500	71	131.80	128.52	£169,182	£2,383
Victoria Avenue	March 2018	Flat	£160,000	70	131.80	128.52	£156,018	£2,229
Victoria Avenue	March 2018	Flat	£155,000	69	131.80	128.52	£151,143	£2,190
Victoria Avenue	February 2018	Flat	£187,500	74	132.23	128.52	£182,239	£2,463
Victoria Avenue	February 2018	Flat	£182,000	70	132.23	128.52	£176,894	£2,527
Victoria Avenue	February 2018	Flat	£192,500	70	132.23	128.52	£187,099	£2,673
Victoria Avenue	February 2018	Flat	£172,000	70	132.23	128.52	£167,174	£2,388
Victoria Avenue	February 2018	Flat	£182,500	90	132.23	128.52	£177,380	£1,971
Victoria Avenue	March 2018	Flat	£177,000	70	131.80	128.52	£172,595	£2,466
Victoria Avenue	March 2018	Flat	£163,500	71	131.80	128.52	£159,431	£2,246
Victoria Avenue	February 2018	Flat	£160,000	70	132.23	128.52	£155,511	£2,222
Victoria Avenue	February 2018	Flat	£182,000	70	132.23	128.52	£176,894	£2,527
Victoria Avenue	February 2018	Flat	£182,000	70	132.23	128.52	£176,894	£2,527
Victoria Avenue	February 2018	Flat	£187,500	70	132.23	128.52	£182,239	£2,603
Victoria Avenue	February 2018	Flat	£190,000	66	132.23	128.52	£184,669	£2,798
Victoria Avenue	February 2018	Flat	£167,000	90	132.23	128.52	£162,314	£1,803
Victoria Avenue	March 2018	Flat	£179,000	71	131.80	128.52	£174,545	£2,458
Victoria Avenue	March 2018	Flat	£169,000	70	131.80	128.52	£164,794	£2,354
Elms Court	December 2012	Detached	£279,995	110	83.55	132.17	£442,932	£4,027



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Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Springfield Drive	February 2016	Detached	£335,000	89	114.02	132.17	£388,326	£4,363
Central Avenue	September 2015	Flat	£119,180	40	107.48	128.52	£142,510	£3,563
Ely Road	August 2012	Terraced	£170,000	59	86.94	129.87	£253,944	£4,304
Eros Avenue	March 2012	Detached	£305,000	115	83.45	132.17	£483,066	£4,201
Eros Avenue	May 2012	Detached	£326,250	115	82.52	132.17	£522,546	£4,544
Christchurch Road	November 2014	Flat	£125,000	103	102.24	128.52	£157,130	£1,526
Southchurch Boulevard	December 2015	Flat	£217,450	50	109.72	128.52	£254,709	£5,094
Southchurch Boulevard	November 2015	Flat	£304,950	76	109.21	128.52	£358,870	£4,722
Southchurch Boulevard	November 2015	Flat	£214,950	50	109.21	128.52	£252,956	£5,059
Southchurch Boulevard	November 2015	Flat	£222,950	52	109.21	128.52	£262,371	£5,046
Southchurch Boulevard	December 2015	Flat	£319,950	76	109.72	128.52	£374,772	£4,931
Southchurch Boulevard	February 2016	Flat	£196,040	72	112.00	128.52	£224,956	£3,124
Southchurch Boulevard	December 2015	Flat	£272,950	64	109.72	128.52	£319,719	£4,996
Southchurch Boulevard	February 2016	Flat	£169,000	52	112.00	128.52	£193,928	£3,729
Southchurch Boulevard	November 2015	Flat	£299,950	73	109.21	128.52	£352,986	£4,835
Southchurch Boulevard	February 2016	Flat	£196,040	73	112.00	128.52	£224,956	£3,082
Southchurch Boulevard	February 2016	Flat	£169,000	52	112.00	128.52	£193,928	£3,729
Southchurch Boulevard	February 2016	Flat	£222,567	50	112.00	128.52	£255,396	£5,108
Southchurch Boulevard	January 2016	Flat	£224,950	52	110.03	128.52	£262,752	£5,053
Southchurch Boulevard	November 2015	Flat	£319,950	76	109.21	128.52	£376,522	£4,954
Southchurch Boulevard	January 2016	Flat	£324,950	72	110.03	128.52	£379,556	£5,272
Southchurch Boulevard	February 2016	Flat	£196,040	64	112.00	128.52	£224,956	£3,515
Southchurch Boulevard	December 2015	Flat	£224,950	52	109.72	128.52	£263,494	£5,067
Southchurch Boulevard	February 2016	Flat	£196,040	73	112.00	128.52	£224,956	£3,082
Southchurch Boulevard	February 2016	Flat	£196,040	73	112.00	128.52	£224,956	£3,082
Southchurch Boulevard	January 2016	Flat	£284,950	59	110.03	128.52	£332,834	£5,641
Southchurch Boulevard	February 2016	Flat	£196,040	75	112.00	128.52	£224,956	£2,999
Southchurch Boulevard	February 2016	Flat	£196,040	76	112.00	128.52	£224,956	£2,960
Southchurch Boulevard	February 2016	Flat	£196,040	78	112.00	128.52	£224,956	£2,884
Southchurch Boulevard	February 2016	Flat	£196,040	48	112.00	128.52	£224,956	£4,687



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Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Southchurch Boulevard	February 2016	Flat	£274,950	64	112.00	128.52	£315,505	£4,930
Southchurch Boulevard	November 2015	Flat	£221,950	52	109.21	128.52	£261,194	£5,023
Southchurch Boulevard	February 2016	Flat	£169,000	73	112.00	128.52	£193,928	£2,657
Southchurch Boulevard	February 2016	Flat	£169,000	51	112.00	128.52	£193,928	£3,803
Southchurch Boulevard	February 2016	Flat	£169,000	50	112.00	128.52	£193,928	£3,879
Station Avenue	October 2015	Semi	£160,000	63	109.84	132.11	£192,440	£3,055
Station Avenue	August 2015	Semi	£160,000	64	106.86	132.11	£197,806	£3,091
Dryden Avenue	June 2014	Flat	£130,000	52	93.98	128.52	£177,778	£3,419
Dryden Avenue	July 2014	Flat	£124,000	58	95.13	128.52	£167,523	£2,888
Dryden Avenue	June 2014	Flat	£115,000	58	93.98	128.52	£157,265	£2,711
Radar Close	November 2016	Terraced	£254,995	75	123.00	129.87	£269,237	£3,590
Radar Close	November 2016	Terraced	£254,995	75	123.00	129.87	£269,237	£3,590
Radar Close	December 2016	Terraced	£256,995	75	124.36	129.87	£268,382	£3,578
Radar Close	December 2016	Terraced	£254,995	75	124.36	129.87	£266,293	£3,551
Radar Close	December 2016	Terraced	£254,995	75	124.36	129.87	£266,293	£3,551
Radar Close	December 2016	Terraced	£254,996	75	124.36	129.87	£266,294	£3,551
Radar Close	December 2016	Terraced	£259,995	75	124.36	129.87	£271,515	£3,620
Radar Close	December 2016	Terraced	£260,000	75	124.36	129.87	£271,520	£3,620
Radar Close	December 2016	Terraced	£254,995	75	124.36	129.87	£266,293	£3,551
Radar Close	December 2016	Terraced	£319,995	95	124.36	129.87	£334,173	£3,518
Radar Close	January 2017	Detached	£339,995	92	127.79	132.17	£351,648	£3,822
Radar Close	November 2016	Semi	£259,995	75	124.53	132.11	£275,821	£3,678
Radar Close	November 2016	Semi	£259,995	75	124.53	132.11	£275,821	£3,678
Radar Close	December 2016	Terraced	£254,995	75	124.36	129.87	£266,293	£3,551
Radar Close	November 2016	Terraced	£254,995	75	123.00	129.87	£269,237	£3,590
Radar Close	December 2016	Terraced	£254,995	75	124.36	129.87	£266,293	£3,551
Radar Close	November 2016	Terraced	£254,995	75	123.00	129.87	£269,237	£3,590
Tudor Mews	November 2015	Flat	£175,000	46	109.21	128.52	£205,943	£4,477
Radio Court	March 2017	Terraced	£264,995	75	121.27	129.87	£283,787	£3,784
Radio Court	March 2017	Terraced	£259,995	75	121.27	129.87	£278,433	£3,712
Radio Court	March 2017	Terraced	£259,995	75	121.27	129.87	£278,433	£3,712



Street	Date	Туре	Sale Price	Floorspace	Index at trans date	Index at latest date	Indexed Transaction price	Indexed SP per sqm
Radio Court	April 2017	Terraced	£259,995	75	122.37	129.87	£275,930	£3,679
Radio Court	April 2017	Terraced	£319,995	95	122.37	129.87	£339,607	£3,575
Radio Court	April 2017	Terraced	£264,995	75	122.37	129.87	£281,236	£3,750
Radio Court	April 2017	Terraced	£259,995	75	122.37	129.87	£275,930	£3,679
Radio Court	April 2017	Terraced	£259,995	75	122.37	129.87	£275,930	£3,679
Radio Court	April 2017	Terraced	£264,995	75	122.37	129.87	£281,236	£3,750
Cole Avenue	November 2016	Semi	£329,995	103	124.53	132.11	£350,081	£3,399
Cole Avenue	January 2017	Terraced	£264,995	79	125.05	129.87	£275,209	£3,484
Cole Avenue	April 2017	Detached	£389,995	116	124.94	132.17	£412,563	£3,557
Cole Avenue	January 2017	Terraced	£264,995	75	125.05	129.87	£275,209	£3,669
Cole Avenue	May 2017	Detached	£329,995	95	126.94	132.17	£343,591	£3,617
Cole Avenue	January 2017	Terraced	£264,995	79	125.05	129.87	£275,209	£3,484
Cole Avenue	May 2017	Detached	£429,995	131	126.94	132.17	£447,711	£3,418
Cole Avenue	January 2017	Terraced	£264,995	75	125.05	129.87	£275,209	£3,669
Cole Avenue	February 2017	Detached	£389,995	118	125.60	132.17	£410,395	£3,478
Cole Avenue	November 2017	Semi	£342,496	95	132.94	132.11	£340,358	£3,583
Cole Avenue	December 2016	Semi	£264,995	79	125.90	132.11	£278,066	£3,520
Cole Avenue	May 2017	Semi	£340,495	95	126.14	132.11	£356,610	£3,754
Cole Avenue	May 2017	Semi	£335,495	95	126.14	132.11	£351,373	£3,699
Cole Avenue	October 2017	Semi	£349,995	95	133.67	132.11	£345,910	£3,641
Cole Avenue	May 2017	Semi	£335,495	95	126.14	132.11	£351,373	£3,699
Cole Avenue	June 2017	Semi	£340,995	95	128.98	132.11	£349,270	£3,677
Cole Avenue	May 2017	Detached	£464,995	95	126.94	132.17	£484,153	£5,096
Cole Avenue	November 2016	Detached	£289,995	75	125.41	132.17	£305,627	£4,075
Cole Avenue	July 2017	Detached	£464,995	157	129.92	132.17	£473,048	£3,013
Cole Avenue	October 2017	Semi	£349,995	95	133.67	132.11	£345,910	£3,641
Cole Avenue	January 2017	Semi	£259,995	75	126.44	132.11	£271,654	£3,622
Cole Avenue	December 2016	Terraced	£264,995	79	124.36	129.87	£276,736	£3,503
Cole Avenue	January 2017	Detached	£379,995	116	127.79	132.17	£393,019	£3,388
Cole Avenue	January 2017	Terraced	£259,995	75	125.05	129.87	£270,016	£3,600
Cole Avenue	March 2017	Detached	£354,995	106	123.78	132.17	£379,057	£3,576
Kirkham Road	June 2017	Detached	£351,995	95	129.45	132.17	£359,391	£3,783



PorterPE

Source: Land Registry and EPC records

Site Appraisal Results

<u>NOTE</u>: 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.



Colour coding key to site viability outcome:

Not tested but treated as achievable due to an agreed planning permission

Viable – with RLV at least 10% above BLV

Marginally viable – with RLV within 10% either side of the BLV

Unviable – with RLV at least 10% below BLV

Site ID	Name	Value Zone	Net Area ha	Total Yield	Land type	BLV per net ha	RLV per net ha	Viable?
HEA001	13 - 17 Alexandra Street, SS1 1BX	East Southend & Shoeburyness	0.04	5	Brownfield - Commercial	n.a.	n.a.	РР
HEA002	112 Bellhouse Road, Eastwood, Leigh-On-Sea, SS9 5NG	Eastwood	0.08	6	Brownfield - Residential	n.a.	n.a.	РР
HEA003	55 Carlton Avenue, Westcliff-On- Sea, SS0 0QN	North of Centre	0.10	7	Brownfield - Residential	n.a.	n.a.	РР
HEA004	Car Park Centurion Close, Shoeburyness, SS3 9UT	East Southend & Shoeburyness	0.42	9	Brownfield - Commercial	n.a.	n.a.	РР
HEA005	Part Of Former Keddies Building And Maitland House, Chichester Road	East Southend & Shoeburyness	0.28	98	Brownfield - Commercial	n.a.	n.a.	PP
HEA006	8 (Central House), Clifftown Road	East Southend & Shoeburyness	0.28	28	Brownfield - Commercial	n.a.	n.a.	РР
HEA007	6 (The Britannia) Eastern Esplanade, SS1 2ER	East Southend & Shoeburyness	0.05	9	Brownfield - Commercial	n.a.	n.a.	РР
HEA008	57 - 59 (The Sarah Moore Public House) Elm Road, Leigh-on-Sea, SS9 1SP	Leigh on Sea	0.07	6	Brownfield - Commercial	n.a.	n.a.	PP
HEA009	9 Elmer Approach, SS1 1NE	East Southend & Shoeburyness	0.20	140	Brownfield - Commercial	n.a.	n.a.	PP
HEA010	152 (First And Second Floor) Hamlet Court Road, Westcliff- on-Sea, SS0 7LJ	Chalkwell & west of Central	0.05	6	Brownfield - Commercial	n.a.	n.a.	PP
HEA011	67C - 67G Hamlet Court Road, Westcliff-On-Sea, Essex	Chalkwell & west of Central	0.02	5	Brownfield - Commercial	n.a.	n.a.	РР
HEA012	157 (Mariner House) High Street, SS1 1LL	East Southend & Shoeburyness	0.04	5	Brownfield - Commercial	n.a.	n.a.	РР



Site ID	Name	Value Zone	Net Area ha	Total Yield	Land type	BLV per net ha	RLV per net ha	Viable?
HEA014	195 - 197 High Street, SS1 1LL	East Southend & Shoeburyness	0.04	6	Brownfield - Commercial	n.a.	n.a.	РР
HEA015	St Hildas School 13 - 15 Imperial Avenue, Westcliff-On-Sea, SSO 8NE	Chalkwell & west of Central	0.29	18	Brownfield - Commercial	n.a.	n.a.	РР
HEA016	177 London Road, SS1 1PW	East Southend & Shoeburyness	0.06	8	Brownfield - Commercial	n.a.	n.a.	РР
HEA017	459 London Road, Westcliff-on- Sea, SSO 9LG	Chalkwell & west of Central	0.11	6	Brownfield - Commercial	n.a.	n.a.	PP
HEA018	658 London Road, Westcliff-On- Sea, SS0 9HQ	Chalkwell & west of Central	0.06	9	Brownfield - Commercial	n.a.	n.a.	РР
HEA019	1026 London Road, Leigh-on- Sea, SS9 3NE	Leigh on Sea	0.06	8	Brownfield - Commercial	n.a.	n.a.	РР
HEA020	13 - 15 (The Royal Bank Of Scotland) London Road, SS1 1PE	East Southend & Shoeburyness	0.04	7	Brownfield - Commercial	n.a.	n.a.	РР
HEA021	Orchard Motor Co 1771 London Road, Leigh-On-Sea, SS9 2ST	Leigh on Sea	0.07	8	Brownfield - Commercial	n.a.	n.a.	РР
HEA022	Royal Mail Leigh On Sea Delivery Office 1373 London Road, Leigh- On-Sea, SS9 2SA	Leigh on Sea	0.08	9	Brownfield - Commercial	n.a.	n.a.	РР
HEA023	565 - 569 London Road, Westcliff-On-Sea, SS0 9PQ	Chalkwell & west of Central	0.05	9	Brownfield - Commercial	n.a.	n.a.	РР
HEA024	659 - 665 London Road, Westcliff-on-Sea, SSO 9PD	Chalkwell & west of Central	0.08	16	Brownfield - Commercial	n.a.	n.a.	РР
HEA025	700 (Chalkwell Park House) London Road, Westcliff-on-Sea, SS0 9HQ	Chalkwell & west of Central	0.08	6	Brownfield - Commercial	n.a.	n.a.	PP
HEA026	12 Bridge Cottages (Land Adjacent) North Shoebury Road, Shoeburyness, SS3 8UN	East Southend & Shoeburyness	0.17	5	Brownfield - Residential	n.a.	n.a.	PP
HEA027	573 Prince Avenue, Westcliff- On-Sea, SS0 0JL	North of Centre	0.24	8	Greenfield	n.a.	n.a.	PP



Site ID	Name	Value Zone	Net Area ha	Total Yield	Land type	BLV per net ha	RLV per net ha	Viable?
HEA028	520 - 524 (Besafe Ltd) Prince Avenue, Westcliff-on-Sea, SSO 0ER	North of Centre	0.23	9	Brownfield - Commercial	n.a.	n.a.	РР
HEA029	97 - 99 Rochford Road	North of Centre	0.12	14	Brownfield - Commercial	n.a.	n.a.	РР
HEA030	15 Royal Terrace, SS1 1DY	East Southend & Shoeburyness	0.05	7	Brownfield - Residential	n.a.	n.a.	РР
HEA031	8 (Terrace Hotel) Royal Terrace, SS1 1DY	East Southend & Shoeburyness	0.03	5	Brownfield - Commercial	n.a.	n.a.	РР
HEA032	22 (The Eagle Working Mans Club) Seaview Road, Shoeburyness, SS3 9DX	East Southend & Shoeburyness	0.14	9	Brownfield - Commercial	n.a.	n.a.	PP
HEA033	Saxon Lodge 20 Smith Street, Shoeburyness, SS3 9AL	East Southend & Shoeburyness	0.16	15	Brownfield - Commercial	n.a.	n.a.	PP
HEA034	Grove Court 191 Southbourne Grove, Westcliff-on-Sea	North of Centre	0.24	7	Brownfield - Residential	n.a.	n.a.	PP
HEA035	Strand House. 742 Southchurch Road	East Southend & Shoeburyness	0.05	6	Brownfield - Commercial	n.a.	n.a.	РР
HEA036	Frankie And Bennys, 18 - 20 Southchurch Road, SS1 2ND	East Southend & Shoeburyness	0.08	16	Brownfield - Commercial	n.a.	n.a.	РР
HEA037	96 (Acorn Stationers) Southchurch Road, SS1 2LX	East Southend & Shoeburyness	0.03	8	Brownfield - Commercial	n.a.	n.a.	РР
HEA038	104 - 112 Sutton Road, SS2 5ER	North of Centre	0.13	7	Brownfield - Commercial	n.a.	n.a.	РР
HEA039	77 The Ridgeway, Westcliff-On- Sea, SSO 8PX	Chalkwell & west of Central	0.07	9	Brownfield - Residential	n.a.	n.a.	РР
HEA040	57 York Road, Southend-On-Sea, SS1 2BZ	East Southend & Shoeburyness	0.02	5	Brownfield - Residential	n.a.	n.a.	РР
HEA041	845-849 London Road	Chalkwell & west of Central	0.11	22	Brownfield - Commercial	n.a.	n.a.	PP
HEA042	Esplanade House, Eastern Esplanade, SS99 1YY	East Southend & Shoeburyness	1.12	216	Brownfield - Commercial	n.a.	n.a.	PP
HEA043	175 London Road, SS1 1PW	East Southend & Shoeburyness	0.08	27	Brownfield - Commercial	n.a.	n.a.	РР



Site ID	Name	Value Zone	Net Area ha	Total Yield	Land type	BLV per net ha	RLV per net ha	Viable?
HEA044	The Bell Hotel And Land Adjacent 20 Leigh Hill, Leigh-On- Sea, SS9 2DN	Leigh on Sea	0.20	20	Brownfield - Commercial	n.a.	n.a.	РР
HEA045	48 Alexandra Street, SS1 1BJ	East Southend & Shoeburyness	0.04	9	Brownfield - Commercial	n.a.	n.a.	РР
HEA046	105 - 107 Shakespeare Drive, Westcliff-On-Sea, SSO 9AE	Chalkwell & west of Central	0.08	8	Brownfield - Residential	n.a.	n.a.	РР
HEA047	The Esplanade Western Esplanade, SS1 1EE	East Southend & Shoeburyness	0.16	22	Brownfield - Commercial	n.a.	n.a.	РР
HEA048	215 - 215A North Road, Westcliff-On-Sea,SS0 7AF	Chalkwell & west of Central	0.21	9	Brownfield - Commercial	n.a.	n.a.	РР
HEA049	Chartwell House, Chartwell Square (Plaza Centre), SS2 5SP	North of Centre	0.18	108	Brownfield - Commercial	n.a.	n.a.	РР
HEA050	Former College Building Carnarvon Road,	North of Centre	0.77	158	Brownfield - Commercial	n.a.	n.a.	РР
HEA051	Land Between Barge Pier Road And Ness Road Barge Pier Road/Ness Road, Shoeburyness	East Southend & Shoeburyness	5.97	172	Greenfield	n.a.	n.a.	PP
HEA052	411-415 Sutton Road, SS2 5PQ	North of Centre	0.33	44	Brownfield - Commercial	n.a.	n.a.	РР
HEA053	257 - 285 Sutton Road, Southend-On-Sea, Essex	North of Centre	0.42	97	Brownfield - Commercial	n.a.	n.a.	РР
HEA054	Marine Plaza Land Between Southchurch Avenue And Pleasant Road Fronting Marine Parade, SS1 2EN	East Southend & Shoeburyness	0.98	282	Brownfield - Commercial	n.a.	n.a.	РР
HEA055	93 - 99 (The Southchurch Centre) Southchurch Road, SS1 2NL	East Southend & Shoeburyness	0.08	16	Brownfield - Commercial	n.a.	n.a.	РР
HEA056	Victoria House, 47 Victoria Avenue, SS2 6DR	North of Centre	0.23	60	Brownfield - Commercial	n.a.	n.a.	PP
HEA057	The Pinnacle 59 Victoria Avenue, SS2 6DN	North of Centre	0.21	60	Brownfield - Commercial	n.a.	n.a.	PP
HEA058	Baryta House Victoria Avenue, SS2 6AZ	North of Centre	0.31	108	Brownfield - Commercial	n.a.	n.a.	PP



Site ID	Name	Value Zone	Net Area ha	Total Yield	Land type	BLV per net ha	RLV per net ha	Viable?
HEA059	Heath House And Carby House, Victoria Avenue,	North of Centre	0.94	280	Brownfield - Commercial	n.a.	n.a.	РР
HEA060	33 - 41 (Thamesgate House) Victoria Avenue, SS2 6DF	North of Centre	0.63	130	Brownfield - Commercial	n.a.	n.a.	РР
HEA061	"427 Sutton Road, SS2 5PQ"	North of Centre	0.04	6	Brownfield - Commercial	n.a.	n.a.	РР
HEA062	Garages Rochford Road, Southend-on-Sea	North of Centre	0.23	15	Brownfield - Commercial	n.a.	n.a.	РР
HEA063	Evolution Gym, 939 - 953 London Road, Leigh-On-Sea, SS9 3LQ	Leigh on Sea	0.26	30	Brownfield - Commercial	n.a.	n.a.	РР
HEA064	1307 London Road, Leigh-on- Sea, SS9 2AD	Leigh on Sea	0.12	16	Brownfield - Commercial	n.a.	n.a.	РР
HEA065	Unit 6 New Garrison Road, Shoeburyness, SS3 9BF	East Southend & Shoeburyness	0.20	6	Brownfield - Commercial	n.a.	n.a.	РР
HEA066	Prittlebrook Industrial Estate, Priory Crescent,	North of Centre	5.08	231	Brownfield - Commercial	n.a.	n.a.	РР
HEA067	The Old Vienna Restaurant, Blenheim Chase SS9 3AG	Eastwood and NW	0.12	15	Brownfield - Commercial	£850,000	£3,930,185	Yes
HEA068	Grand Hotel, Broadway, Leigh- on-Sea, SS9 1PJ	Leigh on Sea	0.21	18	Brownfield - Commercial	n.a.	n.a.	РР
HEA069	831 - 837 London Road, Westcliff-on-Sea SSO 9TE	Chalkwell & west of Central	0.39	31	Brownfield - Commercial	n.a.	n.a.	РР
HEA070	Chawkwell Lodge 35-41 Grosvenor Road, Westcliff-on- Sea SSO 9HT	Chalkwell & west of Central	0.16	16	Brownfield - Commercial	n.a.	n.a.	PP
HEA071	10 Fairfax Drive, Westcliff-on- Sea SS0 9AG	Chalkwell & west of Central	0.53	92	Brownfield - Commercial	£850,000	£6,345,504	Yes
HEA072	Empire Theatre, Alexandra Street, SS1 1BU	East Southend & Shoeburyness	0.12	24	Brownfield - Commercial	£1,000,000	£2,039,020	РР
HEA073	636 Southchurch Road, Southend-on-Sea SS1 2PT	East Southend & Shoeburyness	0.07	14	Brownfield - Commercial	£850,000	£2,774,334	Yes
HEA074	69 - 71 High Street, Southend- on-Sea	East Southend & Shoeburyness	0.03	10.00	Brownfield - Commercial	n.a.	n.a.	PP



Site ID	Name	Value Zone	Net Area ha	Total Yield	Land type	BLV per net ha	RLV per net ha	Viable?
HEA075	Manners Court, Manners Corner, SS2 6QR	North of Centre	0.32	8	Brownfield - Residential	£1,675,807	£261,626	No
HEA076	116 Arterial Road, Leigh-On-Sea, SS9 4DG	Eastwood and NW	0.10	6	Brownfield - Commercial	£850,000	£4,792,878	Yes
HEA077	373 Victoria Avenue, SS2 6JL	North of Centre	0.13	21	Brownfield - Commercial	£850,000	£658,509	No
HEA078	Styles Properties, 165 Sutton Rd, SS2 5PE	North of Centre	0.10	7	Brownfield - Commercial	£850,000	£3,645,183	Yes
HEA079	1259 London Road, Leigh-On- Sea, SS9 2AF	Leigh on Sea and SW	0.07	9	Brownfield - Commercial	£850,000	£16,893,471	Yes
HEA080	Roots Hall, Victoria Avenue, SS2 6NQ	North of Centre	2.47	320	Brownfield - Commercial	£850,000	£316,063	No
HEA081	25 Riviera Drive, SS1 2QY	East Southend & Shoeburyness	0.10	9	Brownfield - Residential	£2,563,871	£2,036,599	No
HEA082	4 Southchurch Road, SS1 2NE	East Southend & Shoeburyness	0.07	24	Brownfield - Commercial	£850,000	£4,887,014	Yes
HEA083	30-32 The Leas, SSO 8JB	Chalkwell & west of Central	0.23	7	Brownfield - Residential	£2,692,661	£1,640,497	No
HEA084	190 Woodgrange Drive, SS1 2SF	East Southend & Shoeburyness	0.08	10	Brownfield - Commercial	£850,000	£2,261,198	Yes
HEA085	Tylers Avenue Car Park	East Southend & Shoeburyness	1.57	150	Brownfield - Commercial	£850,000	£662,035	No
HEA086	Clarence Road	East Southend & Shoeburyness	0.35	38	Brownfield - Commercial	£850,000	£1,188,363	Yes
HEA087	Alexandra Street	East Southend & Shoeburyness	0.32	57	Brownfield - Commercial	£850,000	£1,286,322	Yes
HEA088	Car Park, North Road	East Southend & Shoeburyness	0.24	40	Brownfield - Commercial	£850,000	£2,259,936	Yes
HEA089	Finchley Road Synagogue	Chalkwell & west of Central	0.30	25	Brownfield - Commercial	£850,000	£3,551,162	Yes
HEA090	327 Southchurch Road	East Southend & Shoeburyness	0.64	50	Brownfield - Commercial	£850,000	£535,041	No
HEA091	Land at Westcliff Station	Chalkwell & west of Central	0.14	7	Greenfield	£375,000	£2,558,501	Yes



Site ID	Name	Value Zone	Net Area ha	Total Yield	Land type	BLV per net ha	RLV per net ha	Viable?
HEA092	Land at Prittlewell Station	North of Centre	0.13	9	Brownfield - Commercial	£850,000	£818,691	Marginal
HEA093	The Golden Mile	East Southend & Shoeburyness	1.01	250	Brownfield - Residential	£5,000,000	£742,096	No
HEA094	Warrior Square, SS1 2JJ	East Southend & Shoeburyness	1.22	125	Brownfield - Commercial	£850,000	£943,755	Yes
HEA095	Baxter Avenue	North of Centre	1.80	500	Brownfield - Residential	£5,000,000	£1,278,093	No
HEA096	Queensway	East Southend & Shoeburyness	4.31	1200	Brownfield - Commercial	£850,000	£2,769,856	Yes
HEA097	Victoria Avenue South	North of Centre	1.35	570	Brownfield - Commercial	£850,000	£1,596,853	Yes
HEA098	Sutton Road (North of Vale Avenue) Formally BLS1	North of Centre	0.24	31	Brownfield - Commercial	£850,000	£683,656	No
HEA099	Sutton Road (South of Vale avenue)	North of Centre	0.43	56	Brownfield - Commercial	£850,000	£191,178	No
HEA100	Victoria Avenue North West	North of Centre	0.34	74	Brownfield - Commercial	£850,000	£432,954	No
HEA101	Victoria AvenueRutland House to Baxter House - Baxter Avenue - SS2 6HZ	North of Centre	0.21	42	Brownfield - Commercial	£850,000	£1,484,916	Yes
HEA102	Victoria AvenueKingswood House - Baxter Avenue - SS2 6HZ	North of Centre	0.21	42	Brownfield - Commercial	£850,000	£1,479,656	Yes
HEA103	Nazareth House, 111 London Road, SS1 1PP	East Southend & Shoeburyness	1.28	150	Brownfield - Commercial	£850,000	£1,101,268	Yes
HEA104	Fossets Farm	North of Centre	0.40	25	Greenfield	£375,000	£4,618,535	Yes
HEA105	Land East of Fossetts Way	North of Centre	3.69	170	Greenfield	£375,000	£2,878,684	Yes
HEA106	Industrial uses between Roots Hall Avenue and Victoria Avenue	North of Centre	0.21	8	Brownfield - Commercial	£850,000	£369,561	No
HEA107	53-57 Sutton road (Guildford Road)	North of Centre	0.37	50	Brownfield - Commercial	£850,000	-£42,398	No
HEA108	Archer Avenue	North of Centre	0.24	6	Greenfield	£375,000	£2,670,252	Yes
HEA109	Eagle Way (parking area & green space north of parking area)	East Southend & Shoeburyness	0.20	12	Brownfield - Commercial	£850,000	£744,822	No

Site ID	Name	Value Zone	Net Area ha	Total Yield	Land type	BLV per net ha	RLV per net ha	Viable?
HEA110	Land to North of 11 - 33 Juniper Road	Eastwood and NW	0.21	7	Greenfield	£375,000	£5,167,105	Yes
HEA111	Land West of Purley Way garage site	Eastwood and NW	1.66	95	Greenfield	£375,000	£5,647,396	Yes
HEA112	Avro Centre, Arvo Road	North of Centre	0.87	50	Brownfield - Commercial	£850,000	£3,568,466	Yes
HEA113	Land rear of Camelia Hotel	East Southend & Shoeburyness	0.27	9	Brownfield - Commercial	£850,000	£3,736,178	Yes
HEA114	Civic Centre East Car park	North of Centre	0.48	70	Brownfield - Commercial	£850,000	£495,146	No
HEA115	Part of Hamlet Court Road Car Park	Chalkwell & west of Central	0.14	10	Brownfield - Commercial	£850,000	£5,814,135	Yes
HEA116	Land at Brendon Way/North of Prince Avenue	Eastwood and NW	2.00	120	Greenfield	£375,000	£5,850,911	Yes
HEA117	Prince Avenue/A127	Eastwood and NW	0.32	8	Greenfield	£375,000	£3,769,731	Yes
HEA118	Thorpedene Campus	East Southend & Shoeburyness	0.78	50	Brownfield - Commercial	£850,000	£4,948,725	Yes
HEA119	Land at Fossetts Way	North of Centre	4.12	125	Greenfield	£375,000	£2,293,167	Yes
HEA120	843, London Road, Westcliff-On- Sea, Essex, SS0 9SZ	Chalkwell & west of Central	0.06	9	Brownfield - Commercial	£850,000	£7,968,665	Yes
HEA121	840 - 846 (Nova Car Sales), London Road, Leigh-On-Sea, SS9 3NH	Eastwood and NW	0.07	5	Brownfield - Commercial	£850,000	£2,454,706	Yes
HEA122	42 - 82 (Warrior House), Southchurch Road, SS1 2LZ	East Southend & Shoeburyness	0.16	15	Brownfield - Commercial	£850,000	£2,129,623	Yes
HEA123	27 (Archerys Hotel), Grosvenor Rd, Westcliff-On-Sea, SSO 8EP	Chalkwell & west of Central	0.04	7	Brownfield - Residential	£514,075	£11,061,816	Yes
HEA124	Shoeburyness Sorting Office - George St, Shoeburyness, SS3 9AB	East Southend & Shoeburyness	0.08	5	Brownfield - Commercial	£850,000	£1,310,442	Yes
HEA125	425, Sutton Road, Southend-On- Sea,	North of Centre	0.16	9	Brownfield - Commercial	£850,000	£5,807,535	Yes
HEA126	Beaver Tower, SS9 5YA	Eastwood and NW	0.40	127	Brownfield - Residential	£5,000,000	£9,380,842	Yes



Site ID	Name	Value Zone	Net Area ha	Total Yield	Land type	BLV per net ha	RLV per net ha	Viable?
HEA127	Longbow, Sherwood Way, SS2 4ST	North of Centre	0.55	138	Brownfield - Residential	£5,000,000	£2,356,918	No
HEA128	Garages, 29 Fraser Close	East Southend & Shoeburyness	0.05	6	Brownfield - Commercial	£850,000	£2,374,236	Yes
HEA129	West Office, Near Mendip Road	Eastwood and NW	0.09	6	Brownfield - Commercial	£850,000	£10,811,503	Yes
HEA130	Lundy Close	North of Centre	0.27	7	Greenfield	£375,000	£2,719,081	Yes
HEA131	St Stephen's Church	North of Centre	0.30	13	Brownfield - Commercial	£850,000	£3,820,141	Yes
HEA132	Cecil Court	North of Centre	0.44	140	Brownfield - Residential	£5,000,000	£791,689	No
HEA134	Part of Fossetts Farm, Playing Fields, Jones Memorial Recreation Grd And SUFC Training Grd Eastern Avenue	North of Centre	11.80	376	Greenfield	£375,000	-£257,524	No
HEA135	Playing field George Street	East Southend & Shoeburyness	0.32	16	Brownfield - Commercial	£850,000	£5,200,180	Yes
HEA136	Land East of 56-62 Bradford Bury & garage site	Eastwood and NW	0.27	7	Greenfield	£375,000	£995,561	Yes
HEA137	Land at Elm Road Shoeburyness	East Southend & Shoeburyness	2.82	100	Brownfield - Commercial	£850,000	£3,128,713	Yes
HEA138	Land at Mendip Crescent	Eastwood and NW	0.39	6	Greenfield	£375,000	£2,331,904	Yes
HEA139	Land to the South of Eastwoodbury Lane	North of Centre	0.21	10	Greenfield	£375,000	£5,012,700	Yes
HEA140	Land to the South of Eastwoodbury Lane	North of Centre	1.41	81	Greenfield	£375,000	£3,594,631	Yes
HEA141	Land to the South of Eastwoodbury Lane	North of Centre	4.95	180	Greenfield	£375,000	£2,692,852	Yes
HEA142	Land at Futures College	North of Centre	1.33	20	Brownfield - Commercial	£850,000	£1,234,380	Yes
HEA143	Bournes Green Chase	East Southend & Shoeburyness	50.59	2000	Greenfield	£375,000	£2,888,956	Yes
HEA144	Land North of Bournes Green Chase (West of Wakering Rd)	East Southend & Shoeburyness	34.97	1400	Greenfield	£375,000	£2,835,686	Yes



Site ID	Name	Value Zone	Net Area ha	Total Yield	Land type	BLV per net ha	RLV per net ha	Viable?
HEA145	Land at Wakering Nursery	North of Centre	1.52	15	Greenfield	£375,000	£862,946	Yes
HEA154	Sutton Road North Greyhound Way	North of Centre	0.19	36	Brownfield - Commercial	£850,000	£1,403,573	Yes



