

# **Community Infrastructure Levy Revised Draft Charging Schedule Report**

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## **APPENDICES**

APPENDIX A RESIDENTIAL DATA

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# 1 INTRODUCTION

- 1.1 Representations received during the consultation on the Selby Community Infrastructure Levy (CIL) Draft Charging Schedule identified a potential error in the model applied in assessing viability in the evidence based documentation. Following an additional detailed review of the model, a cell referencing error was identified which meant that the purchaser's costs were not properly accounted for previously. The purpose of this document is to provide revised assessments that correct this error.
- 1.2 Other representations stated that, given the time elapsed since the previous viability work and the potential for some assumptions to have changed, updated assessments are necessary. As such, and given the changes required to resolve the cell referencing error, it has decided that a review of all the key assumptions that underpin the viability assessments should be undertaken, to ensure that they adequately reflect the appropriate available evidence of current market conditions in Selby.
- 1.3 The remainder of this report addresses residential and non-residential development viability in turn. For each, the report sets out each of the assumptions that has changed and summarises the evidential basis for the changes. Additional information and supporting evidence in this regard is included within appendices, along with viability assessment summaries.



## 2 RESIDENTIAL

### Introduction

- 2.1 This section of the report sets out the revisions to the residential viability modelling, both in correcting the cell referencing error described in the introduction, and in updating key assumptions for the modelling that were last updated in February 2014.
- 2.2 The key assumptions that we have revisited as part of this exercise are sales values, build costs and the benchmark land values. Below we summarise our previous assumptions in these regards, set out the process and evidential basis for any changes to the assumptions and set the updated findings in respect of the viability of residential development and scope for CIL across different zones across the District.

### Assumptions

#### Sales Values

- 2.3 The original modelling was based on three value scenarios reflecting lower, moderate and higher values prevalent in the district. The assumptions were as follows:
- Lower value: £1,850 per sq. m.
  - Moderate value: £2,000 per sq. m.
  - Higher value: £2,150 per sq. m.
- 2.4 These assumptions were based on two principal data sources, as well as consultations with agents and developers. These sources were Land Registry data providing achieved sales prices for new houses in the district; and analysis of new-build houses that are currently on the market in the area. Both of these sources have been revisited and the data gathered from them has been updated.
- 2.5 Our review of new-build properties currently being marketed identified a number of additional units that have been added to our database. The average asking price for these houses is £2,237 per sq. m. Typically, discounts of between 5% -10% are available on these price, suggesting achieved values in a range between £2,013 and £2,125 per sq. m.
- 2.6 The updated Land Registry data shows that the average achieves sale value for new-build detached houses in Selby, based on an assumed average size of 120 sq. m, is £2,074 per sq. m. This is central within the range suggested by the discount adjusted asking prices described above. Detached houses are by far the most common new-build house type in data. The achieved values for new semi-detached and terraced houses are slightly lower on a per sq. m basis at £1,853 per sq. m and £1,918 per sq. m respectively, although these represent a smaller proportion of the new-build market.
- 2.7 In addition to the above, we have also taken into account data on the performance of the housing market in Selby in general since our previous work. Data is not available at a district level, but the Land Registry data shows that average house prices have

increased by 3.4% across North Yorkshire between January 2014 and August 2014 (the latest data available). More locally, the property website Home.co.uk provides average price data at a postcode sector level. The data for the YO8 postcode, that covers the majority of Selby District, whilst more erratic given the smaller geography, suggests average prices across all house types have risen by 9% over the same period.

- 2.8 As a function of the analyses set out above, adjustments to the sales value assumptions are proposed. The moderate sale value is proposed to be increased by £75 per sq. m to £2,075 per sq. m. This represents an increase of 3.75%. The assumed value therefore reflects not only the more conservative of the two average price change indicators above, but is also central within the range of discounted asking prices shown by the analysis of the new-build comparables, and is in line with the average value per sq. m of new-build detached houses in the Land registry data.
- 2.9 The lower value scenario is increased by a lesser amount from £1,850 per sq. m to £1,910 per sq. m. This revised value broadly reflects the achieved sales values for new semi-detached and terraced properties shown through the Land Registry data and represents an increase of 3.25%. It is also in line with the discount adjusted asking prices of the new-build comparables with the highest quartile of data excluded.
- 2.10 The higher value scenario is assumed to have increased by £100 per sq. m to £2,250 per sq. m. This represents an increase of 4.7% and reflect the fact the better market location tend to recover more quickly following periods of market decline. This assumption also reflect the discounted adjusted asking prices in the new-build comparables dataset, excluding the lowest value quartile.
- 2.11 In summary, therefore, the revised sales value assumptions are as follows:
- Lower value: £1,910 per sq. m.
  - Moderate value: £2,075 per sq. m.
  - Higher value: £2,250 per sq. m.
- 2.12 The data behind these assumptions is included in the appendices to this report.

## Build Costs

- 2.13 The build cost data on which our modelling is based, is derived from the industry standard BCIS cost database. Small increases to this base build cost are made to account for the cost of higher specifications in moderate and higher value scenarios. The previous build cost assumptions were as follows:
- Lower value area: £830 per sq. m.
  - Moderate value area: £840 per sq. m.
  - Higher value area: £850 per sq. m.
  - Affordable housing (across all areas): £830 per sq. m.
- 2.14 This data has been updated to reflect the latest figures available from BCIS, rebased for Selby. These figures show that build cost have risen materially since the previous assessments were undertaken. As such, it is proposed to revise the build cost assumptions to the following:



- Lower value area: £875 per sq. m.
- Moderate value area: £885 per sq. m.
- Higher value area: £895 per sq. m.
- Affordable housing (across all areas): £875 per sq. m.

## Benchmark Land Values

2.15 We have sought to find further transactional evidence for land across the Selby area however no additional information was found and none was submitted as part of representations. We do not therefore propose a change in land values. They remain unchanged at:

- Lower value area: £450,000 per net developable ha.
- Moderate value area: £650,000 per net developable ha.
- Higher value area: £900,000 per net developable ha.

## Viability Outputs and Zones

2.16 As mentioned above, the previous modelling contained an error as a result of a cell referencing problem which meant that land purchase costs were not properly accounted for. This has now been corrected in an updated version of the model.

2.17 For comparison purposes we will compare the original modelling with the revised findings. The original outputs remain based on previous assumptions, whilst the revised outputs are based on the updated assumptions as described above.

## Original Outputs

2.18 The output tables for the modelling are shown below. The overages per sq. m in the final column can be seen as level at which c50% of sites would be unviable and 50% would remain viable. We refer to this as the theoretical maximum charge.

**Table 2.1 Original Viability Output Tables**

0.25ha

Site	Site area per ha	CIL Chargeable sq m	GIA	Residual value per ha per sq m		Benchmark land value per ha per sq m		Overage per ha per sq m	
Low value	0.250	850		£685,763	£202	£450,000	£132	£235,763	£69
Moderate value	0.250	825		£1,012,529	£307	£650,000	£197	£362,529	£110
High value	0.250	813		£1,408,162	£433	£900,000	£277	£508,162	£156

1ha

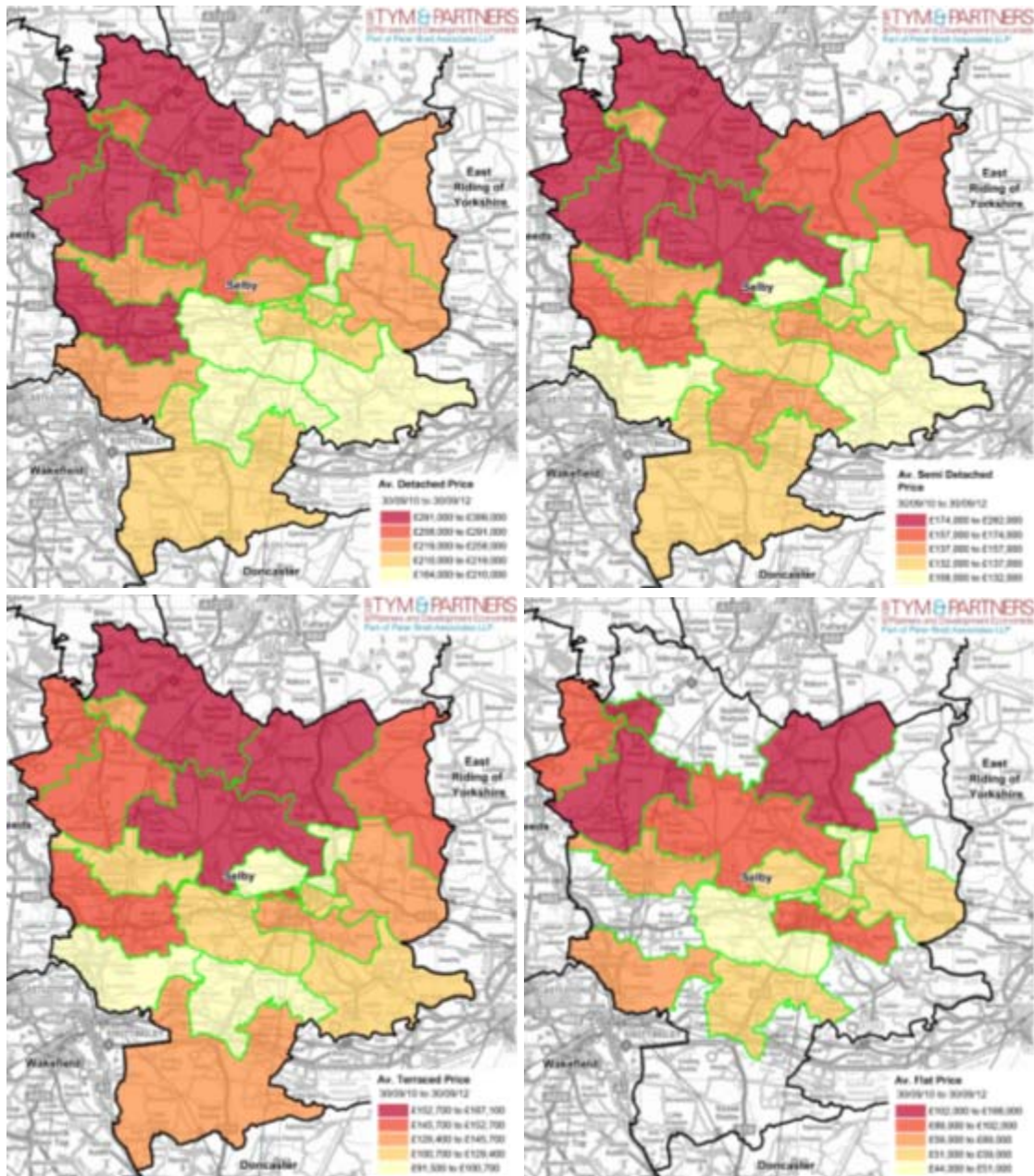
Site	Site area per ha	CIL Chargeable sq m	GIA	Residual value per ha per sq m		Benchmark land value per ha per sq m		Overage per ha per sq m	
Low value	0.95	2,280		£541,758	£226	£450,000	£188	£91,758	£38
Moderate value	0.95	2,195		£796,984	£345	£650,000	£281	£146,984	£64
High value	0.95	2,138		£1,064,792	£473	£900,000	£400	£164,792	£73

5ha

Site	Site area per ha	CIL Chargeable sq m	GIA	Residual value per ha per sq m		Benchmark land value per ha per sq m		Overage per ha per sq m	
Low value	3.50	8,400		£532,382	£222	£450,000	£188	£82,382	£34
Moderate value	3.50	8,085		£798,301	£346	£650,000	£281	£148,301	£64
High value	3.50	7,875		£1,068,108	£475	£900,000	£400	£168,108	£75

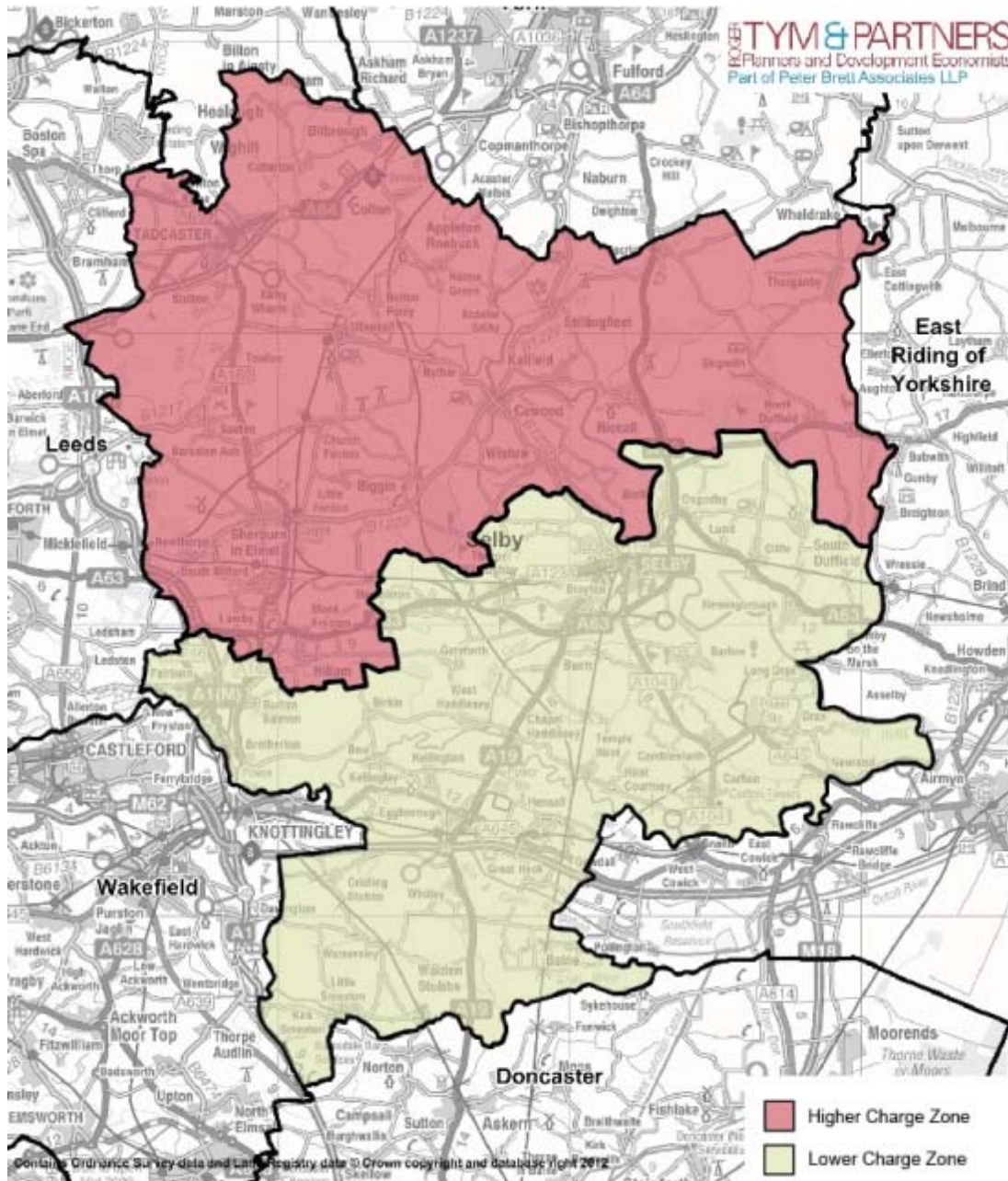
2.19 In addition to these numeric findings, our previous work also took account of patterns in sales value across the district, as shown in the 'heat mapping' below.

Figure 2.1 Original Heat Mapping



2.20 The heat mapping, combined with the viability findings showing a relatively small difference in the overages produced by the moderate and higher value scenarios, led us to pursue a two zone approach to charge zones in Selby, as shown in Figure 2.2 below.

**Figure 2.2 Original Charge Zone Boundaries**



2.21 Our approach to determining charge rates based on the findings set out above is to draw down by 25% - 50% from the lowest common denominator of the theoretical max rates shown for each zone. This exercise, applying the original findings is shown in Table 2.2 below.

**Table 2.2 Original CIL Rate Setting Process**

Value Area	Maximum CIL Rate	Rate Range	Suggested Rate
Low	£34 per sq. m.	£17 - £26 per sq. m.	£25 per sq. m.
Moderate	£64 per sq. m.	£32 - £48 per sq. m.	£45 per sq. m.
High	£73 per sq. m.	£36 - £55 per sq. m.	£45 per sq. m.

## Revised Outputs

2.22 Using the updated assumptions set out above, and correcting the modelling error, the assessments have been re-run and the revised output tables are shown below.

**Table 2.3 Revised Modelling Outputs**

0.25ha

Site	Site area per ha	CIL Chargeable GIA sq m	Residual value		Benchmark land value		Overage	
			per ha	per sq m	per ha	per sq m	per ha	per sq m
Low value	0.25	1,000	£829,919	£207	£450,000	£113	£379,919	£95
Moderate value	0.25	990	£1,220,800	£308	£650,000	£164	£570,800	£144
High value	0.25	1,000	£1,686,650	£422	£900,000	£225	£786,650	£197

1ha

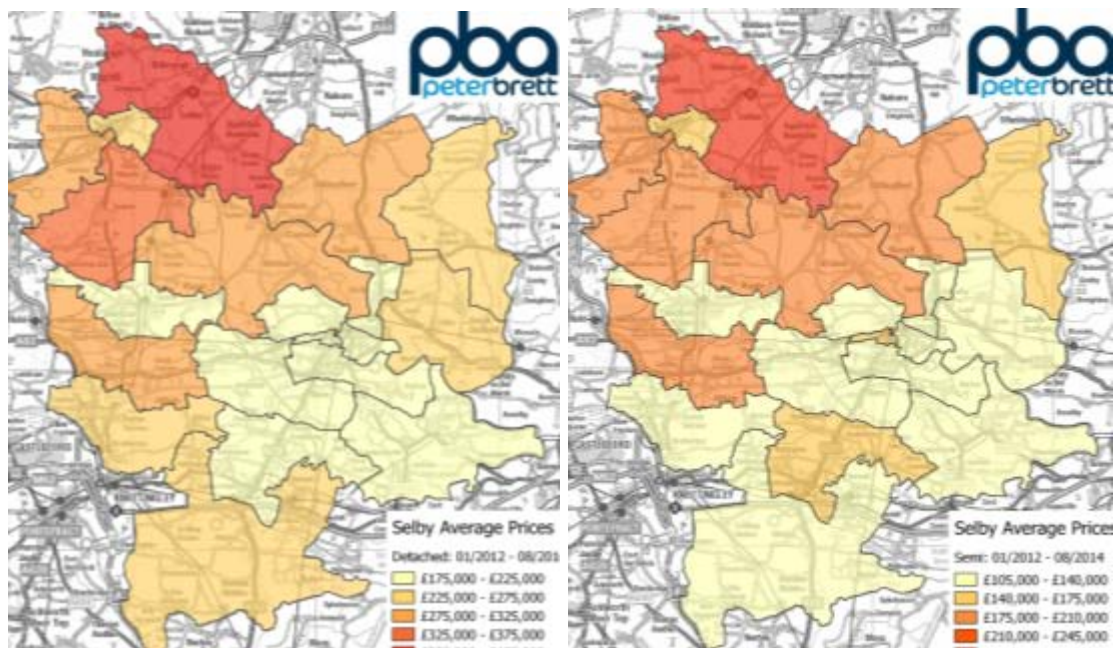
Site	Site area per ha	CIL Chargeable GIA sq m	Residual value		Benchmark land value		Overage	
			per ha	per sq m	per ha	per sq m	per ha	per sq m
Low value	0.95	2,280	£517,882	£216	£450,000	£188	£67,882	£28
Moderate value	0.95	2,257	£822,865	£346	£650,000	£274	£172,865	£73
High value	0.95	2,280	£1,158,410	£483	£900,000	£375	£258,410	£108

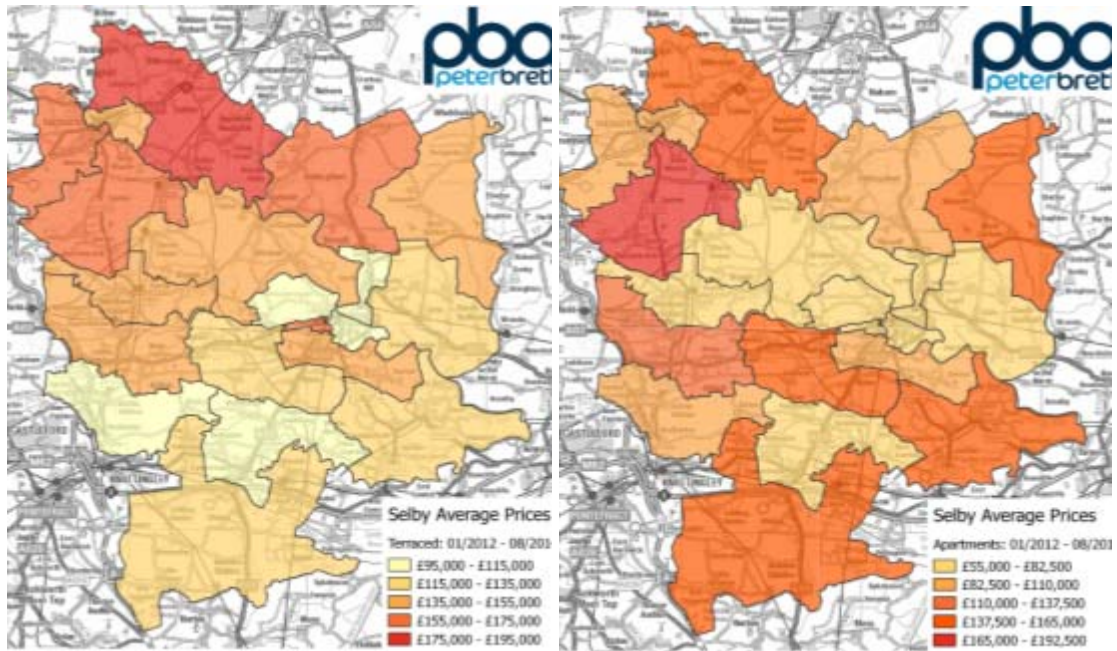
5ha

Site	Site area per ha	CIL Chargeable GIA sq m	Residual value		Benchmark land value		Overage	
			per ha	per sq m	per ha	per sq m	per ha	per sq m
Low value	3.50	8,400	£484,421	£202	£450,000	£188	£34,421	£14
Moderate value	3.50	8,316	£763,367	£321	£650,000	£274	£113,367	£48
High value	3.50	8,400	£1,070,492	£446	£900,000	£375	£170,492	£71

2.23 It is clear that the outputs calculated are quite different to those originally calculated. Most notably, the overages shown in respect of the lower value scenario are substantially lower than previously, and there is substantially more difference between the findings for moderate and higher value scenarios. This could suggest that a three zone approach is more suitable, subject to the findings of the updated heat mapping. This is shown below.

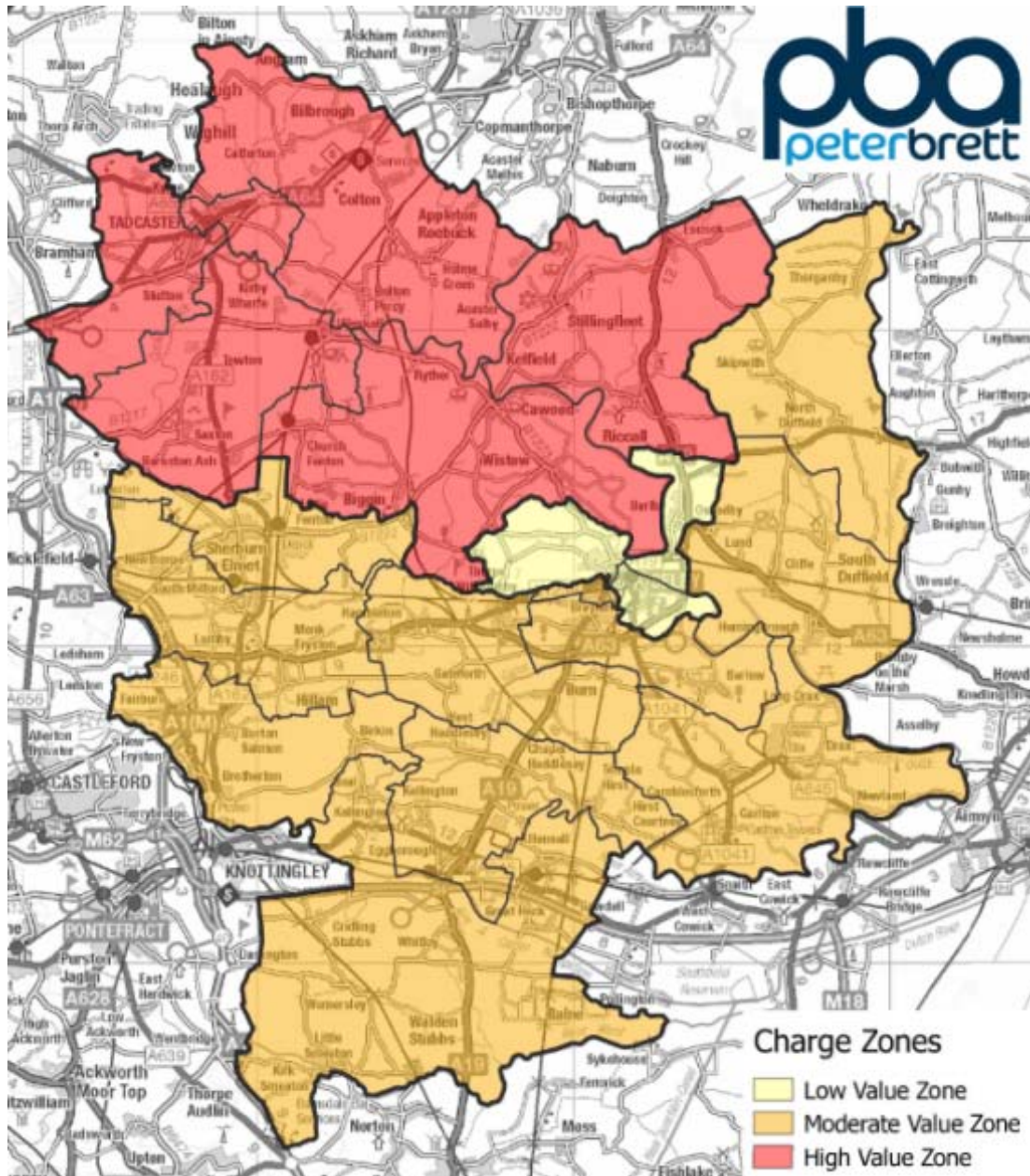
**Figure 2.3 Updated Heat Mapping**





2.24 The heat mapping shows that there are three wards that are consistently in the lowest value bracket across all three house types. These are Barlby, Selby South and Selby North. Outside of this lower value area, a similar pattern as previously is shown with a higher value area to the north-west and a more moderate value area to the south and east. Based on this updated mapping, the revised approach to charge zones is shown in Figure 2.4 below.

**Figure 2.4 Revised Charge Zone Boundaries**



2.25 The same approach to setting rates as applied previously - drawing down by 25%-50% from the lowest common denominator of the overages identified for each value scenario. Thus exercise is summarised in Table 2.4 below.

**Table 2.4 Revised CIL Rate Setting Process**

Value Area	Maximum CIL Rate	Rate Range	Suggested Rate
Low	£14 per sq. m.	£7 - £11 per sq. m.	£10 per sq. m.
Moderate	£48 per sq. m.	£24 - £36 per sq. m.	£35 per sq. m.
High	£71 per sq. m.	£35 - £53 per sq. m.	£50 per sq. m.

## 3 NON-RESIDENTIAL

### Introduction

- 3.1 This section of the report sets out the changes made to the non-residential viability assessments, correcting the cell referencing error, applying an updated version of our model. Key assumptions have also been reviewed and, in particular, we have revised the floorspace assumptions in respect of the neighbourhood convenience retail assessment to better reflect the form such developments are likely to take and the structure of the charging schedule. Our findings in these respects are set out below.

### Assumptions

#### Values

- 3.2 The original assumptions used for the development values of each of the non-residential development types are as follows:

Development Type	Rent (per sq. m.)	Yield
Town Centre Office	£130	9%
Business Park Office	£130	8.5%
Industrial	£60	8.75%
High Street Comparison Retail	£250	7.5%
Retail Warehouse	£140	7.25%
Supermarket	£200	5.5%
Neighbourhood Convenience	£150	6.5%

- 3.3 Having review and updated the market data on which these value assumptions are based, no material shift in market conditions is evidence. As such, no revisions to the value assumptions are proposed.

### Build Costs

- 3.4 As with the residential assumptions, we have also revisited the build cost evidence base for the non-residential development types. The original modelling used the following build cost assumptions:
- Town Centre Office: £1,240 per sq. m.
  - Business Park Office: £1,050 per sq. m.
  - Industrial: £450 per sq. m.
  - High Street Comparison Retail: £910 per sq. m.
  - Retail Warehouse: £535 per sq. m.
  - Supermarket: £1,160 per sq. m.
  - Neighbourhood Convenience: £1,010 per sq. m.

3.5 These figures were based on the BCIS database of build costs. We have reassessed the build costs for Selby to make sure the data is the most up-to-date, which is included at Appendix B. The information gathered shows that build costs have gone up in the time since the last iteration of the modelling was undertaken.

3.6 We have now revised the data to the following:

- Town Centre Office: £1,300 per sq. m.
- Business Park Office £1,160 per sq. m.
- Industrial: £500 per sq. m.
- High Street Comparison Retail: £920
- Retail Warehouse: £600 per sq. m.
- Supermarket: £1,250 per sq. m.
- Neighbourhood Convenience: £1,055 per sq. m.

## Benchmark Land Values

3.7 We have sought to find further transactional evidence for land across the Selby area however we have not been able to find additional sources of data. We do not therefore propose a change in land values. They remain unchanged as set out below:

- Town Centre Office: £1,000,000 per net developable ha.
- Business Park Office: £400,000 per net developable ha.
- Industrial: £400,000 per net developable ha.
- High Street Comparison Retail: £8,500,000 per net developable ha.
- Retail Warehouse: £1,600,000 per net developable ha.
- Supermarket: £2,250,000 per net developable ha.
- Neighbourhood Convenience: £650,000 per net developable ha.

## Neighbourhood Convenience Retail Development

3.8 As mentioned above, we have revised the floorspace assumptions in respect of the neighbourhood convenience retail assessment to better reflect the form such developments are likely to take and the structure of the charging schedule. As such, the revised assessments set out below assume a gross floorspace of 500 sq. m.

## Assumed S106 Costs

3.9 Representations disputed the assumed level of Section 106 costs applied as part of the retail assessments. These costs are based on analyses of recent Section 106 agreements both locally and across the country. It is important to note that only contributions that meet the test set out in CIL Regulation 122 will be permitted. As such, many items for which contributions have previously been sought, such as town centre public realm improvements that are unrelated to out of centre retail schemes for which permission is being sought, would no longer be possible. As a result, the extent of Section 106 costs is likely to be significantly reduced from previous levels.



Even so, the assumed level of Section 106 assessments is entirely consistent with our analyses of recent agreements

## Retail Definitions

- 3.10 There is clear evidence to support the differences development costs and values between different types of retail development, and resultant differences in viability, and it remains the desire of the Council to reflect this in the way that CIL is levied. The CIL regulations also support such an approach and enable authorities to vary charges where viability differs according to how buildings are used, the scale of development or by zone. As such, it is necessary to define how different forms of retail development are used differently in order to justify charge variation.
- 3.11 The Council proposes to differentiate charges by use. The word 'use' in the context of the CIL regulations is as normally defined, rather a reference to the Use Classes Order. Therefore, we set out below a series of definitions that describe how different types of retail development are used. In defining these uses, we also make reference to a scale of development as one of several indicators that would help to determine how any given proposal should be defined for the purpose of CIL charges in Selby. Not of these indicators is a determining factor in itself. Rather, any application will be consideration against the definitions as a whole.
- 3.12 The difference in use between supermarkets and neighbourhood convenience stores is clear and distinct and reflected in the definitions set out. Supermarkets are capable of, and generally used by people to, undertake their main weekly food shop. Retail warehouses are generally used by people seeking to purchase comparison goods, often bulky household items. Neighbourhood convenience stores are used principally to 'top-up' on convenience goods.
- 3.13 Of course, some supermarkets sell large household items, but that does not alter their fundamental principal purpose as a main convenience shopping destination or make them a retail warehouse. Similarly, neighbourhood stores will sell some of the same goods as supermarkets, but people are unlikely to use them to undertake their main weekly convenience shopping. In these senses, each type of building is used differently by their customers. We have reflected these differences, in use and the characteristics of these different uses, in the definitions proposed and set out below.

## Supermarkets

- 3.14 Supermarkets are large convenience-led stores where the majority of custom is from people doing their main weekly food shop. As such, they provide a very wide range of convenience goods, often along with some element of comparison goods. In addition to this, the key characteristics of the way a supermarket is used include:
- The area used for the sale of goods will generally be above 500 sq. m.
  - The majority of customers will use a trolley to gather a large number of products; Addendum Report
  - The majority of customers will access the store by car, using the large adjacent car parks provided; and

- Servicing is generally undertaken via a dedicated service area, rather than from the street.

## Neighbourhood Convenience Stores

3.15 Neighbourhood convenience stores are used primarily by customers undertaking ‘top-up’ shopping. They sell a limited range of convenience goods and usually do not sell comparison goods. The key characteristics of their use include:

- Trading areas of generally less than 500 sq. m;
- The majority of customers will buy only a small number of items that can be carried around the store by hand or in a small basket;
- The majority of customers will access the store on foot and as such there is usually little or no dedicated parking; and
- Servicing is often undertaken from the street, rather than dedicated service areas.

## Retail Warehouses

3.16 Retail warehouses are usually large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods. They can be stand-alone units, but are also often developed as part of retail parks. In either case, they are usually located outside of existing town centres and cater mainly for car-borne customers. As such, they usually have large adjacent, dedicated surface parking.

## Viability Outputs

3.17 Having updated the central assumptions required to calculate the potential for a CIL rate, we have reworked the appraisals using the corrected model.

## Original Outputs

3.18 The model originally used to ascertain the potential for a CIL charge produced the following outputs:

**Table 3.1 Original Non-Residential Viability Outputs**

	GIA	NIA	Net site area ha	Residual value		Benchmark		CIL Overage	
				Per Ha	Per £psm	Per Ha	Per £psm	Per Ha	Per £psm
Town Centre Office	6,000	5,100	0.25	-£17,875,315	-£745	£1,000,000	£42	-£18,875,315	-£786
Business Park Office	4,000	3,400	0.50	-£3,685,406	-£461	£400,000	£50	-£4,085,406	-£511
Industrial	4,000	3,800	1.00	-£578,983	-£145	£400,000	£100	-£978,983	-£245
High Street Comparison Retail	6,000	5,100	0.50	£8,423,120	£702	£8,500,000	£708	-£76,880	-£6
Retail Warehouse	4,000	3,800	1.00	£2,132,472	£533	£1,750,000	£438	£382,472	£96
Supermarket	4,000	3,800	1.00	£3,311,057	£828	£2,250,000	£563	£661,057	£165
Neighbourhood Convenience	1,200	1,140	0.20	£1,370,790	£228	£650,000	£108	£120,790	£20

3.19 We based our calculations on the CIL overages produced in the final column of the table shown above. The figures shown in table 3.1 above show the maximum potential charge that could be levied against each development type. Where a figure is red a scheme is unviable and therefore cannot accommodate a CIL charge.

3.20 Based on these figures the following rates were calculated.

**Table 3.2 Original Non-Residential CIL Rates**

	Maximum CIL Rate	Rate Range	Suggested Rate
Retail Warehouse	£96 per sq. m.	£48 - £72 per sq. m.	£60 per sq. m.
Supermarket	£165 per sq. m.	£83 - £124 per sq. m.	£110 per sq. m.,
Neighbourhood Convenience	£20 per sq. m.	£10 - £15 per sq. m.	£0 per sq. m.

## Revised Outputs

- 3.21 Having updated the modelling to rectify the cell referencing error we have rerun the appraisals. The revised output table is shown below:

**Table 3.3 Revised Non-Residential Viability Outputs**

	GIA	NIA	Net site area ha	Residual value		Benchmark		CIL Overage	
				Per Ha	Per £psm	Per Ha	Per £psm	Per Ha	Per £psm
Town Centre Office	6,000	5,100	0.25	-£19,695,904	-£821	£1,000,000	£42	-£20,695,904	-£862
Business Park Office	4,000	3,400	0.50	-£4,710,607	-£589	£400,000	£50	-£5,110,607	-£639
Industrial	4,000	3,800	1.00	-£829,341	-£207	£400,000	£100	-£1,229,341	-£307
High Street Comparison Retail	6,000	5,100	0.50	£8,278,623	£690	£8,500,000	£708	-£221,377	-£18
Retail Warehouse	4,000	3,800	1.00	£1,931,595	£483	£1,600,000	£400	£331,595	£83
Supermarket	4,000	3,800	1.00	£2,871,393	£718	£2,250,000	£563	£621,393	£155
Neighbourhood Convenience	500	475	0.10	£678,444	£136	£650,000	£130	£28,444	£6

- 3.22 It is clear from the above that the revisions to the modelling have had a slightly negative impact on viability and the overages from which CIL charges can be drawn. Table 3.4 below work these findings through into recommended charge ranges proposed charge rates.

**Table 3.4 Revised Non-Residential CIL Rates**

	Maximum CIL Rate	Rate Range	Suggested Rate
Retail Warehouse	£83 per sq. m.	£41 - £62 per sq. m.	£60 per sq. m.
Supermarket	£150 per sq. m.	£75 - £113 per sq. m.	£110 per sq. m.,
Neighbourhood Convenience	£6 per sq. m.	£9 - £13 per sq. m.	£0 per sq. m.

- 3.23 It is clear from the above, that whilst the recommended rate range has decreased in each case, because the rates were set conservatively within the previously assessed range, the charges previously proposed remain within the range shown by the revised assessments. As such, no change is proposed to the non-residential charge rates.

## State Aid

- 3.24 In respect of State Aid issues in relation to CIL, Planning Policy Guidance states that:

*'In all cases, differential rates must not be set in such a way that they constitute a notifiable state aid under European Commission regulations (see 'State aid' section for further information). One element of state aid is the conferring of a selective advantage to any 'undertaking'. A charging authority which chooses to differentiate between classes of development, or by*

*reference to different areas, should do so only where there is consistent economic viability evidence to justify this approach.'*

- 3.25 The viability assessments demonstrate that there is a clear and consistent evidential basis for varying charges between the uses proposed, given the significant differences in their economic viability. As such, no selective advantage is conferred. Furthermore, there is no barrier to, say, a supermarket operator developing a neighbourhood convenience store. Indeed, there are many such developments. Similarly, a developer of retail warehouses can choose to develop a high street retail scheme. As such there is no selective advantage.
- 3.26 The nil rates for 'all other chargeable development' is not a relief or exemption from CIL as in the case of social housing or development by charities. Rather, it is a rate set in the same way as the other rates that are above £0, based on detailed and robust viability evidence. Such an approach does not give rise to state aid.

## 4 REVISED DRAFT CHARGING SCHEDULE

- 4.1 The revisions to the viability assessments as set out above necessitate revisions to the charging schedule. For residential development, a three zone approach is now proposed to replace the previous 2 zone approach. The rates are also different. For non-residential development no changes to the rates are proposed on the basis that, whilst the assessed levels of viability and overages have reduced somewhat, the rates proposed remain within a reasonable range that will not overly constrain development.
- 4.2 Table 4.1 below shows the Draft Charging schedule as previously proposed. Further below, Table 4.2 shows the proposed Revised Draft Charging Schedule the reflects the evidence set out in this report.

**Table 4.1 Previous Draft Charging Schedule**

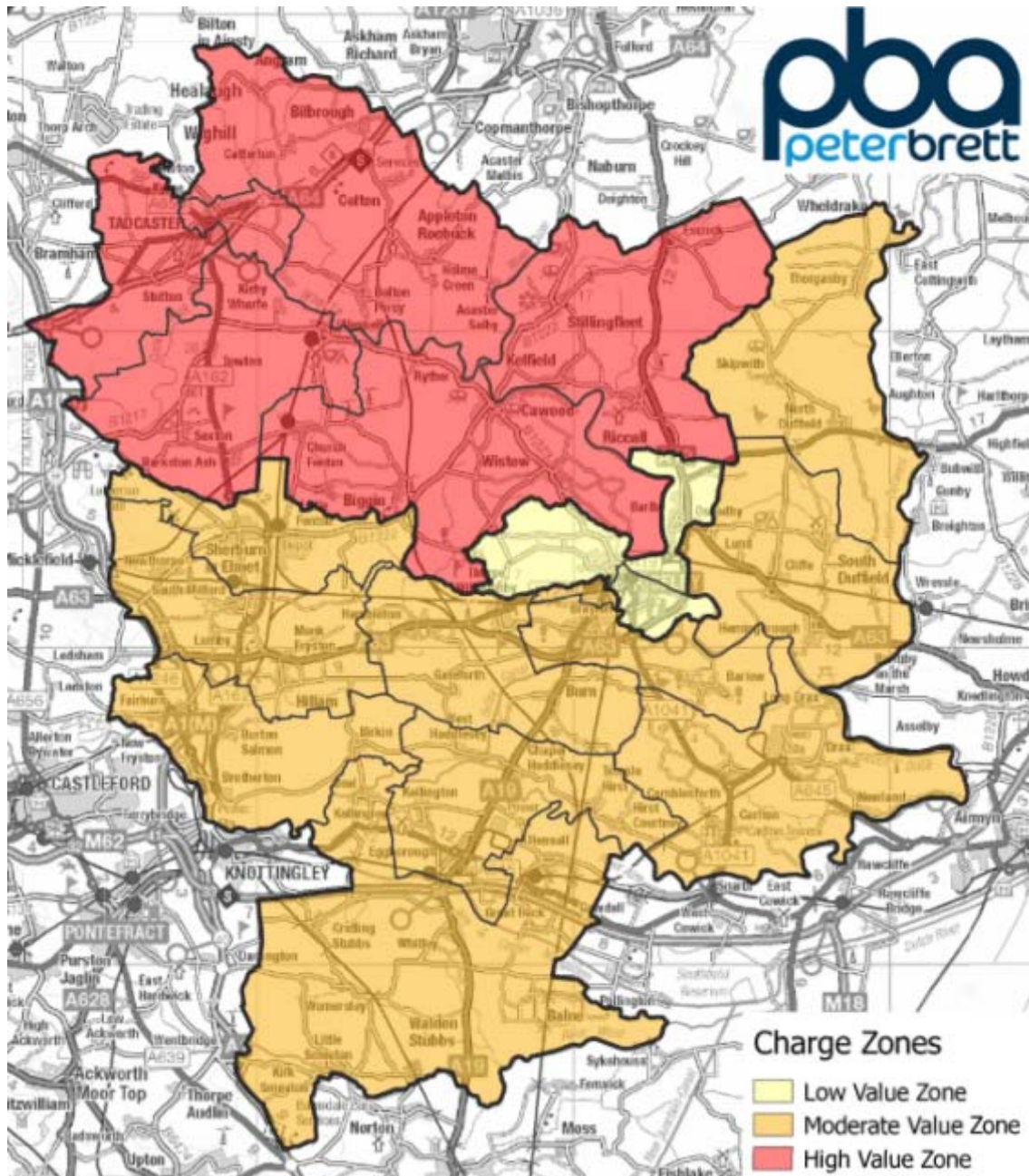
Use	Proposed CIL Charge per sq. m.
<b>Private Market Houses (excl. apartments)</b>	
Low value areas	£25
All other areas	£45
<b>Supermarket</b>	£110
<b>Retail Warehouse</b>	£60
<b>Public/Institutional Facilities as follows: education, health, community and emergency services</b>	£0
<b>All other chargeable development (incl. apartments)</b>	£0

**Table 4.2 Revised Draft Charging Schedule**

Use	Proposed CIL Charge per sq. m.
<b>Private Market Houses (excl. apartments)</b>	
Low value areas	£10
Moderate value areas	£35
High value areas	£50
<b>Supermarket</b>	£110
<b>Retail Warehouse</b>	£60
<b>Public/Institutional Facilities as follows: education, health, community and emergency services</b>	£0
<b>All other chargeable development (incl. apartments)</b>	£0

- 4.3 The revised residential charges are based on the zones shown in Figure 4.1 below.

Figure 4.1: Revised Charging Zones



# APPENDIX A RESIDENTIAL DATA

## Detached

Price	Date	Postcode	Type	Newbuild	No.	Street	Authority	County
£157,995	10/01/2014	YO8 3AZ	D	Y	46	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£159,995	20/12/2013	YO8 3AZ	D	Y	THE BELLS, 4	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£170,999	31/05/2013	YO8 8FL	D	Y	8	MULBERRY CLOSE	SELBY	NORTH YORKSHIRE
£172,500	12/03/2013	DN14 0UW	D	Y	10	VILLAGE FARM CLOSE	SELBY	NORTH YORKSHIRE
£172,995	11/04/2014	YO8 3AZ	D	Y	42	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£173,999	19/12/2013	YO8 8FT	D	Y	4	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£174,999	28/02/2014	YO8 8FT	D	Y	7	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£174,999	20/12/2013	YO8 8FJ	D	Y	60	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£176,000	29/11/2013	YO8 8FJ	D	Y	18	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£179,999	28/03/2014	YO8 8FT	D	Y	16	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£179,999	20/09/2013	YO8 8FJ	D	Y	5	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£185,999	25/01/2013	YO8 8FL	D	Y	46	MULBERRY CLOSE	SELBY	NORTH YORKSHIRE
£186,999	31/10/2013	YO8 8FJ	D	Y	11	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£187,999	21/06/2013	YO8 8FJ	D	Y	62	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£189,999	31/05/2013	YO8 8FL	D	Y	3	MULBERRY CLOSE	SELBY	NORTH YORKSHIRE
£189,999	20/12/2013	YO8 8FT	D	Y	12	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£189,999	20/12/2013	YO8 8FT	D	Y	9	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£189,999	22/10/2013	YO8 8FJ	D	Y	34	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£191,999	28/03/2013	YO8 8FL	D	Y	32	MULBERRY CLOSE	SELBY	NORTH YORKSHIRE
£192,750	27/09/2013	LS25 5FJ	D	Y	9	MILL CLOSE	SELBY	NORTH YORKSHIRE
£194,999	22/08/2013	YO8 8FJ	D	Y	48	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£195,000	24/01/2014	LS25 5FB	D	Y	16	NURSERY CLOSE	SELBY	NORTH YORKSHIRE
£198,000	29/05/2013	LS25 5GJ	D	Y	21	MILFORD WAY	SELBY	NORTH YORKSHIRE
£199,950	08/01/2014	LS25 5FB	D	Y	2	NURSERY CLOSE	SELBY	NORTH YORKSHIRE
£199,950	28/05/2013	LS25 5GJ	D	Y	15	MILFORD WAY	SELBY	NORTH YORKSHIRE
£199,999	19/06/2014	YO8 8GB	D	Y	21	CEDAR ROAD	SELBY	NORTH YORKSHIRE
£199,999	20/06/2014	YO8 8FT	D	Y	11	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£199,999	17/04/2014	YO8 8RX	D	Y	3	ASH WAY	SELBY	NORTH YORKSHIRE
£199,999	30/08/2013	YO8 8SB	D	Y	16	JESSE CLOSE	SELBY	NORTH YORKSHIRE
£199,999	27/09/2013	YO8 8FJ	D	Y	26	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£199,999	14/11/2013	YO8 8SB	D	Y	10	JESSE CLOSE	SELBY	NORTH YORKSHIRE
£200,000	25/06/2014	YO8 9FX	D	Y	1	HOWARD CLOSE	SELBY	NORTH YORKSHIRE
£200,000	06/12/2013	LS25 5NU	D	Y	56	SOUTHLANDS CLOSE	SELBY	NORTH YORKSHIRE
£202,999	26/09/2013	YO8 8FJ	D	Y	28	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£204,950	25/06/2014	YO8 9GD	D	Y	21	PRIVET DRIVE	SELBY	NORTH YORKSHIRE
£204,950	31/03/2014	LS25 5FD	D	Y	18	FRYSTON VIEW	SELBY	NORTH YORKSHIRE
£204,950	27/03/2014	LS25 5FN	D	Y	6	SWAN ROAD	SELBY	NORTH YORKSHIRE
£204,999	22/08/2013	YO8 8FJ	D	Y	10	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£205,000	26/07/2013	YO8 8GY	D	Y	5	BARN ELMS	SELBY	NORTH YORKSHIRE
£209,950	21/03/2014	LS25 5NU	D	Y	60	SOUTHLANDS CLOSE	SELBY	NORTH YORKSHIRE
£209,999	02/07/2013	YO8 8FJ	D	Y	2	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£209,999	13/12/2013	YO8 8FT	D	Y	2	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£209,999	21/06/2013	YO8 8FJ	D	Y	1	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£210,000	03/07/2013	YO8 8HS	D	Y	8A	BRIGG LANE	SELBY	NORTH YORKSHIRE
£214,950	29/04/2013	LS25 5GJ	D	Y	10	MILFORD WAY	SELBY	NORTH YORKSHIRE
£214,950	30/05/2013	LS25 5GJ	D	Y	18	MILFORD WAY	SELBY	NORTH YORKSHIRE
£214,999	20/12/2013	YO8 8FT	D	Y	36	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£216,999	31/05/2013	YO8 8SB	D	Y	18	JESSE CLOSE	SELBY	NORTH YORKSHIRE
£219,950	28/06/2013	LS25 5NU	D	Y	33	SOUTHLANDS CLOSE	SELBY	NORTH YORKSHIRE
£219,999	22/02/2013	YO8 8SB	D	Y	21	JESSE CLOSE	SELBY	NORTH YORKSHIRE
£220,000	25/04/2014	YO8 9GD	D	Y	1	PRIVET DRIVE	SELBY	NORTH YORKSHIRE
£220,000	01/02/2013	DN14 0GJ	D	Y	11	ALL SAINTS COURT	SELBY	NORTH YORKSHIRE
£224,999	30/05/2014	YO8 8FT	D	Y	48	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£224,999	18/12/2013	YO8 8SB	D	Y	8	JESSE CLOSE	SELBY	NORTH YORKSHIRE
£228,000	30/08/2013	YO8 8SA	D	Y	7	GERMAIN CLOSE	SELBY	NORTH YORKSHIRE
£228,000	19/12/2013	LS25 5FJ	D	Y	8	MILL CLOSE	SELBY	NORTH YORKSHIRE
£229,950	27/06/2014	YO8 9FX	D	Y	3	HOWARD CLOSE	SELBY	NORTH YORKSHIRE
£229,999	25/10/2013	YO8 8FJ	D	Y	36	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£229,999	27/09/2013	YO8 8FJ	D	Y	46	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£229,999	28/06/2013	YO8 8FL	D	Y	23	MULBERRY CLOSE	SELBY	NORTH YORKSHIRE
£234,950	21/01/2014	LS25 5NU	D	Y	54	SOUTHLANDS CLOSE	SELBY	NORTH YORKSHIRE
£235,000	26/07/2013	LS25 5GJ	D	Y	26	MILFORD WAY	SELBY	NORTH YORKSHIRE
£239,950	31/01/2014	LS25 5NU	D	Y	52	SOUTHLANDS CLOSE	SELBY	NORTH YORKSHIRE
£239,950	20/06/2014	YO8 9GD	D	Y	11	PRIVET DRIVE	SELBY	NORTH YORKSHIRE
£239,995	11/07/2013	DN14 0GP	D	Y	28	ALL SAINTS GROVE	SELBY	NORTH YORKSHIRE



£240,000	28/03/2014	LS25 5NU	D	Y	12	SOUTHLANDS CLOSE	SELBY	NORTH YORKSHIRE
£244,950	17/04/2014	LS25 5NU	D	Y	10	SOUTHLANDS CLOSE	SELBY	NORTH YORKSHIRE
£244,950	06/06/2013	LS25 5GJ	D	Y	16	MILFORD WAY	SELBY	NORTH YORKSHIRE
£245,000	17/01/2014	LS25 6FH	D	Y	6	CHURCH HILL RISE	SELBY	NORTH YORKSHIRE
£246,000	17/04/2014	LS25 5DS	D	Y	BRIDGE HO	LUMBY LANE	SELBY	NORTH YORKSHIRE
£249,950	13/12/2013	LS25 5FB	D	Y	4	NURSERY CLOSE	SELBY	NORTH YORKSHIRE
£249,950	31/05/2013	LS25 5GJ	D	Y	23	MILFORD WAY	SELBY	NORTH YORKSHIRE
£249,950	16/12/2013	LS25 5FB	D	Y	6	NURSERY CLOSE	SELBY	NORTH YORKSHIRE
£249,999	03/05/2013	YO8 8SB	D	Y	25	JESSE CLOSE	SELBY	NORTH YORKSHIRE
£259,950	13/03/2013	LS25 6PS	D	Y	16	SAXON MEWS	SELBY	NORTH YORKSHIRE
£259,950	13/06/2013	LS25 5GJ	D	Y	20	MILFORD WAY	SELBY	NORTH YORKSHIRE
£259,950	07/06/2013	LS25 5GJ	D	Y	25	MILFORD WAY	SELBY	NORTH YORKSHIRE
£260,000	28/02/2013	YO19 6FB	D	Y	8	DUNELM FARM CLOSE	SELBY	NORTH YORKSHIRE
£264,950	02/09/2013	LS25 5GJ	D	Y	11	MILFORD WAY	SELBY	NORTH YORKSHIRE
£270,000	27/06/2013	LS25 5GJ	D	Y	27	MILFORD WAY	SELBY	NORTH YORKSHIRE
£270,000	08/04/2013	YO19 6FB	D	Y	2	DUNELM FARM CLOSE	SELBY	NORTH YORKSHIRE
£274,999	26/09/2013	YO8 8RX	D	Y	1	ASH WAY	SELBY	NORTH YORKSHIRE
£275,000	25/06/2014	YO8 9FX	D	Y	7	HOWARD CLOSE	SELBY	NORTH YORKSHIRE
£280,000	09/05/2014	LS25 5FD	D	Y	11	FRYSTON VIEW	SELBY	NORTH YORKSHIRE
£281,000	23/05/2014	LS25 5FD	D	Y	3	FRYSTON VIEW	SELBY	NORTH YORKSHIRE
£284,999	26/06/2013	YO8 8SB	D	Y	4	JESSE CLOSE	SELBY	NORTH YORKSHIRE
£285,000	26/06/2014	YO8 9GD	D	Y	15	PRIVET DRIVE	SELBY	NORTH YORKSHIRE
£285,000	07/01/2013	YO8 5BN	D	Y	ORCHID HO	HOWDEN GARDENS	SELBY	NORTH YORKSHIRE
£289,950	30/06/2014	YO8 9GD	D	Y	5	PRIVET DRIVE	SELBY	NORTH YORKSHIRE
£289,950	31/01/2013	YO19 6FB	D	Y	1	DUNELM FARM CLOSE	SELBY	NORTH YORKSHIRE
£299,950	27/03/2013	YO19 6FB	D	Y	10	DUNELM FARM CLOSE	SELBY	NORTH YORKSHIRE
£299,950	26/04/2013	LS25 5GJ	D	Y	8	MILFORD WAY	SELBY	NORTH YORKSHIRE
£299,950	27/06/2013	LS25 5GJ	D	Y	17	MILFORD WAY	SELBY	NORTH YORKSHIRE
£300,000	28/02/2013	YO19 6FB	D	Y	9	DUNELM FARM CLOSE	SELBY	NORTH YORKSHIRE
£309,999	27/06/2013	YO8 8SB	D	Y	2	JESSE CLOSE	SELBY	NORTH YORKSHIRE
£310,000	28/06/2013	YO19 6FB	D	Y	4	DUNELM FARM CLOSE	SELBY	NORTH YORKSHIRE
£315,000	29/05/2014	YO8 9GD	D	Y	19	PRIVET DRIVE	SELBY	NORTH YORKSHIRE
£320,000	23/05/2014	YO8 9GD	D	Y	7	PRIVET DRIVE	SELBY	NORTH YORKSHIRE
£325,000	23/05/2014	YO8 9FX	D	Y	9	HOWARD CLOSE	SELBY	NORTH YORKSHIRE
£335,000	24/05/2013	YO19 6FB	D	Y	14	DUNELM FARM CLOSE	SELBY	NORTH YORKSHIRE
£340,000	04/04/2013	YO19 6FB	D	Y	7	DUNELM FARM CLOSE	SELBY	NORTH YORKSHIRE
£350,000	18/03/2013	DN14 0GP	D	Y	26	ALL SAINTS GROVE	SELBY	NORTH YORKSHIRE
£360,000	15/03/2013	YO19 6PQ	D	Y	23	KELFIELD ROAD	SELBY	NORTH YORKSHIRE
£365,652	15/02/2013	DN14 0GP	D	Y	34	ALL SAINTS GROVE	SELBY	NORTH YORKSHIRE
£377,500	02/09/2013	LS24 9RE	D	Y	3	CHURCH MEWS	SELBY	NORTH YORKSHIRE
£379,950	28/06/2013	LS25 5NU	D	Y	41	SOUTHLANDS CLOSE	SELBY	NORTH YORKSHIRE
£380,000	11/07/2014	LS25 5AQ	D	Y	WILLOW HO	HIGH STREET	SELBY	NORTH YORKSHIRE
£380,000	20/12/2013	LS25 5GJ	D	Y	19	MILFORD WAY	SELBY	NORTH YORKSHIRE
£425,000	25/07/2013	DN6 9FD	D	Y	1	LOW FARM COURT	SELBY	NORTH YORKSHIRE
£485,000	12/12/2013	YO8 4JX	D	Y	1	HOLLYMEAD COURT	SELBY	NORTH YORKSHIRE
£537,450	27/11/2013	LS25 5ER	D	Y	THE LARKS	FRYSTON COMMON LANE	SELBY	NORTH YORKSHIRE
£537,500	04/12/2013	LS25 5ER	D	Y	MEADOW VI	FRYSTON COMMON LANE	SELBY	NORTH YORKSHIRE
£248,820	120 sq. m	£2,073.50	per sq. m					

## Semi-Detached

Price	Date	Postcode	Type	Newbuild	No.	Street	Authority	County
£148,000	18/10/2013	LS25 5NU	S	Y	31	SOUTHLANDS CLOSE	SELBY	NORTH YORKSHIRE
£149,999	21/06/2013	YO8 8FJ	S	Y	30	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£150,000	21/06/2013	YO8 8FJ	S	Y	32	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£154,950	26/04/2013	YO19 6FB	S	Y	6	DUNELM FARM CLOSE	SELBY	NORTH YORKSHIRE
£154,999	11/12/2013	YO8 8FJ	S	Y	38	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£155,999	21/03/2014	YO8 8FT	S	Y	5	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£156,999	27/11/2013	YO8 8FH	S	Y	2	CEDAR COURT	SELBY	NORTH YORKSHIRE
£157,999	29/11/2013	YO8 8FH	S	Y	4	CEDAR COURT	SELBY	NORTH YORKSHIRE
£159,999	28/03/2014	YO8 8FT	S	Y	3	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£159,999	31/05/2013	YO8 8FJ	S	Y	50	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£159,999	14/06/2013	YO8 8FJ	S	Y	7	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£162,999	21/03/2014	YO8 8FT	S	Y	30	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£164,999	23/08/2013	YO8 8FJ	S	Y	12	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£164,999	30/08/2013	YO8 8FJ	S	Y	14	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£166,999	28/03/2013	YO8 8FJ	S	Y	9	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£167,999	31/05/2013	YO8 8FJ	S	Y	52	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£169,999	29/11/2013	YO8 8FH	S	Y	3	CEDAR COURT	SELBY	NORTH YORKSHIRE
£169,999	29/11/2013	YO8 8FH	S	Y	5	CEDAR COURT	SELBY	NORTH YORKSHIRE
£171,000	09/01/2013	YO19 6QH	S	Y	WREN COTT	CHAPEL LANE	SELBY	NORTH YORKSHIRE
£172,260	29/05/2014	YO8 8FT	S	Y	46	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£174,950	03/06/2014	LS25 5AQ	S	Y	120	HIGH STREET	SELBY	NORTH YORKSHIRE
£174,950	20/06/2014	LS25 5FG	S	Y	4	THATCH CLOSE	SELBY	NORTH YORKSHIRE
£174,999	30/05/2014	YO8 8FT	S	Y	44	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£177,000	21/06/2013	LS25 5GJ	S	Y	24	MILFORD WAY	SELBY	NORTH YORKSHIRE
£179,950	27/03/2014	LS25 5FN	S	Y	2	SWAN ROAD	SELBY	NORTH YORKSHIRE
£179,950	28/03/2014	LS25 5FN	S	Y	4	SWAN ROAD	SELBY	NORTH YORKSHIRE
£179,950	30/06/2014	LS25 5FN	S	Y	3	SWAN ROAD	SELBY	NORTH YORKSHIRE
£179,950	30/05/2014	LS25 5AQ	S	Y	122	HIGH STREET	SELBY	NORTH YORKSHIRE
£179,950	31/01/2014	LS25 5FJ	S	Y	6	MILL CLOSE	SELBY	NORTH YORKSHIRE
£179,950	13/06/2014	LS25 5FN	S	Y	1	SWAN ROAD	SELBY	NORTH YORKSHIRE
£179,950	21/06/2013	LS25 5GJ	S	Y	22	MILFORD WAY	SELBY	NORTH YORKSHIRE
£179,950	26/09/2013	LS25 5FJ	S	Y	7	MILL CLOSE	SELBY	NORTH YORKSHIRE
£179,950	31/05/2013	LS25 5GJ	S	Y	12	MILFORD WAY	SELBY	NORTH YORKSHIRE
£194,950	26/04/2013	YO19 6FB	S	Y	5	DUNELM FARM CLOSE	SELBY	NORTH YORKSHIRE
£199,950	20/06/2014	LS25 5FG	S	Y	2	THATCH CLOSE	SELBY	NORTH YORKSHIRE
£202,995	31/01/2014	DN14 0UW	S	Y	8	VILLAGE FARM CLOSE	SELBY	NORTH YORKSHIRE
£225,000	28/02/2014	LS25 5NU	S	Y	58	SOUTHLANDS CLOSE	SELBY	NORTH YORKSHIRE
£225,950	27/06/2014	YO8 9FX	S	Y	5	HOWARD CLOSE	SELBY	NORTH YORKSHIRE
£275,000	31/07/2013	LS24 8EP	S	Y	2	CHAPEL CO	SELBY	NORTH YORKSHIRE
£176,038	95 sq.m	£1,853	per sq. m	£72,268				

## Terraced

Price	Date	Postcode	Type	Newbuild	No.	Street	Authority	County
£118,000	25/01/2013	YO8 8GN	T	Y	11	LONG ACRE	SELBY	NORTH YORKSHIRE
£118,000	25/01/2013	YO8 8GN	T	Y	7	LONG ACRE	SELBY	NORTH YORKSHIRE
£118,995	27/06/2014	YO8 3AZ	T	Y	74	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£121,999	27/06/2014	YO8 8FT	T	Y	15	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£121,999	24/05/2013	YO8 8FJ	T	Y	70	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£124,950	09/05/2014	YO8 4ES	T	Y	4	LADY SMITH COURT	SELBY	NORTH YORKSHIRE
£124,950	25/01/2013	YO8 8GN	T	Y	15	LONG ACRE	SELBY	NORTH YORKSHIRE
£124,999	03/04/2014	YO8 8FT	T	Y	8	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£124,999	14/10/2013	YO8 8FJ	T	Y	42B	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£124,999	22/11/2013	YO8 8FJ	T	Y	42	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£125,999	31/05/2013	YO8 8FJ	T	Y	68	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£126,999	17/05/2013	YO8 8FJ	T	Y	72	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£127,000	18/12/2013	LS25 5NU	T	Y	37	SOUTHLANDS CLOSE	SELBY	NORTH YORKSHIRE
£129,950	19/12/2013	LS25 5FB	T	Y	10	NURSERY CLOSE	SELBY	NORTH YORKSHIRE
£129,999	03/01/2014	YO8 8FT	T	Y	10	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£132,000	03/04/2014	YO8 4ES	T	Y	2	LADY SMITH COURT	SELBY	NORTH YORKSHIRE
£132,495	28/03/2013	YO8 3AP	T	Y	9	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£132,500	20/12/2013	LS25 5FB	T	Y	12	NURSERY CLOSE	SELBY	NORTH YORKSHIRE
£134,495	28/03/2014	YO8 3AP	T	Y	29	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£134,950	26/06/2013	LS25 5NU	T	Y	35	SOUTHLANDS CLOSE	SELBY	NORTH YORKSHIRE
£134,999	27/06/2014	YO8 8FS	T	Y	5	HORNBEAM CLOSE	SELBY	NORTH YORKSHIRE
£136,950	24/03/2014	YO8 4ES	T	Y	3	LADY SMITH COURT	SELBY	NORTH YORKSHIRE
£136,995	28/03/2014	YO8 3AP	T	Y	27	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£136,995	28/03/2014	YO8 3AP	T	Y	31	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£138,995	27/06/2014	YO8 3AP	T	Y	35	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£139,950	28/06/2013	LS25 5NU	T	Y	39	SOUTHLANDS CLOSE	SELBY	NORTH YORKSHIRE
£139,995	27/06/2014	YO8 3AP	T	Y	41	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£139,999	21/06/2013	YO8 8FJ	T	Y	6	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£140,000	09/05/2014	YO8 6RN	T	Y	15	BADGERS WAY	SELBY	NORTH YORKSHIRE
£140,000	16/12/2013	LS25 5FB	T	Y	8	NURSERY CLOSE	SELBY	NORTH YORKSHIRE
£141,950	18/12/2013	LS25 5FB	T	Y	14	NURSERY CLOSE	SELBY	NORTH YORKSHIRE
£143,999	28/04/2014	YO8 8FT	T	Y	38	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£144,950	19/06/2014	LS25 5FG	T	Y	5	THATCH CLOSE	SELBY	NORTH YORKSHIRE
£144,950	18/06/2014	LS25 5FG	T	Y	1	THATCH CLOSE	SELBY	NORTH YORKSHIRE
£144,999	21/06/2013	YO8 8FJ	T	Y	4	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£144,999	21/06/2013	YO8 8FJ	T	Y	8	SPRUCE WAY	SELBY	NORTH YORKSHIRE
£149,950	31/01/2013	LS25 6AX	T	Y	87	CHURCH HILL	SELBY	NORTH YORKSHIRE
£149,995	31/01/2013	YO8 3AZ	T	Y	32	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£152,995	20/12/2013	YO8 3AZ	T	Y	50	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£154,000	02/05/2014	YO8 6RN	T	Y	21	BADGERS WAY	SELBY	NORTH YORKSHIRE
£154,995	20/12/2013	YO8 3AZ	T	Y	48	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£154,995	20/12/2013	YO8 3AZ	T	Y	52	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£154,999	27/06/2014	YO8 8GB	T	Y	25	CEDAR ROAD	SELBY	NORTH YORKSHIRE
£154,999	20/12/2013	YO8 8FT	T	Y	6	FIR TREE CLOSE	SELBY	NORTH YORKSHIRE
£155,000	06/03/2014	YO8 6RN	T	Y	27	BADGERS WAY	SELBY	NORTH YORKSHIRE
£156,995	27/06/2014	YO8 3AP	T	Y	33	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£157,995	27/06/2014	YO8 3AP	T	Y	37	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£159,000	27/06/2014	YO8 3AP	T	Y	39	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£159,995	27/06/2014	YO8 3AP	T	Y	43	ELSTON AVENUE	SELBY	NORTH YORKSHIRE
£160,000	28/06/2013	LS25 5GH	T	Y	7	FIELD VIEW	SELBY	NORTH YORKSHIRE
£167,995	13/06/2014	YO8 3AY	T	Y	22	COUPLAND ROAD	SELBY	NORTH YORKSHIRE
£172,000	31/01/2014	YO8 3AY	T	Y	26	COUPLAND ROAD	SELBY	NORTH YORKSHIRE
£177,995	28/03/2014	YO8 3AY	T	Y	44	COUPLAND ROAD	SELBY	NORTH YORKSHIRE
£177,995	21/03/2014	YO8 3AY	T	Y	34	COUPLAND ROAD	SELBY	NORTH YORKSHIRE
£179,995	24/05/2013	YO8 3GE	T	Y	79	COUPLAND ROAD	SELBY	NORTH YORKSHIRE
£182,995	31/05/2013	YO8 3GE	T	Y	75	COUPLAND ROAD	SELBY	NORTH YORKSHIRE
£184,995	19/06/2013	YO8 3AY	T	Y	46	COUPLAND ROAD	SELBY	NORTH YORKSHIRE
£143,875	75 sq. m	£1,918	per sq.m	£109,345				

Property Name	Address	Post code	Type	Bedrooms	Area (sq.ft)	Area (sq.m)	Price	Price per sq.ft	Price per sq.m
The Cheyney	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Detached	4	1164.7	108.2	£204,995	£176.01	£1,894.59
The Thoresby	Dunelm Farm, Main Street, Riccall	YO19	Detached	4	1050.6	97.6	£289,950	£275.99	£2,970.80
The Wetherby	Dunelm Farm, Main Street, Riccall	YO19	Detached	4	1076.4	100.0	£299,950	£278.66	£2,999.50
	Doncaster Road, Selby	YO8	Detached	4	1344.4	124.9	£325,000	£241.74	£2,602.08
The Linton	Dunelm Farm, Main Street, Riccall	YO19	Detached	4	1276.6	118.6	£359,950	£281.96	£3,034.99
The Fernlea	Church Fields, High Street, Boston Spa	LS23	Detached	4	1043.0	96.9	£384,995	£369.12	£3,973.12
	Church Mews, Church Fenton		Detached	4	2150.0	199.7	£395,000	£183.72	£1,977.97
Maple Tree Cottage	Church Street, Bilton-in-Ainsty	YO26 7NN	Detached	4	1711.5	159.0	£395,000	£230.79	£2,484.28
The Somersby	Southfield Park, Southlands Close, South Milford	LS25	Detached	3	1143.0	106.2	£219,950	£192.43	£2,071.09
The Conisholme	Southfield Park, Southlands Close, South Milford	LS25	Detached	3	1143.0	106.2	£249,950	£218.68	£2,353.58
The Deighton	Southfield Park, Southlands Close, South Milford	LS25	Detached	4	1140.0	105.9	£259,950	£228.03	£2,454.67
The Bramham	Southfield Park, Southlands Close, South Milford	LS25	Detached	4	1324.0	123.0	£299,950	£226.55	£2,438.62
	Ings Lane, Beal, Goole	DN14	Detached	4	982.7	91.3	£220,000	£223.87	£2,409.64
The Hatfield	Staynor Hall, Selby	YO8 8RX	Detached	3	969.8	90.1	£185,999	£191.79	£2,064.36
The Roseberry	Staynor Hall, Selby	YO8 8RX	Detached	4	1204.5	111.9	£206,999	£171.85	£1,849.86
The Rosefield	Staynor Manor, Selby	YO8 8RX	Detached	4	1335.8	124.1	£229,999	£172.18	£1,853.34
The Lumley	Staynor Hall, Selby	YO8 8RX	Detached	4	1252.9	116.4	£209,999	£167.61	£1,804.12
The Rosefield	Staynor Manor, Selby	YO8 8RX	Detached	4	1335.8	124.1	£235,999	£176.67	£1,901.53
The Winster	Staynor Hall, Selby	YO8 8RX	Detached	4	1195.9	111.1	£229,999	£192.32	£2,070.20
The Escrick	Staynor Hall, Selby	YO8 8RX	Detached	4	1087.2	101.0	£209,999	£193.16	£2,079.20
The Chichester	Staynor Manor, Selby	YO8 8RX	Detached	4	1355.2	125.9	£259,999	£191.85	£2,065.12
The Rufford	Staynor Hall, Selby	YO8 8RX	Detached	3	871.8	81.0	£179,999	£206.47	£2,222.48
The Chichester	Staynor Manor, Selby	YO8 8RX	Detached	4	1355.2	125.9	£254,999	£188.16	£2,025.41
The Clevedon	Staynor Hall, Selby	YO8 8RX	Detached	3	972.0	90.3	£189,999	£195.48	£2,104.09
The Loxwood	Staynor Manor, Selby	YO8 8RX	Detached	4	1858.9	172.7	£289,999	£156.01	£1,679.21
The Dunster	Staynor Manor, Selby	YO8 8RX	Detached	4	1951.5	181.3	£309,999	£158.85	£1,709.87
The Hatfield	Staynor Hall, Selby	YO8 8RX	Detached	3	969.8	90.1	£186,999	£192.82	£2,075.46
The Rufford	Staynor Hall, Selby	YO8 8RX	Detached	3	871.8	81.0	£167,999	£192.70	£2,074.06
The Hayton	Willeby Heights	YO8	Detached	4	1822.0	169.0	£369,950	£203.05	£2,189.05
The Wyton	Willeby Heights	YO8	Detached	4	1646.0	152.0	£329,950	£200.46	£2,170.72
The Riplingham	Willeby Heights	YO8	Detached	4	1603.0	149.0	£339,950	£212.07	£2,281.54
The Hunsley	Willeby Heights	YO8	Detached	4	1436.0	133.0	£299,950	£208.88	£2,255.26
The Burnby	Willeby Heights	YO8	Detached	4	1176.0	109.0	£239,950	£204.04	£2,201.38
The Conisholme	Willeby Heights	YO8	Detached	3	1143.0	106.0	£239,950	£209.93	£2,263.68
The Marston	Southfield Park, Southlands Close, South Milford	LS25	Link Detached	3	843.0	78.3	£169,950	£201.60	£2,170.50
The Collingham	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Semi-Detached	3	766.4	71.2	£152,995	£199.63	£2,148.81
Cherry Cottage	Chapel Street, Riccall, York	YO19	Semi-Detached	2	762.1	70.8	£179,995	£236.18	£2,542.30
The Kensford	Church Fields, High Street, Boston Spa	LS23	Semi-Detached	4	1008.6	93.7	£299,995	£297.44	£3,201.65
The Gainsby	Church Fields, High Street, Boston Spa	LS23	Semi-Detached	4	1107.6	102.9	£349,995	£315.99	£3,401.31
The Aylesbury	Church Fields, High Street, Boston Spa	LS23	Semi-Detached	5	1598.4	148.5	£424,995	£265.89	£2,861.92
	Barn Elms, Camblesforth	YO8	Semi-Detached	5	1399.3	130.0	£215,000	£153.65	£1,653.85
The Askham	Staynor Hall, Selby	YO8 8RX	Semi-Detached	2	581.3	54.0	£125,999	£216.75	£2,333.31
The Beardsley	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Terrace	3	764.2	71.0	£149,995	£196.28	£2,112.61
The Stretton	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Terrace	3	1033.3	96.0	£167,995	£162.58	£1,749.95
The Oakley	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Terrace	3	1033.3	96.0	£169,995	£164.52	£1,770.78
The Hornby	Long Acre, Camblesforth	YO8 8HD	Terrace	2	764.2	71.0	£119,950	£156.96	£1,689.44
The Kilnwick	Long Acre, Camblesforth	YO8 8HD	Terrace	2	762.5	70.8	£119,950	£157.31	£1,694.21
The Hornby	Long Acre, Camblesforth	YO8 8HD	Terrace	2	785.8	73.0	£124,950	£159.01	£1,711.64
The Askham	Staynor Hall, Selby	YO8 8RX	Terrace	2	646.9	60.1	£126,999	£196.32	£2,113.13
	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Terrace (Town House)	3	1033.3	96.0	£167,995	£162.58	£1,749.95
The Wheatley	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Terrace (Town House)	3	1173.2	109.0	£176,995	£150.87	£1,623.81
The Farrington	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Terrace (Town House)	3	1173.2	109.0	£184,995	£157.68	£1,697.20
The Farrington	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Terrace (Town House)		1173.2	109.0	£184,995	£157.68	£1,697.20
	Coopers Fold, Boston Spa	LS23 6SJ	Terrace (Town House)	4	1636.1	152.0	£349,950	£213.89	£2,302.30
The Boathouse	Church Fields, High Street, Boston Spa	LS23	Terrace (Town House)	4	1457.4	135.4	£449,995	£308.77	£3,323.45
The Boathouse (End of Terrace)	Church Fields, High Street, Boston Spa	LS23	Terrace (Town House)	5	1470.4	136.6	£459,995	£312.84	£3,367.46
	Chapel House Court, Brook Street, Selby	YO8	Apartment	2	527.4	48.9	£79,950	£151.59	£1,634.97
	Chapel House Court, Brook Street, Selby	YO8	Apartment	2	527.4	48.9	£81,950	£155.38	£1,675.87
	Chapel House Court, Brook Street, Selby	YO8	Apartment	2	571.8	53.1	£82,950	£145.07	£1,562.15
	Chapel House Court, Brook Street, Selby	YO8	Apartment	2	512.7	47.6	£83,950	£163.74	£1,763.66
	Chapel House Court, Brook Street, Selby	YO8	Apartment	2	612.3	56.9	£84,950	£138.74	£1,492.97
Ryedale House	Water Lane, Hemingbrough		Detached	5	1642.6	152.6	£299,950	£182.61	£1,965.60

## £/m<sup>2</sup> study

**Description:** Rate per m<sup>2</sup> gross internal floor area for the building Cost including prelims.

**Last updated:** 18-Oct-2014 12:19

🔄 Rebased to Selby

**Maximum age of results:** Default period

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
<b>New build</b>							
Housing, mixed developments (15)	926	445	793	899	1,032	2,034	950
<b>Estate housing</b>							
Generally (15)	895	444	768	872	989	1,864	1733
Single storey (15)	979	522	841	949	1,125	1,689	289
2-storey (15)	877	444	761	860	963	1,744	1314
3-storey (15)	895	577	723	859	999	1,864	129
4-storey or above (25)	1,277	975	-	1,162	-	1,695	3
Estate housing detached (15)	950	696	785	966	1,068	1,268	15
<b>Estate housing semi detached</b>							
Generally (15)	893	456	775	874	978	1,689	389
Single storey (15)	1,017	617	867	1,004	1,153	1,689	64
2-storey (15)	871	456	767	863	961	1,538	306
3-storey (15)	838	620	694	820	906	1,322	19
<b>Estate housing terraced</b>							
Generally (15)	912	444	759	877	1,019	1,864	385
Single storey (15)	963	582	784	917	1,152	1,489	60
2-storey (15)	901	444	762	867	1,003	1,744	270
3-storey (15)	907	578	730	855	975	1,864	55
<b>Flats (apartments)</b>							
Generally (15)	1,069	533	897	1,031	1,207	2,855	783
1-2 storey (15)	1,010	598	877	986	1,125	1,923	189
3-5 storey (15)	1,056	533	892	1,029	1,203	2,165	523
6+ storey (15)	1,328	784	1,088	1,311	1,471	2,855	67

# APPENDIX B NON-RESIDENTIAL DATA

## £/m<sup>2</sup> study

**Description:** Rate per m<sup>2</sup> gross internal floor area for the building Cost including prelims.

**Last updated:** 01-Nov-2014 12:19

🔄 Rebased to Selby

**Maximum age of results:** Default period

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
<b>New build</b>							
<b>Factories</b>							
Generally (20)	777	182	456	652	942	2,866	168
Up to 500m <sup>2</sup> GFA (20)	939	537	657	837	1,226	1,721	27
500 to 2000m <sup>2</sup> GFA (20)	784	182	454	639	924	2,866	76
Over 2000m <sup>2</sup> GFA (20)	702	242	403	555	888	1,643	65
<b>Advance factories</b>							
Generally (15)	590	313	433	574	731	1,125	43
Up to 500m <sup>2</sup> GFA (15)	771	621	657	743	869	1,009	8
500 to 2000m <sup>2</sup> GFA (15)	584	329	434	527	707	1,125	24
Over 2000m <sup>2</sup> GFA (15)	470	313	373	435	559	785	11
<b>Advance factories/offices - mixed facilities (class B1)</b>							
Generally (15)	940	347	562	945	1,169	1,721	22
Up to 500m <sup>2</sup> GFA (20)	1,535	1,255	-	1,630	-	1,721	3
500 to 2000m <sup>2</sup> GFA (15)	891	347	721	939	1,099	1,388	9
Over 2000m <sup>2</sup> GFA (15)	805	367	490	647	1,081	1,643	10
<b>Purpose built factories</b>							
Generally (25)	874	182	477	761	1,077	2,866	98
Up to 500m <sup>2</sup> GFA (25)	1,008	537	700	863	1,377	1,507	7
500 to 2000m <sup>2</sup> GFA (25)	900	182	500	733	953	2,866	37
Over 2000m <sup>2</sup> GFA (25)	838	242	448	831	1,067	2,102	54
Purpose built factories/Offices - mixed facilities (15)	795	305	573	712	901	1,743	14
<b>Warehouses/stores</b>							
Generally (15)	621	157	398	495	697	3,126	67
Up to 500m <sup>2</sup> GFA (15)	1,209	560	684	853	1,318	3,126	9
500 to 2000m <sup>2</sup> GFA (15)	607	321	399	471	764	1,180	16
Over 2000m <sup>2</sup> GFA (15)	501	157	382	438	586	1,057	42
Advance warehouses/stores (15)	471	157	355	430	595	924	18
<b>Purpose built warehouses/stores</b>							

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	668	204	406	504	766	3,126	47
Up to 500m <sup>2</sup> GFA (15)	1,365	560	838	943	1,625	3,126	7
500 to 2000m <sup>2</sup> GFA (15)	577	321	398	449	620	1,180	14
Over 2000m <sup>2</sup> GFA (15)	529	204	403	500	601	1,045	26
Cold stores/refrigerated stores (20)	958	623	716	832	1,302	1,318	5
<b>Offices</b>							
Generally (15)	1,340	563	1,009	1,269	1,512	4,250	196
<b>Air-conditioned</b>							
Generally (15)	1,469	563	1,182	1,370	1,607	4,250	72
1-2 storey (15)	1,278	563	1,060	1,276	1,379	2,547	24
3-5 storey (15)	1,492	911	1,207	1,397	1,634	4,250	38
6+ storey (15)	1,824	1,287	1,460	1,607	2,054	3,207	9
<b>Not air-conditioned</b>							
Generally (15)	1,265	640	923	1,170	1,422	2,405	84
1-2 storey (15)	1,162	640	895	1,108	1,328	2,309	45
3-5 storey (15)	1,354	701	1,068	1,312	1,479	2,405	36
6+ storey (20)	1,737	1,318	-	1,810	-	2,009	4
<b>Retail warehouses</b>							
Generally (20)	662	337	515	587	704	1,989	58
Up to 1000m <sup>2</sup> (20)	742	505	553	628	694	1,989	11
1000 to 7000m <sup>2</sup> GFA (20)	657	337	494	580	710	1,428	37
7000 to 15000m <sup>2</sup> (20)	592	395	491	543	661	883	8
Over 15000m <sup>2</sup> GFA (25)	519	396	-	513	-	649	3
Shopping centres (25)	973	599	755	875	1,197	1,431	7
Department stores (35)	1,036	386	-	855	-	2,047	4
<b>Hypermarkets, supermarkets</b>							
Generally (30)	1,195	197	840	1,141	1,541	2,058	60
Up to 1000m <sup>2</sup> (25)	1,224	827	-	1,081	-	1,905	4
1000 to 7000m <sup>2</sup> GFA (30)	1,229	197	878	1,348	1,557	2,058	49
7000 to 15000m <sup>2</sup> (30)	869	769	815	842	936	989	6
Over 15000m <sup>2</sup> GFA (30)	1,333	-	-	-	-	-	1
<b>Shops</b>							
Generally (30)	931	393	591	769	1,077	3,058	63
1-2 storey (30)	942	393	584	769	1,168	3,058	57
3-5 storey (30)	820	652	681	799	931	1,057	6